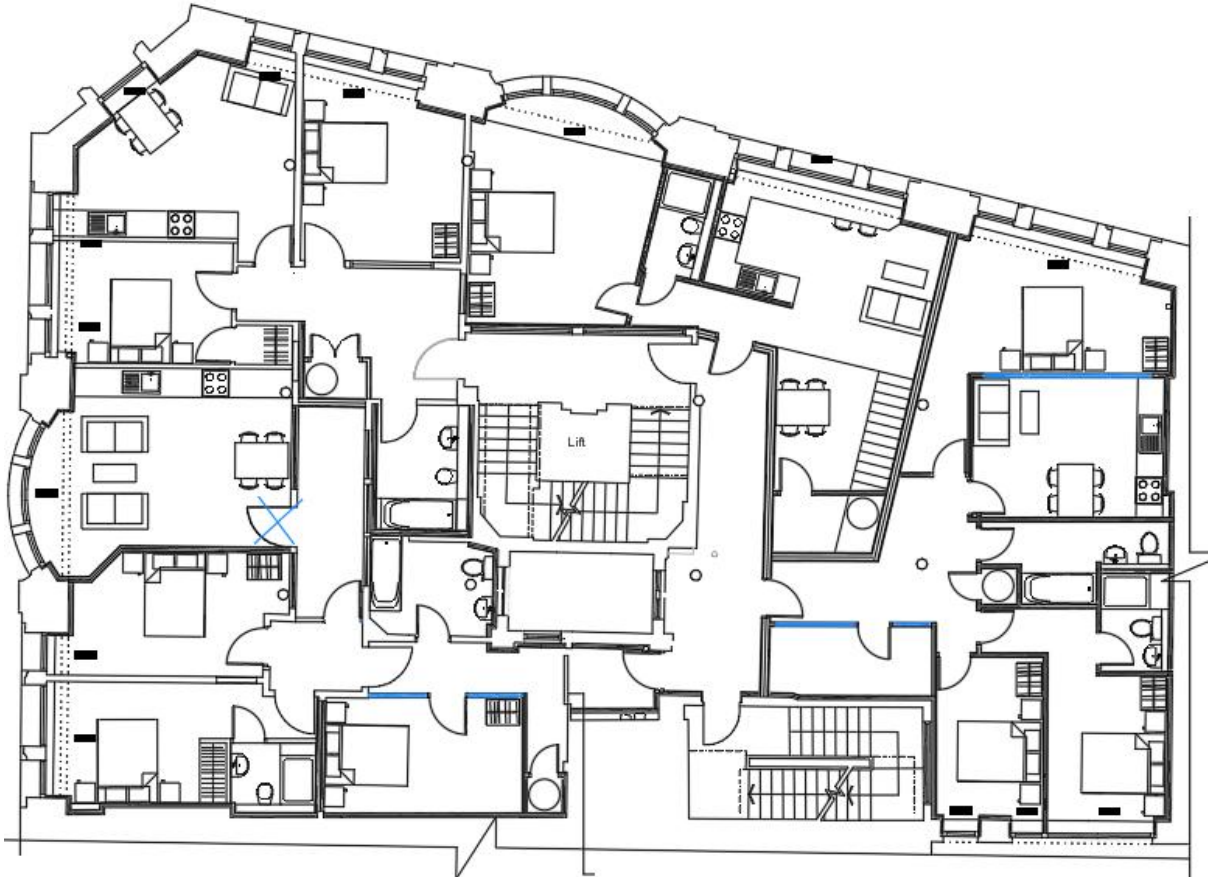


CONSTRUCTION MANAGEMENT PLAN

For Proposed Development of Four Residential Dwellings



Planning Application ref. 112565/FO/2016

Site Address: Location: 103 Portland Street, Manchester, M1 6DF

Prepared by E2 Arch Design

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1. Scope of Works

- 1.1 The scheme involves the refurbishment of 4 unit apartments, consisting of three 3-bed apartments, and one 2-bed apartments.

The existing floor plate consists of a central stair and a separate rear escape stair that serve all floors apart from basement level. There is a central void in the plan which is a light well. The remaining area of floor plate is vacant office space which also comprises toilet and storage areas.

- 1.2 In summary, the project consists of the following phases:

-Demolition

- Soft strip of existing property – Refer to demolition drawing
- Internal Finishes & Commissioning

-Dry lined walls and partitions

-Domestic plumbing, ventilation and electrical services

-Final fixes kitchens, bathrooms and typical apartment finishes and decorations

-Finishes to common areas

-Remove existing timber door opening replaced with cast iron gate

-Install 6 units cycle rack and 4 units letter box on ground floor

2. Enabling Works/Formation of Site Perimeter

- 2.1 Due to first floor refurbishment works, all preparation works will be contained inside the apartment premises apart from the skip will be located at the service yard with securely protected with good quality Heras security fencing to HSG151 with all necessary signage in accordance with HSE requirements.

- 2.2 No external alteration to be made.

3. Site Parking & Storage of Plant & Materials

- 3.1 All contractors' vehicles will park at NCP Car Park Manchester Sackville Street open space carpark due to no park on site. There will be no contractor parking on Princess Street and Portland Street.

4.2 Generally deliveries will be by smaller wagons and the contractor will make merchants aware of the site restrictions when arranging deliveries.

4.3 The contractor will manage the risk of any road contamination by regular monitoring.

4.4 Due to whole area covered by tarmac surface, no vehicle cleaning will required.

5. Management of Dirt & Dust

5.1 Referring to visible dust, it is imperative to prevent statutory nuisance arising from the demolition, construction works or dusty activities. Therefore a philosophy of the prevention of dust formation in the first place shall be adopted. Dealing with dust should be in the following fashion:

- Prevention
- Suppression
- Containment

These three principles are well established and are central to the control strategies to control dust. They follow a hierarchy to control the emissions.

Method statements shall identify all the dusty operations and establish the best available techniques that are required to control dust emissions.

The main principles for preventing dust emissions are containment of dusty processes and suppression of dust using water or proprietary suppressants. Suppression techniques need to be properly designed, used and maintained, in order to be effective. For example, where water is used for dust suppression, processes require an adequate supply of water and all water suppression systems need adequate frost protection.

Where there is evidence of airborne dust from the building construction/demolition activities the site, the contractor should make their own inspection and assessment, and where necessary undertake ambient monitoring with the aim of identifying those process operations giving rise to the dust. Once the source of the emission is known, corrective action should be taken without delay.

5.2 The site manager will take account of weather conditions and prevailing wind direction when organising operations to prevent and minimise dust nuisance to neighbouring properties.

5.3 All site staff will be trained and be aware of the Dust Management Strategy.

5.4 In the event of a complaint from a neighbouring property in respect of dust there concerns will be considered and action taken to prevent future occurrence.

5.5 All site staff will have appropriate PPE to protect them from the effects of dust.

6. Recycling/disposing of waste resulting construction work

6.1 During the demolition, all waste material from demolition will be collect and put it in the skip. The experienced site manager will be responsible for identifying and segregating waste on site. - All waste resultant from the works will be segregated on site. Re-usable materials will be identified on site and removed for storage and re-sale. - Recyclable materials will be removed from site for processing in licenced facilities.

7. Noise Control

7.1 Whilst working on site the contractor will adhere to the recommendations of BS 5228- 1, clause 9.3 to minimize noise levels during the execution of the Works.

7.2 The project is a relatively simple refurbishment scheme with no notable works which would cause significant noise pollution. The close proximity of residential housing has been noted and there will be no operation of heavy plant etc. outside normal working hours of 8.00am – 5.30pm Monday to Friday & 8.00am – 12.30pm on Saturday.

8. Principal Contractor Responsibilities

The Principal Contractor will:

8.1 Be responsible for the site environment and adhere to the obligations and recommendations set out in this Plan whilst also placing the same responsibility on all sub-contractors through pre-start meetings and the approval of their detailed method statements and risk assessments. The Principal Contractor's site based construction manager will be the key person contactable on site related issues.

8.2 Ensure management systems comply with this Plan.

8.3 Ensure that they, and their sub-contractors, provide and maintain tools, plant and equipment that are fit for purpose and without risks to health, safety and the environment

8.4 Ensure a safe place of work at all times with safe means of access and egress from the place of work.

8.5 Ensure safe handling, transporting and storage of articles and substances that will be incorporated into the works, or used on the project.

8.6 Only utilise competent employees and sub-contractors who are trained and deemed competent in the safe working practices for the work they undertake, appropriate levels of supervision will also be maintained.

- 8.7 Provide adequate resources to ensure the health, safety and environmental objectives for the project are met in full.
- 8.8 Provide all persons on the project with information on the risks to health, safety and environment and the safe working practices to be implemented, to eliminate or reduce those risks to acceptable levels.
- 8.9 Ensure adequate welfare facilities are available throughout the project in compliance with CDM.