118 Daisy bank Road - Manchester

Discharge of Planning Conditios - *For Listed Building Application: 116215/LO/2017*

March 2018



Project Overview

Job Title	118 daisy Bank Road
Job Number	1041
Report Title	Discharge of Planning Conditions
Revision	P
Date of Issue	15 th March 2018
Purpose	Planning Conition Discharge
File Name / Location	P:\1041_118 Daisy Bank road\Design Reports and Presentations\Stage D - Materiality

Contact Details

Site Address	118 Daisy Bank Road, Manchester M14 5QH
Agent	Clive Sall Architecture 2 Providence Yard Ezra Street London E2 7RJ 0207 033 7855
Planning Consultant	N.A.
Local Authority	Manchester City Council, Planning Department, Town Hall, Albert Square, Manchester, M60 2LA

Applicant	Mayfair Property investments ltd 177 Lees road Oldham OL4 1JP

0.0 Content

1.0 Introduction
1.1 Planning Condition s

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4.1 Demolition Plan

5.0 Additional Items
5.1 Construction Management Plan

1.1 Planning Conditions

This document is to be issued in order to discharge conditions pursuant to Listed Building Application Decision; Application number: 116215/LO/2017 both approved by Manchester City Council.

Condition 3 states:

116215/LO/2017
- No development that is hereby approved shall commence unless and until samples and specifications of all materials to be used on all external elevations of the development have been submitted to and approved in writing by the City Council as local planning authority.

Condition 4 states:

116215/LO/2017
- Before the works hereby granted by this listed buildings consent are commenced plans and particulars of the soft strip out of the parts of the listed building which are currently obscured by suspended ceilings and partitions or internal cladding and detailing how any damage thereto is to be mitigated shall be submitted to and approved in writing by the City Council as local planning authority. The approved plans and particulars shall be implemented as part of the development and the soft strip out shall be carried out in accordance with the approved plans and particulars.

Condition 5 states:

116215/LO/2017
- Before the development commences a schedule for the refurbishment/ repair of the existing roof, including details of any replacement roof covering, shall be submitted to and approved in writing by the City Council as local planning authority. The scheme shall provide for the retention of the existing roofing materials. Any replacement roof covering shall be agreed in writing by the City Council as Local Planning Authority.

Condition 6 states:

116200/FO/2017
- Not withstanding the detail of the submitted Environmental Strategy Ref 17.02.15-15008.3.01 no development shall commence until a scheme for the storage (including segregated waste recycling) and disposal of refuse has been submitted to and approved in writing by the City Council as local planning authority including elevational details of the proposed bin and container stores. The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Condition 8 states:
116215/LO/2017
- Before development commences, a full photographic record of the site and the building (internally and externally) including all areas where physical changes are proposed, shall be submitted to and approved in writing by the City Council as local planning authority.

This section of the document is to be issued in order to discharge condition 3 pursuant to Listed Building Application: 116215/LO/2017 approved by Manchester City Council.

Condition 3 states:

Listed Building application: 116215/LO/2017

- No development that is hereby approved shall commence unless and until samples and specifications of all materials to be used on all external elevations of the development have been submitted to and approved in writing by the City Council as local planning authority.

The following pages have been produced to help discharge condition 3.

2.1 External materials

1. Render
2. Balustrading
3. Brickworks
4. Windows and doors
5. Slate roof
6. Fascia
7. Rain water pipe+ guttering

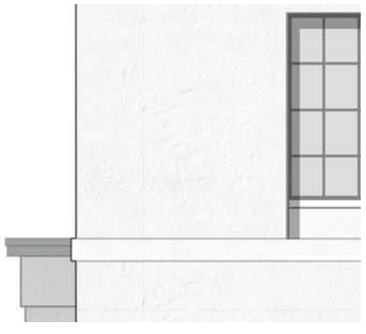


elevations as approved



elevation as approved

Materials

Material	Material imagery	Image from proposed specification	Reference number
Render type Manufacturer: Farrow and Ball Material: Sand and cement render Colour: All White Finish: Matt white			1
Ballustrade Steel ballustrade Material: Mild Steel Colour: Matt black Finish: Powder Coated			2
Brickwork Reclaimed Brickwork from site to match existing. Material: Reclaimed Brick. Colour: To match existing. Finish: to match existing.			3

Material	Material imagery	Image from proposed specification	Reference number
Windows Mumford Conservation casement to to match existing. Supplier: Mumford Material: Maranti Hard wood Colour: Heritage Green 002 Finish: Painted			4



Material	Material imagery	Image from proposed specification	Reference number
Roof **Roof Slate to match existing.** Material: reclaimed Blue welsh slate Colour: Blue - to match existing Finish: Slate **24”x12”**		 	5

Material	Material imagery	Image from proposed specification	Reference number
Facia **Facias in keeping with character and heritage of existing building** Material: Maranti Hard wood Coulor: Heritage Green 002 Finish: Painted			6

Material	Material imagery	Image from proposed specification	Reference number
Rain water pipe and guttering *current specification* Manufacturer: Heritage range Material: cast iron Model: Half round Colour: Gloss black Finish: Painted		 	7

This section of the document is to be issued in order to discharge condition 8 pursuant to Listed Building Application: 116215/LO/2017 approved by Manchester City Council.

Condition 8 states:

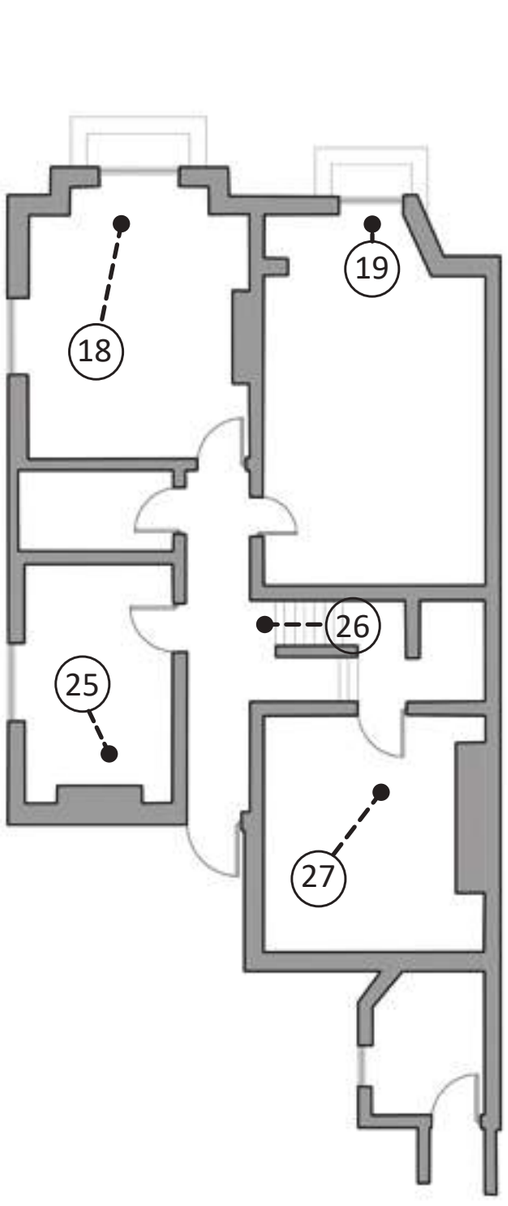
Listed Building application: 116215/LO/2017

- Before development commences, a full photographic record of the site and the building (internally and externally) including all areas where physical changes are proposed, shall be submitted to and approved in writing by the City Council as local planning authority.

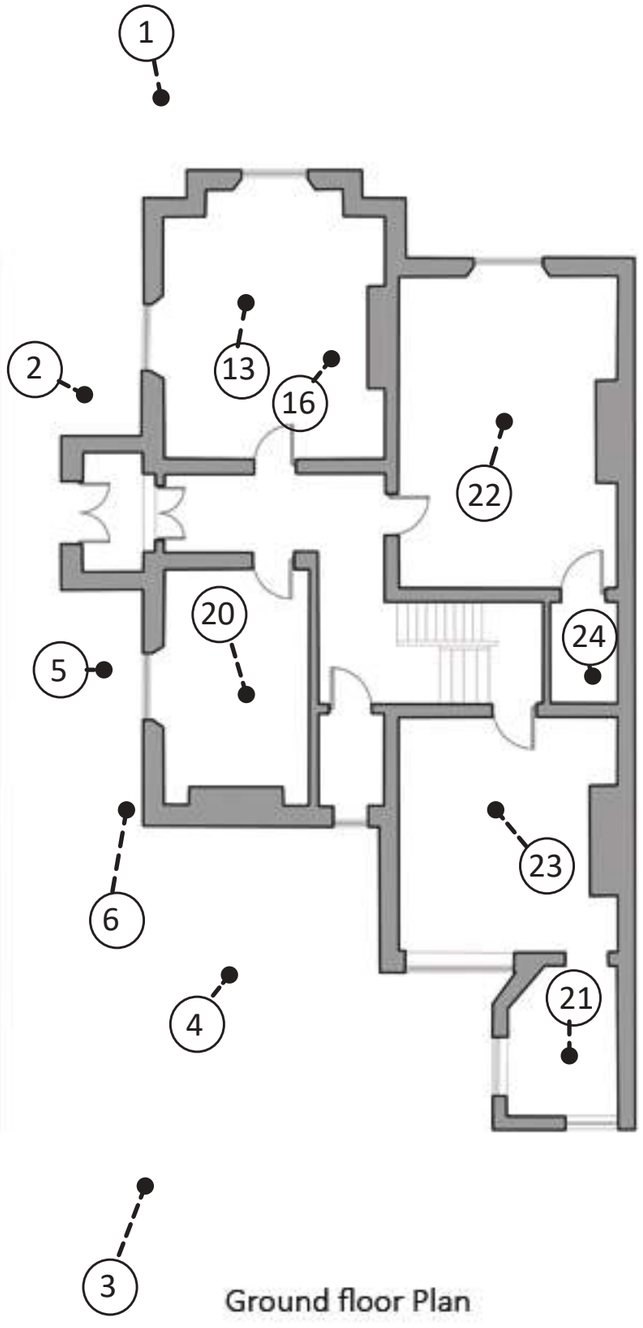
Additional Information - Additional photographs can be found within the herritage assessement under planning application: 116200/FO/2017

The following pages have been produced to help discharge condition 8.

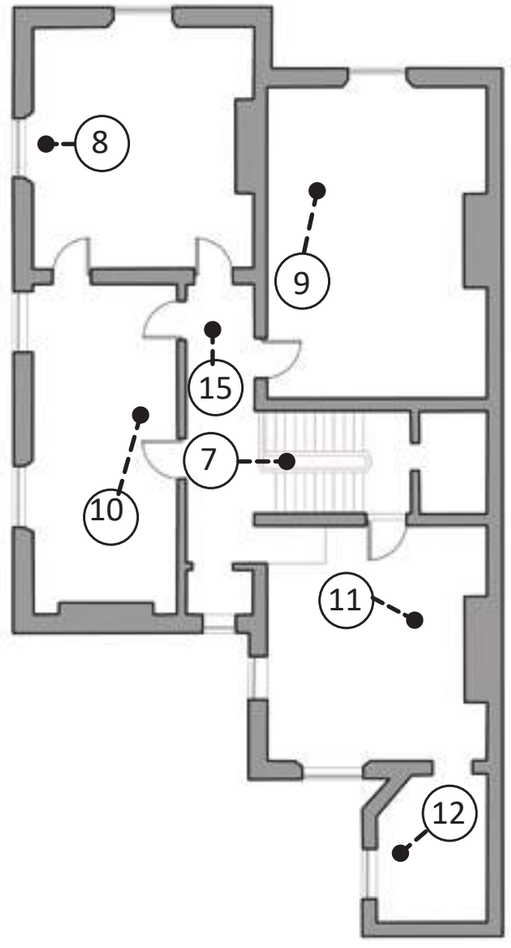
These plans show where the photograps are in relation to the plan in order to discharge condition 8 in acordance with listed building application : 116215/LO/2017



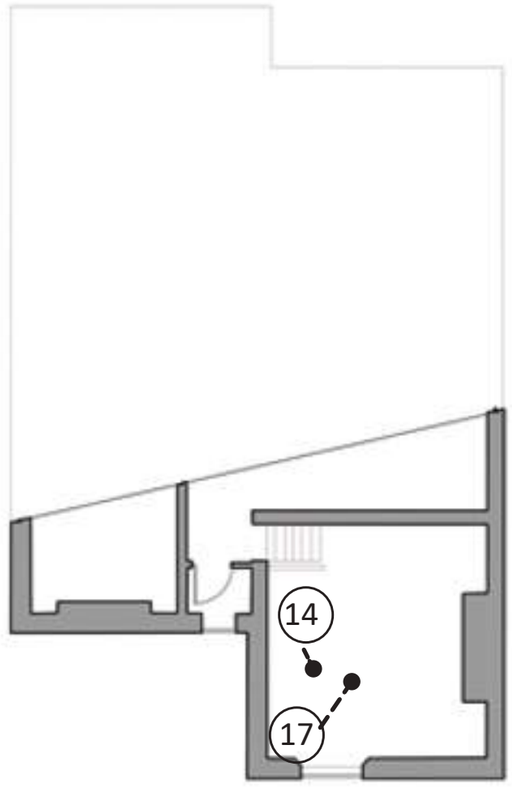
Lower Ground floor Plan



Ground floor Plan



First floor Plan



Second floor Plan

External Record



Ref: 1



Ref: 2



Ref: 3



Ref: 4



Ref: 5



Ref: 6

Internal Record



Ref: 7



Ref: 8



Ref: 9



Ref: 10



Ref: 11



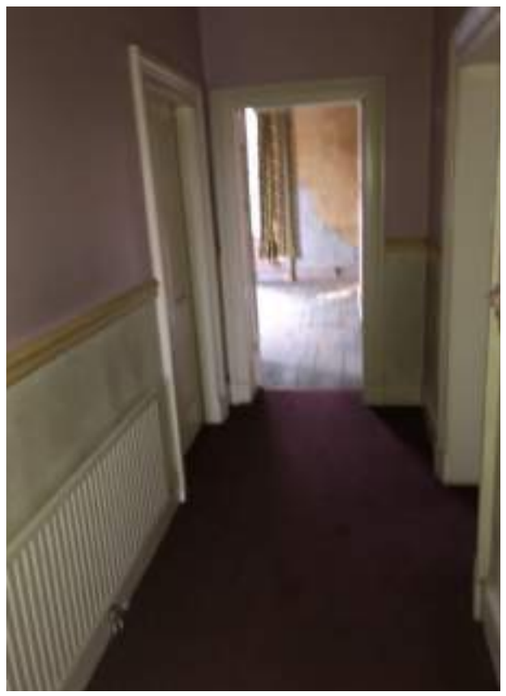
Ref: 12



Ref: 13



Ref: 14



Ref: 15



Ref: 16



Ref: 17



Ref: 18



Ref: 19



Ref: 20



Ref: 21



Ref: 22



Ref: 23



Ref: 24



Ref: 25



Ref: 26



Ref: 27

This section of the document is to be issued in order to discharge condition 5 pursuant to Listed Building Application: 116215/LO/2017 approved by Manchester City Council.

Condition 5 states:

Listed Building application: 116215/LO/2017

- Before the development commences a schedule for the refurbishment/ repair of the existing roof, including details of any replacement roof covering, shall be submitted to and approved in writing by the City Council as local planning authority. The scheme shall provide for the retention of the existing roofing materials. Any replacement roof covering shall be agreed in writing by the City Council as Local Planning Authority.

Action - The existing roof is to be replaced wherever necisary any tiles that need replacing will be replaced with a welsh slate tile that will like for like match the existing building. the new build extensions roof will also consist of welsh slate tiles made to match the existing roof.

The following pages have been produced to help discharge condition 8.

Material	Material imagery	Image from proposed specification

Roof

Roof Slate to match existing.

Material: reclaimed Blue welsh slate
Colour: Blue - to match existing
Finish: Slate **24”x12”**









This section of the document is to be issued in order to discharge condition 4 pursuant to Listed Building Application: 116215/LO/2017 approved by Manchester City Council.

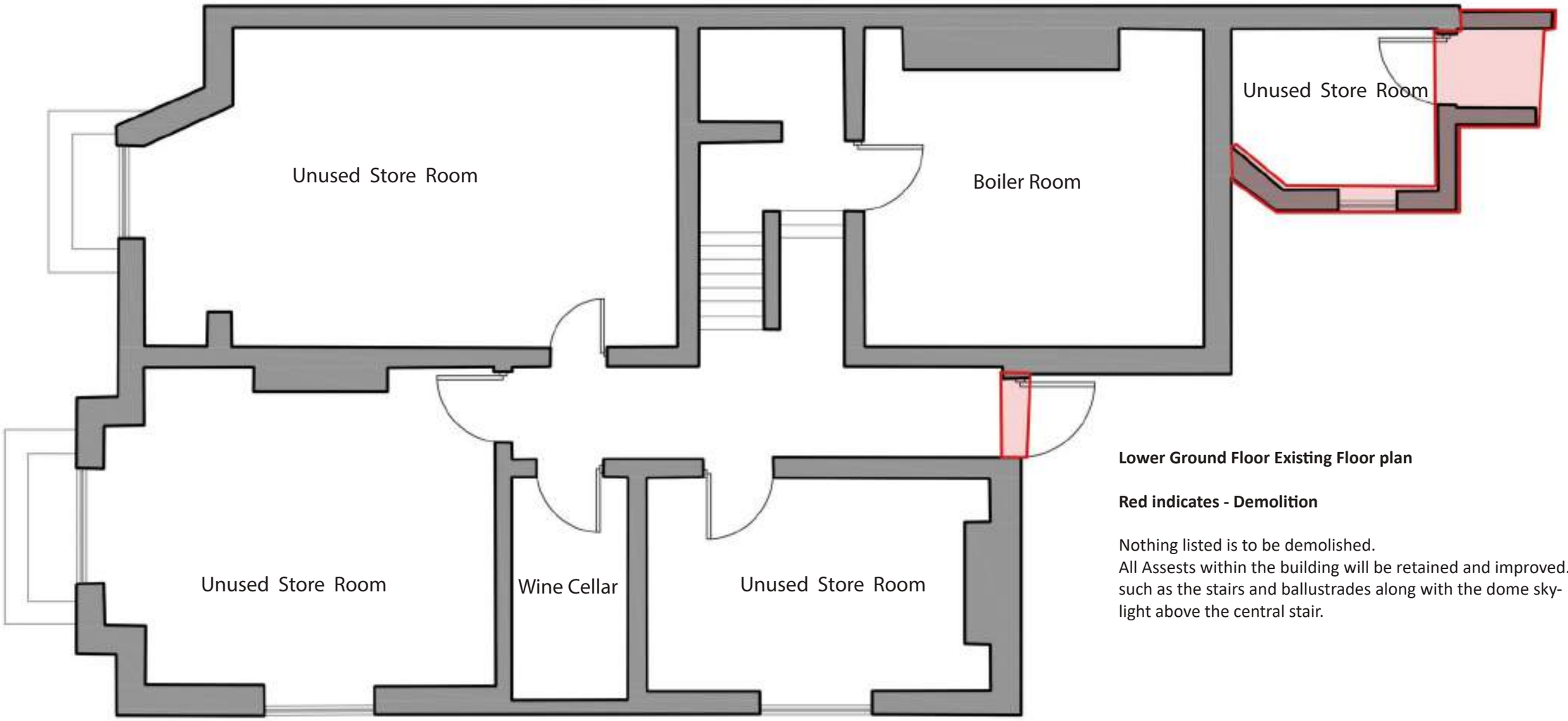
Condition 4 states:

Listed Building application: 116215/LO/2017

- Before the works hereby granted by this listed buildings consent are commenced plans and particulars of the soft strip out of the parts of the listed building which are currently obscured by suspended ceilings and partitions or internal cladding and detailing how any
damage thereto is to be mitigated shall be submitted to and approved in writing by the City Council as local planning authority. The approved plans and particulars shall be implemented as part of the development and the soft strip out shall be carried out in accordance with the approved plans and particulars.

Action - Plans and particulars how soft strip out will be carried out indicated bellow, features that can be saved will be saved and enhanced such as the dome skylight above the main staircase along with all ballustradeing. As you can see from the existing pictures above the qaulity of the existing building interior is of poor qaulity due to unuse of the building. The proposed scheme will preserve all features that can be saved within the building, All windows and doors and any orther interior elements that are to be removed will be replaced with High qaulity replacements that match the origionals like for like.

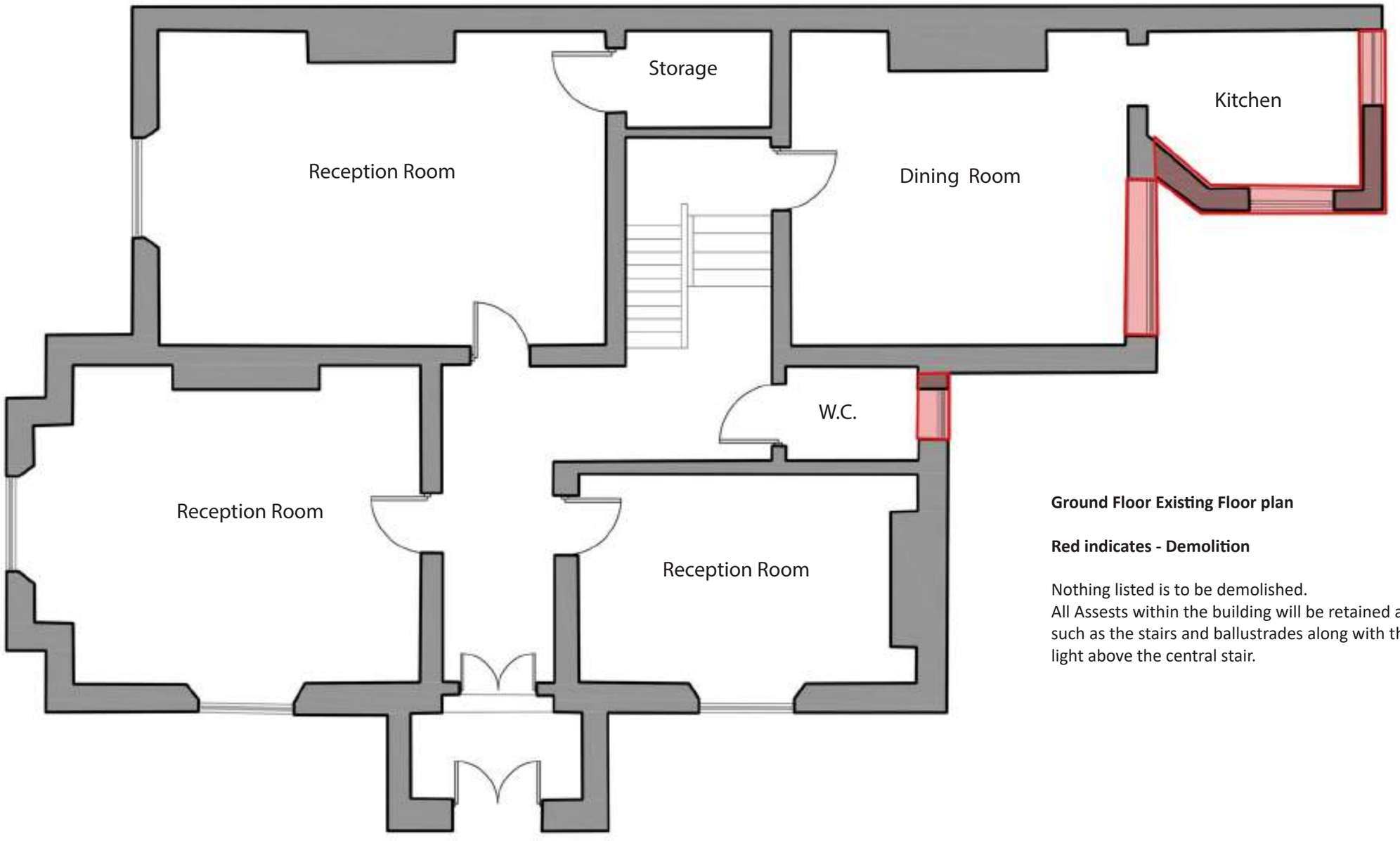
The following pages have been produced to help discharge condition 3.



Lower Ground Floor Existing Floor plan

Red indicates - Demolition

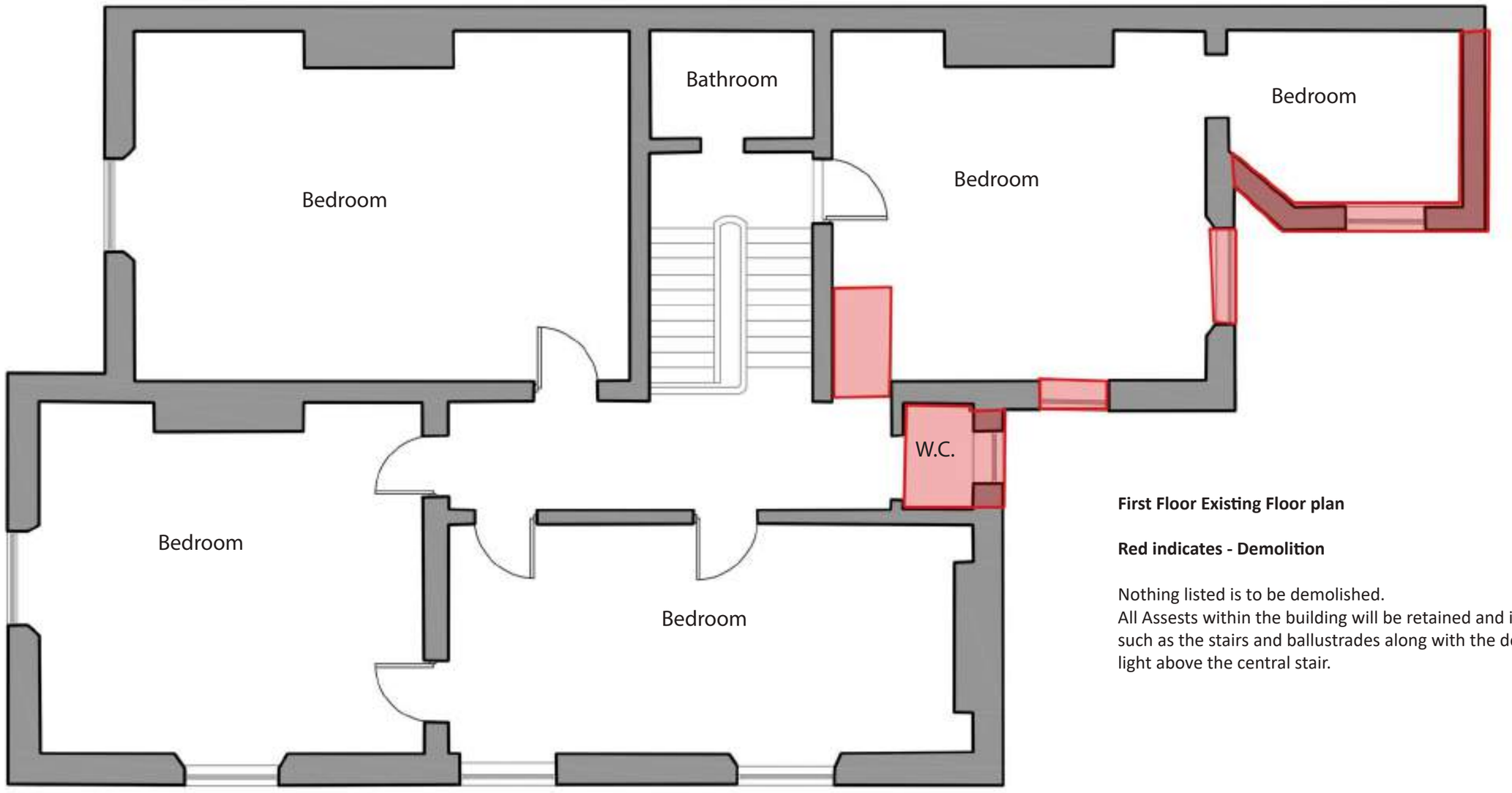
Nothing listed is to be demolished.
All Assests within the building will be retained and improved. such as the stairs and ballustrades along with the dome sky-light above the central stair.



Ground Floor Existing Floor plan

Red indicates - Demolition

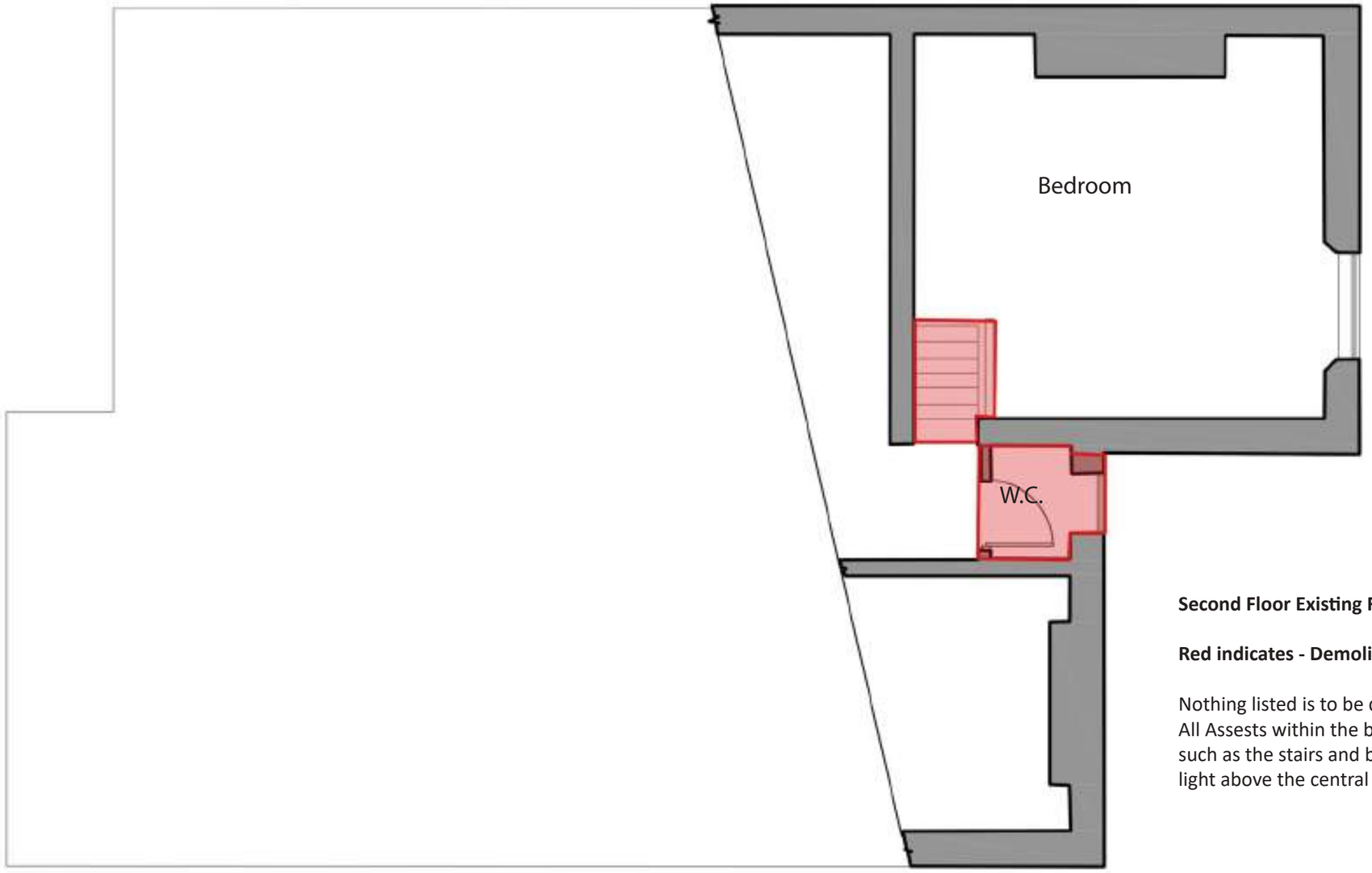
Nothing listed is to be demolished.
All Assests within the building will be retained and improved. such as the stairs and ballustrades along with the dome sky-light above the central stair.



First Floor Existing Floor plan

Red indicates - Demolition

Nothing listed is to be demolished.
All Assests within the building will be retained and improved. such as the stairs and ballustrades along with the dome sky-light above the central stair.



Second Floor Existing Floor plan

Red indicates - Demolition

Nothing listed is to be demolished.
All Assests within the building will be retained and improved. such as the stairs and ballustrades along with the dome sky-light above the central stair.

118 Daisy bank Road - Manchester

Discharge of Planning Conditios - *For Planning Application: 116200/FO/2017*

March 2018



Project Overview

Job Title	118 daisy Bank Road
Job Number	1041
Report Title	Discharge of Planning Conditions
Revision	P
Date of Issue	15 th March 2018
Purpose	Planning Conition Discharge
File Name / Location	P:\1041_118 Daisy Bank road\Design Reports and Presentations\Stage D - Materiality

Contact Details

Site Address	118 Daisy Bank Road, Manchester M14 5QH
Agent	Clive Sall Architecture 2 Providence Yard Ezra Street London E2 7RJ 0207 033 7855
Planning Consultant	N.A.
Local Authority	Manchester City Council, Planning Department, Town Hall, Albert Square, Manchester, M60 2LA

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4.0 Demolition Plan
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5.0 Additional Items
5.1 Construction Management Plan

1.1 Planning Conditions

This document is to be issued in order to discharge conditions pursuant to planning application: 116200/FO/2017 approved by Manchester City Council.

Condition 3 states:

116200/FO/2017
- Before the commencement of above ground construction works samples and specifications of all materials to be used on all external elevations of the development shall be submitted to and approved in writing by the City Council as local planning authority. The development shall be subsequently fully implemented in accordance with the approved materials, which shall be maintained in situ thereafter.

Condition 6 states:

116200/FO/2017
- Not withstanding the detail of the submitted Environmental Strategy Ref 17.02.15-15008.3.01 no development shall commence until a scheme for the storage (including segregated waste recycling) and disposal of refuse has been submitted to and approved in writing by the City Council as local planning authority including elevational details of the proposed bin and container stores. The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Condition 8 states:

116200/FO/2017
- The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

Condition10 states:
116200/FO/2017
- Prior to the commencement of construction works, a Construction Traffic Management Plan shall be submitted to and approved in writing by the City Council as local planning authority. The development shall be implemented in accordance with the agreed Construction Traffic Management Plan, which shall;

Condition 10 states:

- Define routing of construction traffic.
-Identify vehicular access/egress points into and from the site together with related swept path and manoeuvring analysis for all construction traffic, staff vehicles and Heavy Goods Vehicles. - Identify measures to control dust and mud on the surrounding public highway including: details of how the wheels of contractor's vehicles are to be cleaned; and the sheeting of vehicles entering and leaving the site during the construction period. - Specify the working hours for the site. - Identify measures for the management of on-site construction vehicles and plant machinery in order to reduce emissions; vi. Identify advisory routes to and from the site for staff and HGVs.

Condition 13 states:
116200/FO/2017
-No removal of or works to any hedgerows, trees, shrubs or brambles or works to buildings and structures that may be used by breeding birds shall take place during the main bird breeding season 1st March and 31st July inclusive, unless a competent ecologist has undertaken a careful, detailed check of vegetation for active birds' nests immediately before the vegetation is cleared and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to the
local planning authority.

Condition 14 states:
116200/FO/2017
Before the commencement of above ground construction works, a scheme shall be submitted to and approved in writing by the City Council as local planning authority relating to Bio-diversity enhancement measures be included within the scheme. The agreed measures shall be fully implemented prior to the occupation of the first authorised residential unit and maintained in situ thereafter.

This section of the document is to be issued in order to discharge condition 3 pursuant to planning application: 116200/FO/2017 approved by Manchester City Council.

Condition 3 states:

Planning application: 116200/FO/2017

- Before the commencement of above ground construction works samples and specifications of all materials to be used on all external elevations of the development shall be submitted to and approved in writing by the City Council as local planning authority. The development shall be subsequently fully implemented in accordance with the approved materials, which shall be maintained in situ thereafter.

The following pages have been produced to help discharge condition 3.

2.1 External materials

1. Render
2. Balustrading
3. Brickworks
4. Windows and doors
5. Slate roof
6. Fascia
7. Rain water pipe+ guttering

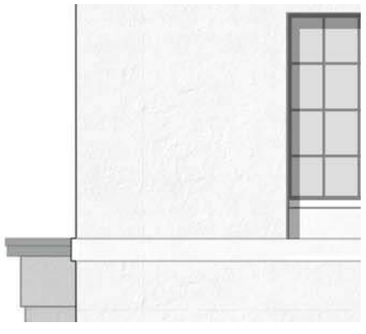


elevations as approved under **116200/ FO/2017**



elevation as approved under **116200/ FO/2017**

Materials

Material	Material imagery	Image from proposed specification	Reference number
Render type Manufacturer: Farrow and Ball Material: Sand and cement render Colour: All White Finish: Matt white			1
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Material	Material imagery	Image from proposed specification	Reference number
Windows Mumford Conservation casement to to match existing. Supplier: Mumford Material: Maranti Hard wood Colour: Heritage Green 002 Finish: Painted			4



Material	Material imagery	Image from proposed specification	Reference number
Roof **Roof Slate to match existing.** Material: reclaimed Blue welsh slate Colour: Blue - to match existing Finish: Slate **24”x12”**		 	5

Material	Material imagery	Image from proposed specification	Reference number
Facia **Facias in keeping with character and heritage of existing building** Material: Maranti Hard wood Coulor: Heritage Green 002 Finish: Painted			6

Material	Material imagery	Image from proposed specification	Reference number
Rain water pipe and guttering *current specification* Manufacturer: Heritage range Material: cast iron Model: Half round Colour: Gloss black Finish: Painted		 	7

This section of the document is to be issued in order to discharge condition 8 pursuant to Listed Building Application: 116215/LO/2017 and also pursuant to planning application: 116200/FO/2017 both approved by Manchester City Council.

Condition 8 states:

Planning application: 116200/FO/2017

- The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

The following pages have been produced to help discharge condition 8.

Action: The applicant will ensure tree/ plant protection is in place prior site occupation, the construction is not taking out/disturbing any trees, shrubs, brambles and hedgerows or other buildings and structure, and therefore no ecologist report is required at this stage.

Material	Image of proposed intervention

Tree protective zone,

All trees and greenery that is to be protected as a precaution will be buffered by Creating protection zones with a temp-
rary fence such as in the example image



This section of the document is to be issued in order to discharge condition 6 pursuant to Planning Application: 116200/FO/2017 approved by Manchester City Council.

Condition 6 states:

Planning application: 116200/FO/2017

- Not withstanding the detail of the submitted Environmental Strategy Ref 17.02.15-15008.3.01 no development shall commence until a scheme for the storage (including segregated waste recycling) and disposal of refuse has been submitted to and approved in writing by the City Council as local planning authority including elevational details of the proposed bin and container stores. The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation..

The following pages have been produced to help discharge condition 6.

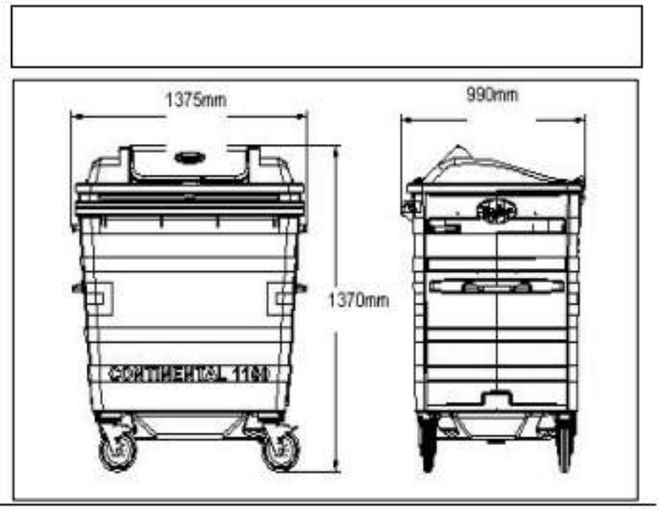


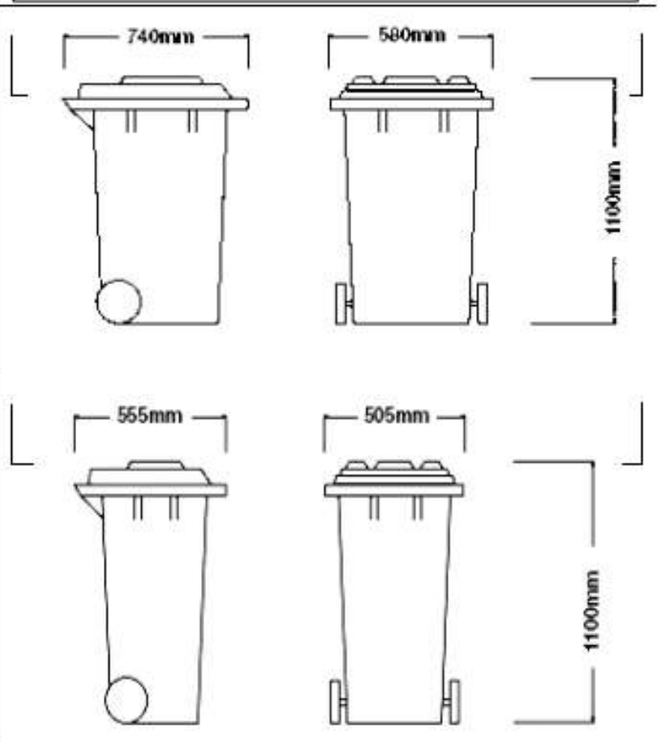
Bin store elevational example on the



A similar product will be used to hide the bins, the product will be easily accessable to all residents.

Container	Dimensions		Floor space required
1100L Eurobin	Width	1375mm	1575mm x 1190mm
	Depth	990mm	
	Height	1370mm	
	Height With lid open	2370mm	
240L Wheeled bin	Width	580mm	780mm x 940mm
	Depth	740mm	
	Height	1100mm	
	Height With lid open	1750mm	
140L Wheeled Bin	Width	480mm	
	Depth	550mm	
	Height	1100mm	
	Height With lid open	1700mm	







A similar product will be used to hide the bins, the product will be able to fit in all the required bins required for the 9 flats.

This section of the document is to be issued in order to discharge condition 13 + 14 pursuant to Planning Application: 116200/FO/2017 approved by Manchester City Council.

Condition 13 states:

-No removal of or works to any hedgerows, trees, shrubs or brambles or works to buildings and structures that may be used by breeding birds shall take place during the main bird breeding season 1st March and 31st July inclusive, unless a competent ecologist has undertaken a careful, detailed check of vegetation for active birds' nests immediately before the vegetation is cleared and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to the
local planning authority.

Condition 14 states:

Before the commencement of above ground construction works, a scheme shall be submitted to and approved in writing by the City Council as local planning authority relating to Bio-diversity enhancement measures be included within the scheme. The agreed measures shall be fully implemented prior to the occupation of the first authorised residential unit and maintained in situ thereafter.

A report will be provided to settle these conditions by a specialist consultant.

This section of the document is to be issued in order to discharge condition 10 pursuant to Planning Application: 116200/FO/2017 approved by Manchester City Council.

Condition 10 states:

Planning application: 116200/FO/2017

- Prior to the commencement of construction works, a Construction Traffic Management Plan shall be submitted to and approved in writing by the City Council as local planning authority. The development shall be implemented in accordance with the agreed Construction Traffic Management Plan, which shall;

- Define routing of construction traffic.
-Identify vehicular access/egress points into and from the site together with related swept path and manoeuvring analysis for all construction traffic, staff vehicles and Heavy Goods Vehicles. - Identify measures to control dust and mud on the surrounding public highway including: details of how the wheels of contractor's vehicles are to be cleaned; and the sheeting of vehicles entering and leaving the site during the construction period. - Specify the working hours for the site. - Identify measures for the management of on-site construction vehicles and plant machinery in order to reduce emissions; vi. Identify advisory routes to and from the site for staff and HGVs.

The following pages have been produced to help discharge condition 10.

Demolition & Construction Management Plan



118 Daisy Bank Road Manchester

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1.2 Project Overview

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4.1.2 Neighbourly Relations
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4.2.7 Scaffolding
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4.3.1 Waste and Material Management
4.3.2 Dust, Noise and Vibration

1.0 Introduction

1.1 Objectives the Plan

The purpose of the Demolition Management Plan is to outline our approach to managing the soft strip, demolition and construction works for 118 Daisy Bank Road, Manchester. This document includes specific comment on site establishment, logistics and the process of managing the overall environment surrounding 118 Daisy Bank road. It will also ensure that the works cause the minimum disruption to the adjacent residents by achieving a safe working and living environment.

The agreed contents of the Demolition Management Plan must form part of the development plan and agreed with Manchester City Councils Planning Department.The plan will be constantly reviewed and any changes and/or improvements will be added and agreed with the Council and the plan revised and re-issued

These proposals are to enable third parties to understand the nature of the works and the various construction activities associated with the development.

This Demolition Management Plan is subject to third party approvals and therefore amendments are likely. Formal approvals and activity methodology approaches will be addressed in detailed submissions to the design team and the Client. Liaison with the neighbours and interested parties will continue throughout the project, as information is updated and as the project develops. Particular attention will be paid to ensure that the neighbours are kept informed of progress and future works on the project.

The information provided in this document is an overview of the key project activities at 118 Daisy Bank Road. Generic statements herein are to be further developed into plans, procedures and detailed method statements as the project develops by the contractor.

This Plan will be used as the background for the detailed demolition method and risk assessments and will be included in all specialist trade contractor portions of the works.

1.2 Project Overview

The project consists of the formation of a 9 new build apartments through the senastive restoration, enhanchement and extension of the existing property. The dwelling encompases 118 Daisy Bank Road. The new extension is to be formed at the rear of the existing property. The new extension will be subservient to the main house steping down in height and being set back across the elevation. The space created will accommodate new flats.

This document covers the creation of these spaces.

The structural envelop of the new build extension will consist of a Brick and Block construct. The bricks on the extension will be reclaimed bricks that will match the existing brickwork.

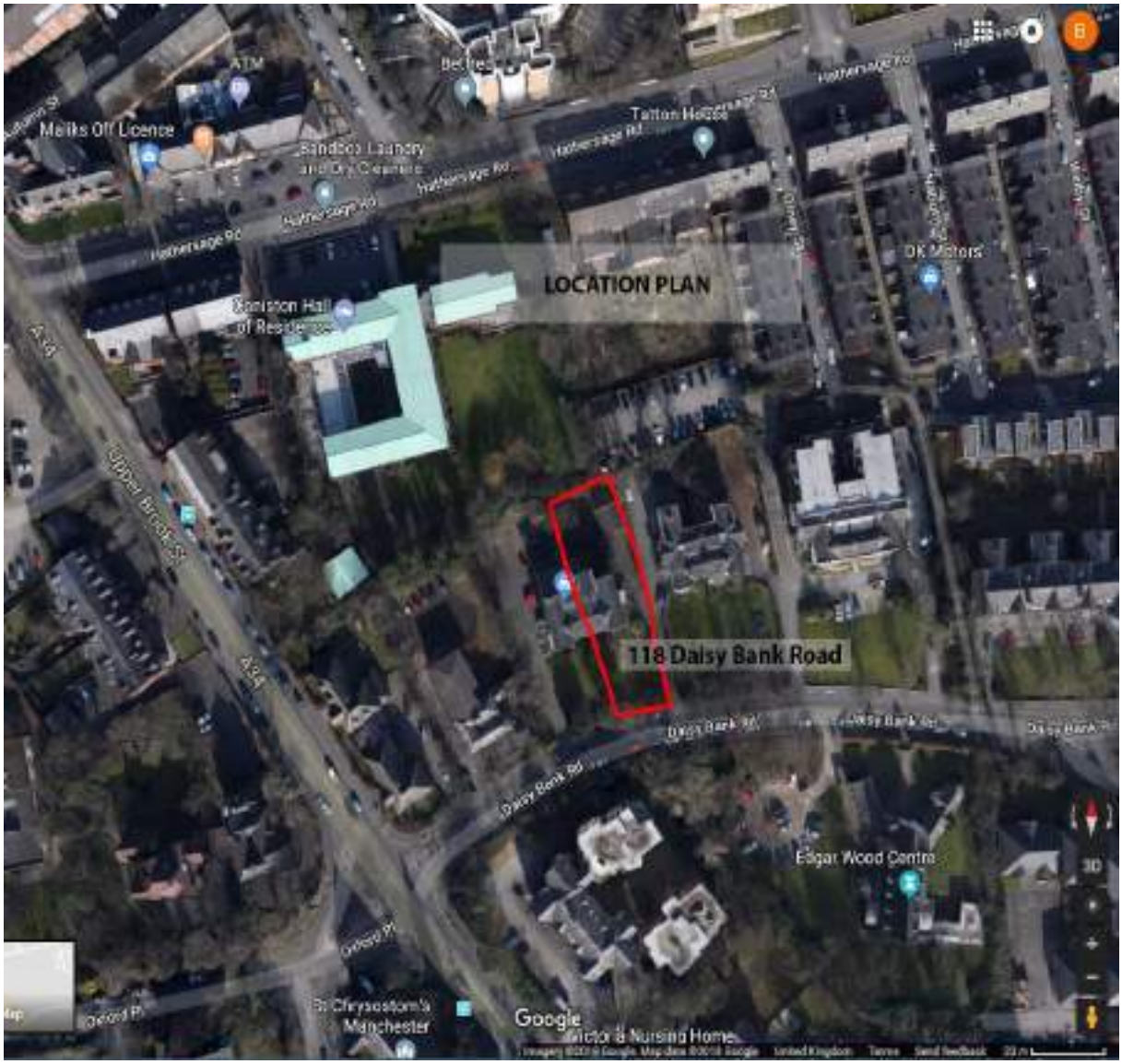
1.0 Project Background

2.1 Site Description

118 Daisy Bank Road is a large semi detached property that occupies a relatively large plot of Land . The property is located within the victoria park conservation area. The property fronts onto daisy bank road and has easy direct acess to the road via a driveway shared with the adjacent property.

It is envisaged that all works will require acess from Daisy Bank Road.

The property is situated within a primarily residential area and this has been taken into account in the preparation of this document



2.0 Proposed Site Works

3.1 Preliminary Programme

It is envisaged that the duration of works described will be 32 weeks
The key elements of the development with regards to the potential impact on the surrounding area are:-
(See also attached outline tender programme)

- Site Setup.
  See section 4.2

- Strip out + Demolition

  Demolish existing external wall to the rear of the property in order to build new extension. Strip out of all non retained features including kitchens bathrooms old window and doors, all to be replaced like for like. All demolition and strip out work is to be carried out under strictly controlled conditions.

- Alterations to existing building

  New forms of construction for use internally would be of lightweight construction to ease delivery and transfer of materials on site. External walls on the new build element would be faced brickwork to match the existing façade. The existing external walls are to be re rendered in Sand and cement render painted Farrow and Ball all white color, to match existing.

  All works associated to with the construction will be undertaken in accordance with the Party Wall Act with all necessary agreements with the adjoining owners finalised prior to the start of construction. The building to the rear extension comprises load-bearing brick clad masonry walls and a timber-structured roof tiled with welsh slate to match the existing roof shade.

4.0 Construction Management Action Plan

The following sections outline the key elements for consideration. This document demonstrates our commitment to manage, control and where possible mitigate our impact on the local community and infrastructure.

4.1 Communication

4.1.1 Neighbourly Relations

The site is within a residential area. Maintaining good neighbourly relations is assisted greatly by good communication, and by keeping third parties regularly informed of the site activities which are likely to impact on adjoining residents. The Applicant has found that listening to reasonable concerns and demonstrating a considerate and professional approach will always maintain a well-balanced relationship.

Regular newsletters will be produced to keep neighbours advised of future events, general progress of the works and the requirements for any abnormal works.

Appropriate signage and information boards will be displayed on site hoardings.

4.1.2 Considerate Constructors Scheme

The applicant will register and comply with the requirements of the Considerate Constructors Scheme for the duration of the project.

The works will be carried out in accordance with the Considerate Constructors Scheme and in such a way as to minimise the impact on the local environment and amenities.

A contact board will be displayed outside the site providing contact details. This will include names and telephone numbers of key construction staff so that neighbours and the general public can contact us should they have cause to do so.

A complaints / contact book will be kept on site, which will be used to record details of any complaints. This will include the name of the person making the complaint, the date, time and nature of the complaint and the action necessary to resolve the complaint. The complaints book will be regularly reviewed to ensure that any complaints are dealt with and resolved promptly *(sample below).*

PROJECT COMPLAINTS REGISTER						
Contract No & Project						
Date Received	Name & Details of Caller	Complaint / Comment / Compliment	Signature	Action Taken	Date Actioned	Status Open / Closed

4.2 Site Establishment

The space available within the property on the upper floors will be utilised for the site office and welfare facilities. The existing incoming power and water supply will be utilised. Access will be maintained for the duration of the works via Daisy Bank rd. All areas to be utilised for site office and welfare facilities will be protected. This applies also to the sections of existing staircase to be utilised for access. Temporary Hoardings will be erected across the existing openings with secure access. Areas of the existing building that are not being used for site welfare facilities will be made secure for the duration of the works.

4.2.1 Access

Access to the site will be from Daisy Bank Road.

There is a footpath along the frontage of the property with dropped kerbs. There is also a continuous yellow line to the front of the property.

4.2.2 Traffic Management *(Please also see separate detailed Traffic Management Plan)*

The Aplicant will liaise with any other Main Contractors operating in the adjoining roads to ensure, so far as is reasonably practical, that deliveries and other construction operations are coordinated to minimise any negative impact on the residents and users of the roads

Deliveries will be managed on a 'just-in-time' basis. Deliveries will be carefully planned, pre-booked and managed on site to ensure no back up of vehicles in the adjacent roads and timed to minimise disruption to neighbours.

All deliveries to site will be undertaken with full regard paid to:-

Reduction and control of plant movements
Reversing vehicles directed by a Competent Person
Pedestrian and vehicle directional signage – suitable barriers will be erected when deliveries arrive to prevent pedestrians accessing the unloading area.
Mobile plant will only be operated by a Competent Person with a Banks Person in attendance to any movements

Consultation with Manchester City Council will continue throughout the project to ensure:-

Construction methods minimise the potential impact on nearby residents
Maintenance of the existing public highway
Segregation of all pedestrians, public or employees, on or in the vicinity of the site

4.2.3 Working Hours

Working hours will be 08.00 – 17.00 Monday to Friday and 08.00 – 13.00 Saturdays.

4.2.4 Fire and Emergency Procedures

Contact names and telephone numbers will be made available in case of 'out of hours' emergencies relating to the site. This information will be displayed on the hoarding.

The aplicant shall implement procedures to protect the site from fire.
A Site Fire Safety Co-ordinator will be appointed to assess the degree of fire risk and formulate a Site Fire Safety Plan, which will be updated as necessary as the works progress and will also include the following:-

.. Hot Work Permit regime.
.. Installation of the site fire fighting equipment e.g. establishing fire points and installing and maintaining fire extinguishers etc.
.. Evacuation alarm.
.. Material storage and waste control.
.. Fire Brigade access.

4.2.5 Security

All site personnel will have to sign in on arrival and sign out before leaving the site. This will be incorporated into the Site Rules and included as part of the site induction process.

The front hoarding will be regularly inspected to ensure that it remains secure. All windows and external doors will remain closed when the site is not operational. The access door to the site will be fitted with a combination security lock to only allow access for authorised personnel.

The name and contact details of an appropriate member of staff will be provided in case of emergencies.

4.2.6 Health and Safety

A Construction Health and Safety Plan will be prepared for the works in accordance with the CDM Regulations. Risk Assessments will be developed and agreed. Sub-contractors' detailed method statements will also be produced and safe methods of work established for each element of the works.

Site inductions will be held for all new site personnel to establish the site rules and to enforce safety procedures. All site personnel will be required to read the emergency procedures when signing in for the first time, and sign to the effect that they have read the procedures. These will include any relevant neighbourly issues.

4.2.7 Scaffolding

External scaffolding will be required during the project construction, it will be assembled and put up by a sub contractor who will be responsible for ensuring safety,mantinance and that all necisary permissions are obtained prior to commencing work.

Once assembled the applicant will ensure that all scafolding is in-acessable to the public.

4.2.8 Main Plant

360° excavators will be used to excavate the new footings for the extension the excavated material will be discharged in to a skip to the rear of the property to reduce the impact upon neighbours.These excavators will be sized to access and operate within the confines of the site.

Lorry mounted hiabs will be used to off load steel beams and other materials required throught the build.

At this stage it is not envisaged that there will be a requirement for any craneage during the course of the construction works.

4.2.9 Good Housekeeping

The site will be kept in a clean and safe condition. The areas adjacent to the site will be regularly inspected and any rubbish or litter removed.

Adjacent roads and pavements will be kept clean.

Perimeter hoardings will be repainted from time to time and will be kept in a neat and tidy condition. Any graffiti will be quickly removed from the hoardings.

Offloading will generally be direct from vehicles onto the site. Materials will not be stored on public footpaths or roads.

Waste and rubbish will be regularly removed from site and not allowed to accumulate so as to cause a safety or fire hazard.

Activities that have the potential to cause dust will be carefully monitored and dust reduction methods employed. This will include water spray, dust extraction and localised screening where appropriate.

Welfare facilities will be provided within the site to discourage operatives from frequenting the interface between the site and public areas. Site operatives will not be allowed to congregate or loiter on the footpath or road adjacent to the site.

4.3 Environmental Issues

The applicant will aim to pursue the following objectives wherever possible.
To:

Conduct our activities with proper regard to the protection of the environment.
Comply with all relevant regulatory and legislative requirements and codes of practice.
Communicate with local communities to ensure the work causes the minimum disturbance and disruption.
Ensure that our staff have a good understanding of the environmental impacts of our business and what is expected of them to minimise these impacts.
Ensure that our suppliers and sub-contractors are aware of this policy and ensure they apply similar standards to their own work.

4.3.1 Waste and Material Management

All waste materials will be removed from site by a licensed waste contractor, discharged via Daisy Bank Rd using skips or lorries.

All waste from this site will be dealt with in accordance with the waste duty of care in Section 34 of the Environmental Protection (Duty of Care) Regulations 1991 (b). Materials will be handled efficiently and waste managed appropriately

We aim to minimise waste and to recycle as much material as possible. Due to the limited space on site, waste will generally be sorted for recycling at the waste transfer station. This element of the works will be carried out by one of our licensed sub-contractors specialising in waste management.

4.3.2 Dust, Noise and Vibration

Dust

The following measures will be considered, as appropriate, to mitigate the impact of dust due to the construction activities:

Site set-up to be planned to ensure where possible dust creating activities are located away from the sensitive areas;

Demolition activities will use water as a dust suppressant;

Adjacent road surfaces will be frequently swept clean;

All loads delivered to or collected from the site will be covered where appropriate;

All non-road mobile machinery will utilise ultra-low sulphur tax exempt diesel, where available;

All road vehicles will be requested to comply with set emission standards;

Cutting equipment will use water as a dust suppressant or have a local exhaust ventilation system;

Skips will be securely covered;

Noise and Vibration

We are fully aware of the sensitivities to noise of those occupying the adjacent properties.

All reasonable steps will be taken to minimise any noise disruption to adjacent occupiers.

Where it is necessary to carry out noisy activities, these will be identified well in advance and the timing agreed prior to commencement.

Operatives working in noisy areas will be monitored to ensure they are wearing the necessary protective equipment and that they are not exceeding their permitted exposure periods.

Electrically operated plant will be used where practical. We will ensure all plant used on the site will be effectively silenced.

Where it is necessary to carry out noisy activities these will be carried out in accordance with Local Authority requirements and in consultation with any affected residents.