

Base Building, Manchester Science Park
Submission of Pre-commencement Conditions
14 July 2020



CaddickConstruction.

Contents



1. Construction Management Plan -
Pre-commencement Planning
Condition 17
2. Local Labour Agreement -
Pre-commencement Planning
Condition 30 a)





SECTION 1

Construction Management Plan - Pre-commencement Planning Condition 17



CONSTRUCTION MANAGEMENT PLAN FOR THE BASE, MANCHESTER SCIENCE PARK

Report Reference CEMP/001

Revision Reference A

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Tendering Principal Contractor	Caddick Construction NW Ltd North West Office Chepstow House Trident Business Park Risley Warrington WA3 6BX
Local Authority	Manchester City Council PO Box 532 Town Hall Manchester M60 2LA

1.1 Introduction

The works consist of the construction of The Base Building, which is a new build, purpose built six storey (including mezzanine storey) commercial property with a footprint of approximately 80,000 sq ft and will be 17.8m above ground level (fire service access level). It will be constructed on the site of the former Hillel House Buildings, the demolition of which formed Phase 1 of the Base Project. The construction will also include all drainage, car park, hard landscaping, soft landscaping and any other associated works.

1.2 Site Location

The site is located at Manchester Science Park Campus on the Oxford Road corridor to the south of Manchester City Centre. Access to the site is via Greenheys Lane. The park is bounded by residential accommodation to the immediate north, west, south east and south west. To the north, beyond the residential accommodation along Burlington Street is Trinity Church of England High School and to the south of the site is the Holy Name RC Primary School on Denmark Road with Webster Primary School also. The Darul Aman Mosque is located at the junction of Greenheys lane and Burlington Street.



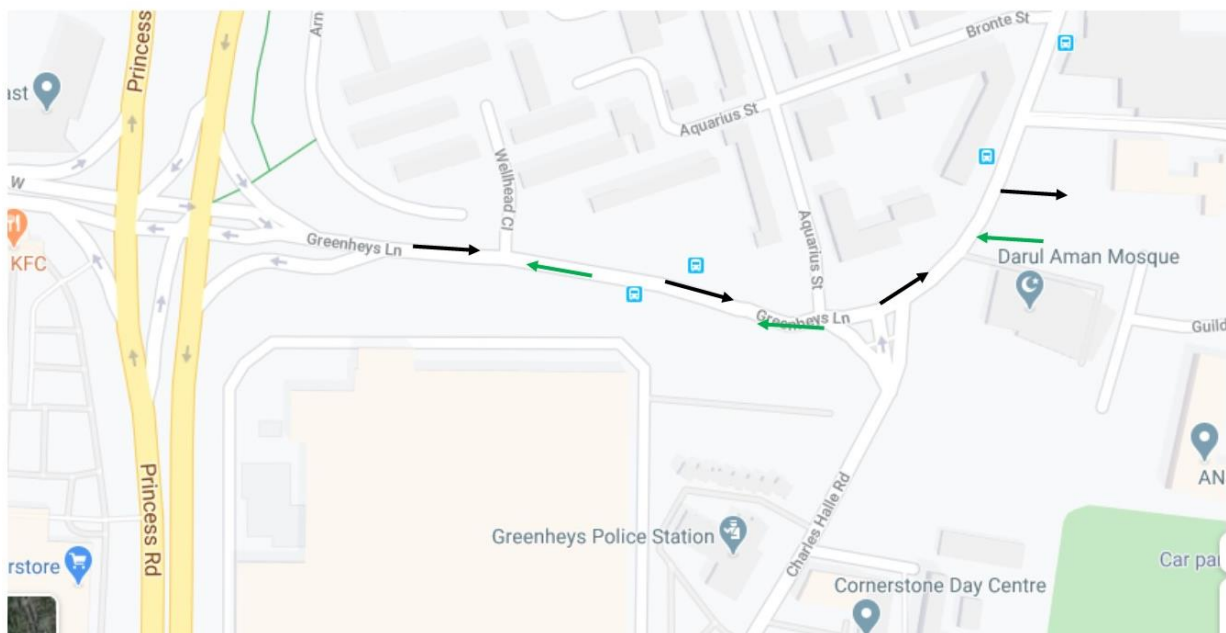


1.3 Background

This Construction Management Plan is prepared in order to satisfy planning condition 17.

1.4 Access and Egress

Vehicle access will be from Princess Parkway (to the west of the site) onto Greenheys Lane, there are two existing bell mouths onto the site, see the attached logistics plan, and a one way system will be facilitated to ensure that no vehicles reverse onto Greenheys Lane.



1.5 The Parking of Vehicles of Site Operatives and Visitors

Due to the tight constraints of the site footprint there will be no parking on site. However there is good parking locally and operatives will park in a sensible manner so as not to cause any disruption to the local businesses/population.

1.6 Loading and unloading of plant and materials

Deliveries will be so co-ordinated with suppliers to avoid peak periods and offloading of both plant and materials will be restricted to site, there will be no offloading of plant or materials on Greenheys Lane. In compliance with Planning Condition 24 *"Deliveries, servicing and collections, including waste collections, shall not take place outside the following hours: 07.30 to 20.00, Monday to Saturday, no delivery, waste collections on Sundays/Bank Holiday*



1.7 Storage of Plant and Materials

Material Laydown areas (hardcore areas) will be put in place adjacent to the west of the building within the fenced site boundaries. Plant will be stored within the site boundaries.

1.8 The Erection and Maintenance of Security Hoarding

The client has erected a 2.4 high timber hoarding, as indicated on the attached logistics plan, which will remain in place for the duration of the works.

1.9 Control of Debris

Caddick will monitor ground conditions and will endeavour to control traffic on site to traffic clean stone areas, however should there be a risk that site traffic could cause mud on neighbouring carriageways then pressure wheel washing facilities will be put in place and where necessary road sweepers will be deployed.

Measures to Control the emission of dust and dirt.

Dust levels will be regularly monitored, visually.

In the event of any materials being taken off site then covered vehicles will be employed to minimise dust liberations. When aggregates are delivered to site, these too will be delivered in covered tipper vehicles and their tipping will be supervised by a banksman. The banksman will ensure that tipping is done in a controlled manner to avoid the creation of dust clouds.

No mechanical cutting of materials will be undertaken without suitable and sufficient measures in place for the control of dust. This will include dust suppression attachments in place and in use for wetting down at the cutting edge or the provision of a tool extraction.

In the case of adverse weather conditions (Hot / dry weather) a full wetting down operation will be undertaken utilising towed water dispenser bowsers and vehicles will be restricted to determined routes on site.

Emissions from plant/vehicles will be kept to a minimum by keeping plant properly maintained and regularly serviced and machines/plant in intermittent use will be shut down in intervening periods between work.

With respect to Air Quality generally it will be a site rule that there shall be no burning of ANY materials on site and Caddick Construction will ensure that this rule is implemented and complied with.



1.10 Recycling / Disposal of Waste from Demolition.

The works do not involve any demolition, as this is done prior to the main contract works, but there will be some waste materials. It is Caddicks policy to dispose of Waste in skips which are sent to sorting depots who segregate the waste for recycling.

1.11 Measures to control Noise and Vibration

Caddick appreciate that noise from construction works can be intrusive or disruptive and for this reason, our activities / deliveries will only be undertaken between normal working hours.

Noise levels will be measured/monitored regularly by the use of a noise meter at boundary points and recorded within the site diary.

Mitigation measures will include the following:

Noisy operations will be eliminated where practicable and use of alternative measures where possible.

Site plant for the purpose of the works will be fitted with effective exhaust silencers.

Machines/plant in intermittent use will be shut down in intervening periods between work.

Plant and vehicles will be started up sequentially rather than all together.

Plant will be well maintained and serviced regularly.

Wherever practicable tools of low noise emission will be used.

1.12 Site Working Hours

The site working hours will be as follows:

- Monday - Friday*: 7.30am - 6pm
- Saturday*: 8.30am - 2pm
- Sunday / Bank holidays: No work

*Workforce may arrive on site 30 minutes prior but no working outside these times, unless changed by prior agreement.

Noise to be kept to a minimum in the first hour



1.13 Asbestos Contamination

Prior to undertaking any works involving the breaking of ground a suitable and sufficient safe system of works will be put in place taking the following notes from the Site Investigation report into due consideration:

"As a contingency measure and to protect construction workers and future end users from any unidentified asbestos contamination, we recommend that the following protective measures are adopted during the proposed ground preparatory works:

- All site personnel should be provided with PPE including P3 type face masks, disposable gloves, safety glasses and disposable overalls when excavations and demolition works are taking place.*
- Asbestos rubble disposal sacks should be provided for disposal of used gloves and overalls etc.*
- A water bowser or other dust suppression equipment shall be provided in order to dampen exposed surfaces; during the movement of plant and removal of arisings.*
- Provision of personal monitors for site staff to measure individual exposure to asbestos fibres.*

If asbestos fibres are found on personal monitors then risks from asbestos should be re-assessed by NX Consulting and daily boundary monitoring for potential airborne asbestos fibres carried out during vehicle movements and removal of arisings.

A 300mm 'clean cover system' is recommended for all new landscaped areas to protect future end users from identified and unidentified contamination.

Site workers involved in excavations for foundations, roads, sewers etc should adopt precautionary measures i.e. good personal hygiene, provision of suitable welfare facilities and basic personnel protective equipment."



1.13 Unexploded Ordnance

Notwithstanding the above notes, prior to undertaking and works involving the breaking of ground when preparing a suitable and sufficient safe system of works the following must be taken into due consideration and complied with:

"The following risk mitigation measures are recommended to support the proposed works at the New Base Building, Manchester Science Park site: All Works

- ☐ *UXO Risk Management Plan*
- ☐ *Site Specific UXO Awareness Briefings to all personnel conducting intrusive works.*

Medium Risk Areas Open Intrusive Works (trial pits, service pits, open excavations, shallow foundations etc.)

- ☐ *UXO Specialist On-site Support Boreholes and Piled Foundations*
- ☐ *Intrusive Magnetometer Survey of all borehole and pile locations/clusters down to maximum bomb penetration depth."*

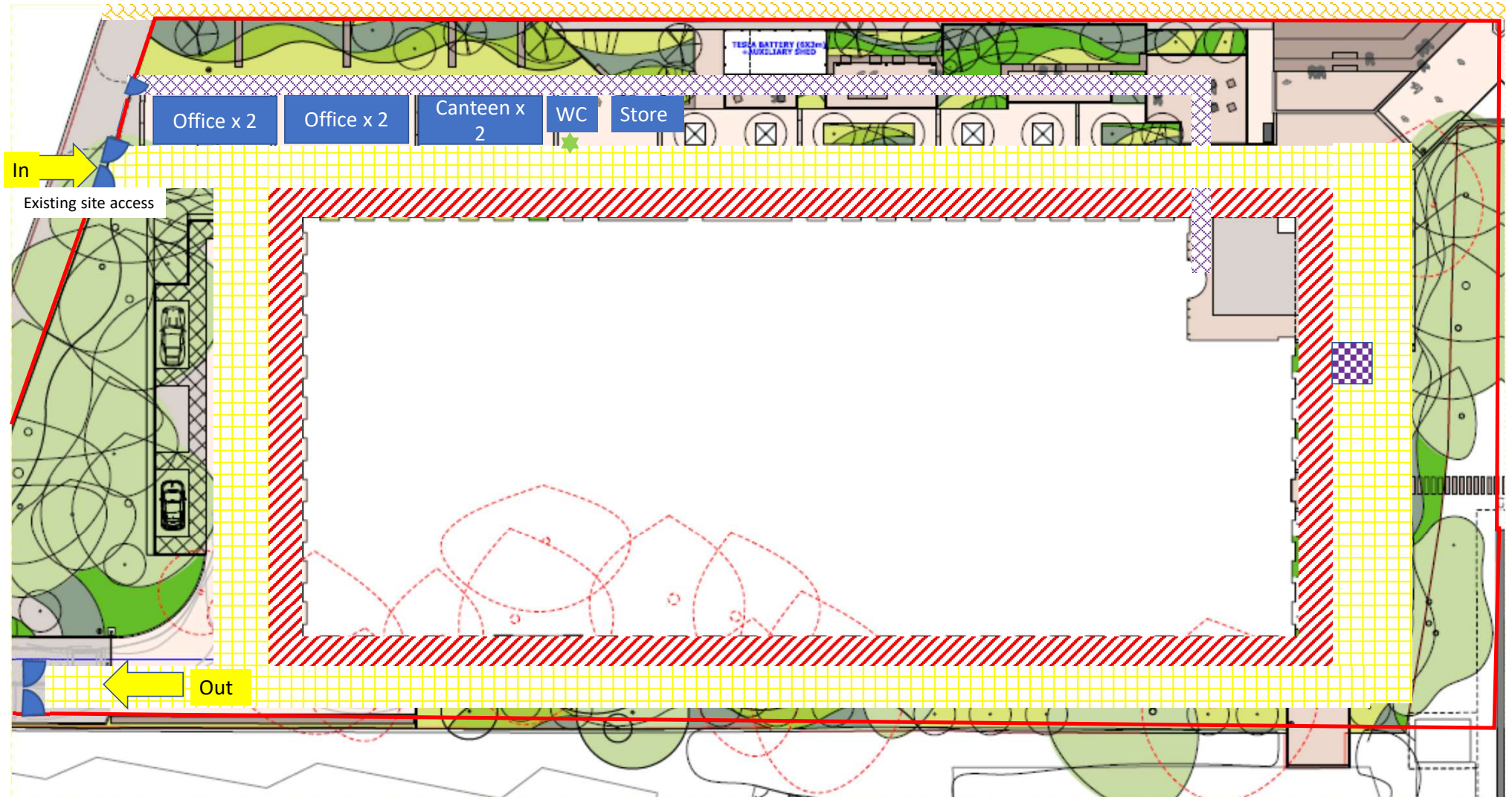
The above measures will be incorporated in the Method statements and risk assessments developed for the works.

Caddick Construction are in Partnership with the Considerate Constructors Scheme,

A condition of which is that all our sites are registered accordingly with this scheme which sets and monitors the site against industry standards and helps to integrate the site with its surroundings and adjoining neighbours, as well as focusing on site appearance /safety / welfare / environmental and community issues.

A proactive approach will be taken to keeping site neighbours informed. A letter drop will be completed for businesses/residents in the immediate vicinity. Site Contact details will be issued and displayed around the site.

Existing public footpath retained



- | | |
|---|---|
|  Site cabins |  Goods Hoist |
|  Protected pedestrian walkway |  Muster Point |
|  Vehicle access |  Pedestrian gate |
|  Scaffold/MEWP/Mastclimber zone |  Vehicle gate |
|  2.4M high timber hoarding installed by client | |

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Project: Base Building MSP
Drawing title: Site Logistics Plan
Drawing no.: NW2006/SK/GC001
Drawn by: GC
Date: 19.03.2020



SECTION 2

Local Labour Agreement -
Pre-commencement Planning
Condition 30 a)

Local Benefit Proposal Plan

This Local Benefit Proposal Plan sets out our intent in relation to local employment and training on the Base Building, Manchester Science Park project which will be used to monitor and track outcomes and demonstrate impacts.

The Plan will be subject to Quarterly reviews with Manchester City Council and a Post Development Completion Review.

Objectives

The objectives behind the Local Benefit Proposal Plan can be defined as:

- To build partnerships between local authorities employment agencies, education and employers;
- To promote employment and skills enhancement opportunities for local people relating to jobs, apprenticeships and work experience programmes;
- To promote employment opportunities for local sub-contractors;
- To ensure a positive employment and educational legacy between the local community and the development.

Target Areas

- Tier 1 – Manchester Area
M1, M2, M3, M4, M5, M6, M7, M8, M9, M11, M12, M13, M14, M15 and M40
- Tier 2 – North West Area
Remaining 'M' postcode
- Tier 3 – National
Ideally OL, SK, WN, WA and BL postcodes

For Education, the target providers are:

- Warrington & Vale Royal College
- UTC Warrington
- Reaseheath College
- The Manchester College

Base Building, Manchester Science Park

Local Benefit Proposal Plan

What	Target	Action	Actual
Directly Employed Staff	100% Tier 1 & 2	- From our base in Warrington, we will ensure all directly employed staff by Caddick Construction on the project, which includes Project/ Site Manager, Quantity Surveyor, Planner, Design Manager, General Foreman, Site Engineer, will come from the Tier 1 and Tier 2 area. - Additional project labour directly employed by Caddick Construction, such as Gateman/ Security, Cleaners and Labourers will come from the Tier 1 and 2 areas. - We will liaise with 'The Employer Suite' recruitment service, and MMU Employers & Recruiter regarding new job opportunities.	
Subcontractors	90% Tier 1 & 2 10% Tier 3	- In line with our Sustainable Procurement Policy we will use all reasonable endeavours to employ local contractors, sub-contractors within the Tier 1 & 2 area. - Relevant Employment and Skills conditions will be written into sub contracts. - We will also appraise suppliers on the Manchester Community Central Website for suitable suppliers. - Briefing Sessions will be held with the supply chain advising that job vacancies are advertised through 'The Employer Suite' recruitment service, and MMU Employers & Recruiter to seek to attract local residents, specifying the Tier 1 and 2 postcode areas. - Caddick Construction would take part in Meet the Buyer events to meet local SME's.	
Suppliers	80% Tier 1 & 2	- In line with our Sustainable Procurement Policy we will use all reasonable endeavours to utilise local suppliers. - Relevant Employment and Skills conditions will be written into sub contracts. - We will also appraise suppliers on the Manchester Community Central Website for suitable suppliers.	
Apprentices	20 Apprenticeships Undertaken on the Project	- Briefing Sessions will be held with the supply chain on the importance of apprenticeship opportunities, introducing the GM Apprenticeship hub as well as the GM Chamber of commerce Apprenticeship Share and promote their services to our supply chain. - Liaise with Warrington & Vale Royal College, UTC Warrington, Reaseheath College, and The Manchester College regarding apprenticeships. - We will also audit on the project; how many existing apprentices are serving their apprenticeships with our supply chain on the project.	
Local Charities		- The Hulme Local Community Centre, Aquarius, will benefit from the re-use of materials across the existing build including plants, furniture, doors and associated iron mongery, and kitchen worktops and cupboards. - We have previously given food donations to the Warrington Food Bank. We will continue to do so with food donations collected on the project. - We propose to agree with the client an agreed project nominated local charity to concentrate all efforts on such as material and labour donations as well as joint fundraising.	

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