

Hotel Development
47 Peter Street, Manchester

CONSTRUCTION MANAGEMENT PLAN

December 2018

PREPARED BY:



Michael Flynn & Associates
124 Northenden Road, Sale, Cheshire

CONSTRUCTION MANAGEMENT PLAN

47 Peter Street, Manchester

The following framework strategy is a pre-planning document intended as an indication of the likely construction management issues to be dealt with as part of the over construction and development of an existing building to create a thirty bedroom only hotel.

The development comprises the interior fitting out works to 3 no. currently vacant and empty, unused floors and roof space to create a range of bedrooms and suites offering overnight accommodation.

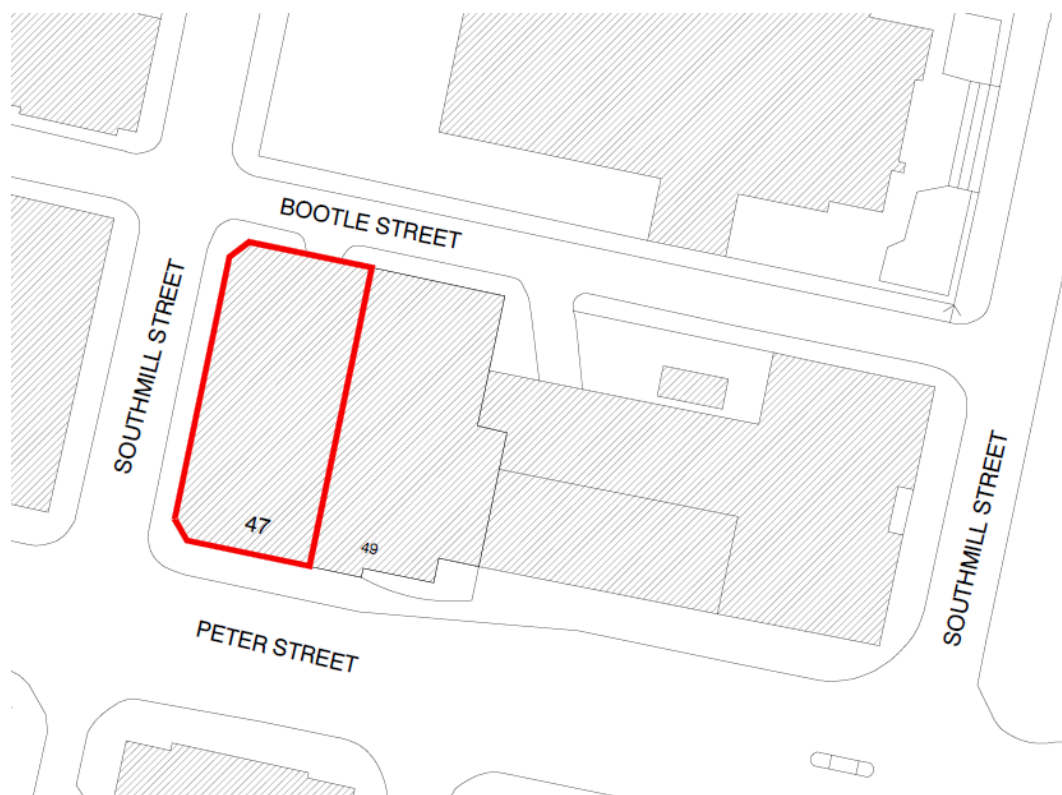
Incidental demolition is required by way of removal of some internal walls and creation of openings within existing walls but with a principal work objective being that of creation of internal walls and partitions, fitting out of bathrooms and bedrooms, heating, lighting and drainage.

The following notes will be further developed with the appointed Principal Contractor as part of the overall procurement procedures leading into works commencing on the site.

The information is given in response to Manchester City Council core strategy policy DN1 and SP1.

1.00 Site Location

- 1.01 The site is located at No. 47 Peter Street, Manchester, M2 3NG.
- 1.02 The building currently occupying the 47 Peter Street address occupies 100% of the site itself. In this case, the building is the site.



2.00 Access to the Site

- 2.01 The site is bounded on three sides by pedestrian footpaths and vehicular highways. The fourth boundary is against the adjoining property located at no. 49 Peter Street.
- 2.02 There are two points of access/egress into the existing building. The first is located up a short series of steps and through doors from the Peter Street boundary, the other being a direct servicing point of access from Bootle Street, again through double doors.



Pic 1

Bootle Street
entrance to the site



Pic 2

Entrance to
Asha's Restaurant

Peter Street entrance
to the site

- 2.03 It is proposed that the Peter Street entrance will be utilised for access and egress of site management and site staff with the entrance from Bootle Street to be used for all site operatives and for the delivery of all construction materials and waste extraction.

3.00 Parking

- 3.01 No parking is available at the site and all parking of vehicles for site management, staff and site operatives will be off site.

4.00 Community Project and Employment of Local Labour

- 4.01 Norfox is a children's charity run by dedicated individuals from the construction and associated sectors and it is proposed that the development, for the year commencing 29 April 2019, will become a sponsor of Norfox children's charity.

Who is NORFOX?

NORFOX has been working for North West children's charities since 2003. In that time, we have raised over £289,700 for projects and initiatives that make a real difference to children's lives and futures.

We are eight individuals drawn from the real estate, construction and allied fields who have come together with a mutual commitment to donate our talents, expertise, contacts and enthusiasm to do this valuable work.

Everything we raise with the help of our loyal supporters and friends goes directly to the charities you can see on this website. Nothing is taken out.



Who have we helped?



Our charities are wide-ranging and diverse. They often do not benefit from mainstream funding and are reliant on donations. They all enhance and improve children's lives in very different ways.

[Click here](#) to read more about who we have helped to date.

- 4.02 At this stage in the project, without a contractor appointed, it would be a specific requirement of tendering and future selection that contractors engage with the community for the employment of local labour and provide apprenticeships with long term prospects whilst working on this contract.

5.00 Pre-Construction Activities

5.01 The following is a schedule of key pre-construction activities which would need to be considered as part of the procurement and lead in process. Some of the activities will be developed with the Developer's team of consultants and some will be developed by the Principal Contractor.

- Meeting with the Highways to agree the condition of the footpaths and highways surrounding the site. To be completed prior to the erection of any scaffolding.
- Establish a list of potential risks of environmental harm to the surrounding properties, drains and highways.
- Review the control of vibration, noise and air quality/dust control.
- Working around a live business, the Asha's Restaurant located at lower and up ground floors.
- Undertaking alterations around live services.
- Consult and seek approvals for skip locations, scaffolding strategy, access routes, emergency vehicle access, refuse collection and the like.
- Procure a fire assessment and associated fire plans.
- Compile the construction phase health and safety environmental plan following the production and release of the pre-construction information by the Developer.
- Establish a relationship with surrounding business owners informing them of the time periods and contact details in case of emergencies.
- Consideration to the use of local labour and suppliers.
- Establish a planning matrix and building control matrix in order to discharge any conditions.
- Produce an information release schedule and coordinate with the design team.
- Undertake a timber and damp survey.
- Undertake an asbestos survey.
- Undertake a drainage survey.
- Submit a full and detailed building control application to ensure a full plans approval prior to starting on site.
- Undertake SBEN calculations and ensure early compliance.
- Establish relations with local parking companies for the potential purchase of long term permits.
- Establish a scaffolding strategy to provide access for the works, to protect members of the public walking underneath and also to lessen the impact as much as possible on the Asha's Restaurant.

6.00 Construction Programme and Hours of Site Operation

6.01 It is proposed to commence the works as soon as possible after planning is consented. A provisional date of 11 March 2019 is currently pencilled as a proposed start on site date.

6.02 A contract period is currently anticipated at thirty weeks and completion is envisaged on 7 October 2019.

6.03 Hours of operation of the site will generally be Monday to Friday, 8am to 6:30pm and Saturdays from 8:00am to 2:00pm.

- 6.04 No work will be undertaken on a Sunday and any further out of hours working will only be undertake with prior agreement of the Environment Agency.

7.00 Risk and Mitigation Measures

- 7.01 Prior to the works commencing on site the Principal Contractor will be obliged to produce a Project Risk Register to identify any risks that they, the client or the principal designer may have identified and show the mitigation measures that potentially could be put in place to eliminate or reduce altogether.

8.00 The Wider Environment

- 8.01 The site sits within a city centre location and is surrounded locally by a range of businesses including offices, a main police station, principal library, town hall, city square, shops, restaurants and hotels.
- 8.02 The principal contractor will maintain contact with local residents and businesses within the immediate geographical area so that any concerns or environmental impacts may be addressed at an early stage.
- 8.03 Regular visits from the Regulatory Authorities will be encouraged so that they will be confident that controls are in place and monitoring is being carried out. This can also forewarn that the authorities are properly informed for responding to enquiries from the general public.
- 8.04 A proactive approach will be taken to keep all neighbours informed and the principal contractor will be encouraged to issue newsletters to local residents and businesses to keep them informed of the progress on the site and in particular any specific days identified for potentially unavoidable noisy work, although this is unlikely owing to the nature of the work.

9.00 Loading and Unloading into the Building

- 9.01 It is proposed to use the double doors as a loading bay into the construction area directly from Bootle Street. This entrance is currently used by the Asha's Restaurant business and is the least impactful on the wider environment and has therefore been selected for this particular purpose.

10.00 Traffic Management Plan

- 10.01 The detailed traffic management plan provided with the planning application will be implemented as part of the ongoing development.
- 10.02 It is not envisaged that any road closures will be required as part of the ongoing works as they are more of a fitout than a large new build project.

- 10.03 During the construction period, deliveries into the building will be considerable during certain parts of the works and the contractor will be encouraged to carefully plan the site logistics and operate a safe environment for construction personnel, members of the public, staff, site visitors and principal stakeholders. The delivery/drop-off zone will be properly supervised with banks man at all times wearing high visibility clothing commensurate with a construction site although Bootle Street is a two-way street, it will be a specific requirement of the contractor's engagement that they encourage all deliveries to enter Bootle Street from Mount Street and then leave Bootle Street in a forward direction turning either left or right onto South Mill Street in readiness for their onward journey.

11.00 Fire Prevention

- 11.01 As part of the contractor's overall responsibilities, they will be required to complete a fire risk assessment prior to works commencing on site and to review this as the construction activities progress. The site will be completely non-smoking and absolutely no burning of materials will be allowed. Waste and storage will be kept to an absolute minimum to ensure the fire loading is as low as possible. Hot works will only be carried out under a hot works permit which will be instigated and signed off daily by the principal contractor. A fully qualified fire marshal will be available on site at all times.

12.00 Site Waste Management

- 12.01 The principal contractor will be asked to put together and implement and monitor a site waste management plan. The contractor will be encouraged to retain as much waste as possible within the building itself and remove waste to skips on designated days to avoid the long term storage of skips on Bootle Street.
- 12.02 Where skips are stored for more than a day, they will be covered, lit and painted in high visible colours. Wherever possible, waste will be separated to separate skips within the site for plasterboard, wood and general waste.

13.00 Temporary Lighting

- 13.01 It is proposed to provide lighting fixed to the scaffolding around all three exposed elevations of the existing building.
- 13.02 The scaffolding covering the lower and upper ground floor areas of the Asha's Restaurant business will be minimised to include simple vertical sections only with the main enclosure commencing at first floor level.
- 13.03 The scaffolding will be adequately lit to ensure the safe passage of pedestrians during the hours of darkness.
- 13.04 In addition, appropriate signs will also be fixed to the scaffolding in line with current regulations.

14.00 Authorisation

- 14.01 The site will be secured during the hours of inactivity by locking the existing doors on both the Peter Street and the Bootle Street elevations.

15.00 Risks and Hazards to Member of the Public

- 15.01 Scaffolding to be adequately secured with toe boards, brick guards and netting. The need for fans and/or covered walkways will also be given due consideration.

16.00 Considerate Contractor Scheme

- 16.00 Contractors registered with the considerate contractors' scheme will be given precedent for selection on the project. CCS notices and signs will be displayed in convenient locations and particularly at the entrance to the building which will include the contractor's main point of contact details. Working in accordance with the considerate contractors' scheme requirements and being audited will focus the site team on achieving a safe site, preventing destruction to the neighbours and helping with the safety of the public.

17.00 Measures to Control Noise, Vibration and Emission of Dust and Dirt During Construction

- 17.01 The contractors will be required to ensure that noise control complies with their own recommendations of BS5228-1 in particular clause 7.3, to minimise noise level during the execution of the works. Noise testing will be completed during the course of the works by the site manager utilising a noise meter reader. Controls will need to be put in place where noise exceeds 85 DB(A) when measured from the site boundary.
- 17.02 In order to mitigate the impact of noise and vibration activities, site specific measures in accordance with best practice means (BPM) will be implemented and shall include the following: -
1. Scheduling of construction delivery vehicles to least noise sensitive times of the day.
 2. Strict control to prevent temporary parking beside the site on those roads not destined for deliveries.
 3. The use of sufficient and clear signage.
 4. Acoustic silencing of temporary generators.
- 17.03 Regular communication maintained with the local residents/businesses for the entire duration of the works. All residents will have contact numbers and details of the person responsible which will also be displayed at the entrance to the site for the public to use out of hours.
- 17.04 All personnel will be reminded of good practice and standards through a series of 'tool box talks' and safety inductions.

18.00 Dust Control

- 18.01 Dust from internal demolition activities shall be controlled, as a minimum, by damping down of materials during deconstruction and removal from site.

19.00 Start-up Strategy

- 19.01 Due to the location of the works within the city centre, the contractor will appoint a liaison manager to deal with all aspects of the interfaces with highways and the public.
- 19.02 The contractor will issue an initial letter to all the surrounding properties prior to works commencing to allow time for any residents to contact the contractor to discuss any concerns they may have.
- 19.03 Liaison meetings will be held on a regular basis with the client's development team to understand their day to day requirements and that of the construction site. Items discussed during the meetings will be delivery/collection times, delivery routes, refuse collection days, fire escape routes, impact on the restaurant business, working hours of the site and any out of hours working if required.
- 19.05 Protective clothing and equipment will be provided and maintained on the site for the client and other visitors to the site.
- 19.06 Welfare will be provided within the building in a designated area, as close to the rear staircase as possible and will include a site office, messing facility and welfare facility.

20.00 The Construction Works

- 20.01 The principal aim of the contractor is to ensure that the project is managed to achieve a target of zero excellence and zero risks to health. Good communication and liaison between the operators, the project management team, the contractor, site personnel and the design team members is critical to the smooth running of the contract. Regular safety and coordination meetings with all contractors and subcontractors will be encouraged working on the site and ensure there is a flow of information between all parties regarding the health and safety on the project.
- 20.02 Any personnel wanting access to the construction area will need to be inducted prior to entering the site.

21.00 Construction Health and Safety Plan

- 21.01 The plan will be prepared by the contractor based upon the pre-construction information pack prepared by the principal designer. The plan will be required no later than two weeks prior to works commencing on the site and the principal designer shall confirm in writing that the construction phase health and safety plan is sufficiently advanced for works to commence.

22.00 Construction/Fit-out Strategy

- 22.01 Erect a fully enclosed working platform scaffold to the three sides of the building.
- 22.02 Undertake window repairs and reroofing works.
- 22.03 Create the interior layout.
- 22.04 Service, finish and furnish the bedrooms and communal areas.

22.05 Strip scaffold and handover to client.

22.06 At all times during the construction period, ensure that the public do not gain unlawful access to the building.

23.00 Security

23.01 Although the building will be secured every evening, the need for any further security measures will be monitored as the works progress.

23.02 If required, additional measures can include the installation of security cameras, drive-by security visits or ultimately a through the night security guard.

24.00 Quality Inspections, Handover and Aftercare

24.01 Time will be allocated during the construction works and at the end of the project to enable developer and designers to inspect the works and if necessary, any remedial works will be undertaken immediately.

24.02 Quality inspections will be progressive to give sufficient time for inspection and snagging prior to formal handover.

24.03 The contract between the hotel operator and the contractor will have a twelve month defects liability period which will require the contractor to make good any matters properly notified during this period up until the end of the rectification period when the final certificate will be produced and presented.