Sharp Street, Manchester

Construction Management Plan Rev A

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1.0 Introduction

This Outline Construction Management Plan has been prepared in respect of the development proposals for the Sharp Street, Manchester site.

The report has been produced for the purpose of providing supplementary information and supporting documentation for the planning conditions and is therefore intended to pull together high level information on known construction constraints and proposals for the site. The report is based on methodology and timescales envisaged at the time of the submission of the planning application.

2.0 Project Description

New build 221 unit hotel accommodation comprising of a 9 storey and a lower 7 story block, inclusive of communal areas and plant rooms.

3.0 Project Location

The project is located on the existing car park facility situated on Rochdale Road, Manchester

4.0 Project Team

Client – Hilton/Create Developments
Contractor – Create Construction
Planning Consultant – TG Architects
Architect – TG Architects
Structural / Civil Engineer – Tier Consulting
Acoustic Consultant –Sandy Brown

5.0 Programme

The project is expected to start on site October/November 2016 with completion expected October 2018.

6.0 Construction Methodology

The following is a brief overview of the Methodology to be adopted for the construction of the major elements of the new building.

6.1 Site Logistics

Refer to the attached proposed Logistics Plan – Appendix A

6.2 Construction

The construction phase proposals include the following elements to create a 221 unit hotel accommodation building;

Carry out Archaeology Works
Install continuous pile wall and excavate basement
Install basement structure
Installation of steel structure and composite concrete floors

Building cladding elevations and roof works
Building services internal fit out and finishes
External works

7.0 Traffic Management Plan

Further to initial preliminary discussions and “in principal” agreement with MCC highways, the vehicular access/egress from site will be off Baptist Street and Sharp St. The proposal is to have a road closure on Sharp Street and Baptist Street, and scaffold licence on the footpaths of Rochdale Road and Ludgate Hill. With regard to the Road closures, the footpath that is adjacent to the site will also be closed to allow the road closure to form the temporary boundary of the site (see logistic plan in appendix A). The road closure on Baptist St will allow this area to be used to distribute material around the site using a forklift, while the road closure on Sharp St will allow an area for the unloading of vehicles and lorries. Due to the small roads in the vicinity, the deliveries will be restricted to rigid lorries for the majority of deliveries. On the occasional requirement that articulated vehicles are required, these will be restricted to rear wheel steer. Please find enclosed in appendix B, a swept path assessment carried out for an articulated lorry to demonstrate the route to be taken for these deliveries. Due to software restrictions, the swept path could only be done for an articulated lorry without rear wheel steer and this results in the vehicle running close to the kerb at some points. However, Create will restrict any articulated deliveries to rear wheel steer so that the enclosed sept path can be followed without causing any damage to the highways. The footpath scaffolding licence on Rochdale Rd and Ludgate Hill will include gantry scaffolding so that these footpaths remain open to the public. As the new hotel is built to the back of the existing footpath, Create would be applying for restricted footpath narrowing for shorter periods to allow for the completion of the piling works and the ground floor façade to be installed into these areas.

Restrictions of Parking of the Contractors and Employees Vehicles:

There will be no parking on site for main contractors or sub–contractors. The surrounding roads have parking restrictions and these will have to be followed by all persons associated with the site. There are several public car parks in the vicinity of the site and these will be used by the main contractor and sub-contractors. Main and sub–contractors will be encouraged to use public transport and contractors will be encourage to use private buses / car sharing for people getting to site.

A Qualified Banksman identifiable with the use of colour coded Hi Vis Vest will direct and control traffic as it enters and exits the site.

Construction vehicles that are required to access and exit the site will be subject to a visual wheel inspection and wheel wash system to ensure all vehicles leave site in a clean and safe condition. In addition to this, inspections of the highway will occur at least twice a day and a road sweeper deployed if the need ever arises.

Segregation between pedestrian and site vehicles will be provided, as pedestrian access will be via Ludgate Hill.

Cyclist safety will be maintained throughout the development. The Banksman will direct and control traffic during loading and unloading events, which ensures that these activities don't conflict with each other and a safe environment is maintained for all road users including pedestrians and cyclists. A safe system of work will be employed for accessing all flat-bed deliveries.

Access for emergency services on site will be via the site access routes and emergency escape routes. Local emergency services will be notified of the access points before work starts on site. A competent trained traffic marshal permanently located on site will ensure that safe access routes are always maintained for emergency services
As part of the traffic management procedure, Create will ensure the following;

- The site delivery / booking in system is followed
- Pre-fabrication to reduce deliveries

- Contractors / Suppliers transport plan to include methodology for deliveries, unloading and distribution of materials and that these meet our H&S requirements and those as noted within this document

The approvals for the scaffolding and hoarding licences will be prepared/agreed and applied for with MCC. Footpath and lane closures will be applied for and agreed with the highways department in line with a temporary traffic regulations order. In addition the highways officers will be consulted to address the following issues:

- Site management procedures
- Access / egress
- Any temporary alterations to local traffic routes
- Additions or alterations to signage and road markings
- Mobile Crane Position on the highways
- Perimeter Security Hoarding
- Scaffold requirements to site perimeter (including gantry scaffold)
- A Strategy to keep the roads and pavements around the site clean at all times
- On-going liaison with the local highway authority

8.0 Health & Safety

The project will be carried out in accordance with the Construction (Design and Management) Regulations 2015, and all other relevant legislation and guidance.

Create Construction demonstrates competency in the management of health and safety, we have a rigorous Health & Safety Policy and prioritise Health & Safety within its business operations.

The client will appoint a principal designer and a professional design team to satisfy the CDM requirements for the project. Create Construction are appointed as the principal contractor and will be involved with the project at an early stage. This will allow Create to have the opportunity to plan and coordinate the project with the professional team to influence the detailed design to assist with removing the residual safety risks.

A Construction Phase Health & Safety Plan and Project Management Plan will be produced prior to works commencing on site. These documents will form the basis of the procedures for managing health & safety during the construction phase and will be periodically reviewed as the work progresses.

Protecting the public from risks associated from the construction works is a very high priority. Every care will be exercised to prevent risk to members of the public and appropriate action, including the erection of perimeter hoarding / brick guards and debris netting to scaffolding will be taken.

Create Construction is a member of the Considerate Constructors Scheme and all of our projects are registered. The purpose of this is to maintain exceptional standards within construction in relation to the public, neighbours and workforce and promote the image of construction.

9.0 Construction Materials

There have been no materials identified at this stage of the design process which are considered to generate a risk to either the general public or construction personal which will be unfamiliar to us as an experienced contractor. The hazards arising from the use of wet concrete, epoxy resins, solvent based paints etc can be expected and the appropriate measures to minimise any risk under COSHH will be taken.

10.0 Site Setup

10.1 Security

Vandalism to plant, equipment, materials and the works is always a possibility. Appropriate action will be taken to ensure that the site is secure from unauthorised access at all times. The site will be fully secured on an access permit system and securely staffed at vehicular entrances. In addition, CCTV surveillance will be installed to provide out of hours security service with an approved security company. Proposals for site safety and security will form part of the initial development of the Construction Phase Health & Safety Plan.

10.2 Site Access

The site vehicular access/egress will be via the entrance gates on Sharp St (near the junction of Baptist St) and some smaller deliveries of Ludgate Hill. The entrance will have double gates and be staffed by a traffic marshal at all times.

A separate pedestrian access point will be provided from Ludgate Hill and this will lead (via a segregated route) directly to the site compound.

Welfare facilities will be provided on site and site offices for the principal contractor and all subcontractors will be either provide onsite or locally near the site.

Operatives can only access the site working areas after receiving induction training and passing through the security gate.

Site notice boards will be displayed at the site entrance and will display the project particulars, contact details, access and egress procedure, site rules and all necessary health and safety information. We will also endeavour to keep the passing public of progress and any forthcoming major activities.

10.3 Control of Construction Traffic

All site traffic will be directed to the Sharp Street entrance by use of directional signage as approved by MCC.

Suppliers and subcontractors will be notified in advance of the desired location for all deliveries. Direction and access point maps with site delivery rules and times will be sent out with each subcontractor and supplier orders.

Any abnormal loads to be delivered will be notified in advance to the local authorities (Police) in compliance with the standard traffic procedures.

All deliveries to site will be scheduled by our site logistics co-ordinator. All unscheduled or non-agreed deliveries will be turned away.

All gates on site will either open inwards or in such a manner that they will not impede on the public highway or footpaths at any time.

10.4 Emergency Services

Emergency services will be informed of access arrangements to site areas. Calling the services will be actioned in accordance with our site emergency procedures.

10.5 Site Offices and Welfare Accommodation

The details of the site offices are still to be finalised and these will either be located onsite or local to the site.

To comply with CDM 2015 Schedule 2, Suitable drying rooms, canteen, toilets and washing facilities will be provide for Main and subcontractors within the compound area on site.

11 Local Authority Planning Requirements

11.1 Project Manager Details

Adrian Cronin
Create Construction Ltd
15 Thompson Road
Whitehills Business Park
Blackpool
FY4 5PN

11.2 Location of Notice Board

The notice board will be erected within the site boundary and will clearly identify the name, telephone number and address of the Project Manager

11.3 Hoardings

The hoarding line will be set out as per the site boundary in appendix A. All boundaries of the project will be closed off using timber hoarding. All hoarding will be maintained and kept in good repair at all times. Notice boards displaying contact details and considerate constructor posters will be fixed to the hoarding.

11.4 Restriction of Vehicles Accessing Site / Damage Prevention

Vehicles will be subject to size restrictions to ensure no damage occurs to adjacent streets during the construction period. A vehicle tracking analysis into and out of the site is provided in Appendix B. To minimise the risk of any damage from occurring the smaller Rigid Lorry would be utilised for all of the deliveries from the outset. If any damage to the existing footpath was caused by the construction activities, Create would make good as per the licence agreements and in agreement with MCC highways.

11.5 Protection of Services

All services in association with the site will be isolated before the main construction works commences and written confirmation will be kept on site as a reference.

Conclusive service plans including drainage are available detailing the live services in the pavement and to existing properties. There is an existing electrical supply on site and this will be isolated prior to commencement of the main basement works. The pavement services are not affected by the development. The site area has been scanned to verify that no other live services exist.

11.6 Disposal / Storage of Rubbish

An important part of the site management process involves site clearance, rubbish removal and recycling.

A detailed Site Waste Management Plan will be produced in accordance with Create Construction Environmental Policy.

This will include details of how we intend to reduce and manage site waste:

- Enforcing good housekeeping measures e.g. proper storage of materials to minimise spillage.
- The use of materials as per manufacturer's instructions.
- Monitoring the generation of waste in order to identify trends and areas for further investigation.
- Identifying recyclable and salvageable materials and where feasible find secondary or alternative uses.
- Segregate waste types to facilitate recycling activities.
- Working with suppliers / subcontractors to minimise surplus material delivered to site.
- Working with suppliers to ensure only the necessary minimum of packaging is used. Consideration of alternative materials with lower wastage levels.
- Ensuring that all Duty of Care and other legal requirements are complied with during the disposal of wastes.
- Consulting with suppliers to determine correct / appropriate disposal routes for waste products and containers.
- Assessing the project design to identify ways in which waste generation through material wastage and from temporary and permanent works activities can be avoided and minimised.
- Setting waste reduction targets as well as educating and informing site staff.
- Reducing usage of diesel, electricity and water on site by adopting good practices and management procedures
- Lean construction processes to be investigated throughout the project.

General construction waste management will be provided by our contractors and these will follow the specific site rules and be managed by the site management team.

Where gypsum plaster products are used the specialist contractors will be required to arrange recycling directly with the manufacturer.

Data will be provided by the waste contractors on the level of waste produced and the level to which this material has been recycled.

Waste produced during the construction process is to be cleared on a daily basis. On each floor of the building, a series of paladin bins will be deposited within easy reach of the work stations. Sub-Contractors are to deposit waste into these bins during the day. The bins are to then be transported to the skip area via the hoist.

To reduce the amount of wastes from landfill, the waste is to be segregated at the waste transfer station into the following categories:
CAT A: Hazardous waste, eg paint tins, mastic tubes, etc
CAT B: Metal
CAT C: General waste / build debris

11.7 Safe Pedestrian Access

With the exception of the proposed footpath closure along a section of Sharp St and Baptist St, all other remaining footpaths and walkways surrounding the perimeter of the site boundary will remain unimpeded from construction activities at all times, except for any such emergency requiring the full evacuation from site. The other exceptions are the gantry scaffolding that is required along Rochdale Road and part of Ludgate Hill and the principle of these have been agreed with MCC Highways (please refer to drawing in appendix A for location details). Create will apply for the required licences from MCC for these elements and conditions will be fully complied with by Create, and ensuring all road markings / signage are not obscured. For a limited period, Create will be requesting a temporary footpath closure to Rochdale Rd and Ludgate Hill to allow the installation of the boundary piles and then at a later date to allow the completion of the building façade to the ground floor (as the building is built to the back of the footpath).

11.8 Location of Workers Conveniences

The position of the workers conveniences will be shown on the logistics plan

11.9 Vehicle Site Ingress and Egress

Vehicle site ingress and egress plans will be provided. To prevent any damage from occurring, smaller wagons would be utilised from the outset. If damage to the existing footpath or kerbs was caused, then Create would make good these areas as in agreement with Highways.

11.10 Proposed Truck Movements and Timings

Delivery of materials and plant will be carefully scheduled so as not to cause congestion to the surrounding areas. Approximately 10 deliveries are envisaged per day, and will take the route shown on plan. An additional plan will be provided to show further vehicle swept paths for this route, and the smaller vehicles would be utilised from the outset, but any damage to the footpaths or kerbs would be rectified by Create.

11.11 Dust and Sediment Control

All works will be undertaken with suitable precautionary measures in place to minimise the effects from dust. This may be by means of erection of dust proof screens, damping down methods, installation of ventilation, job rotation etc, as identified within the relevant risk assessments. Extra focus will be placed on ensuring suitable and sufficient control measures have been considered with a view to minimising the effects and ensuring operatives are aware of the specified exposure times.

We will ensure that all Contractors and sub-contractors engaged on our site must have due regard to The Control of Substances Hazardous to Health Regulations 2002 (COSHH) which cover activities which may expose workers to construction dust.

11.12 Traffic Management Measures

There are requirements for temporary traffic management measures for the footpath and road closure on Sharp St and Baptist St. All deliveries will be unloaded within the site boundary (including fenced off road closure area). All site deliveries will be scheduled and site access controlled by security operatives.

11.13 Vehicle Access Locations

Vehicle access locations will be shown on plan.

12.0 Working Hours

Our normal site working hours are in keeping with the restrictions normally imposed by the local environmental health officer as follows.

Once planning conditions are granted in relation to the scheme we will adhere to any bespoke requirements given within the conditions.

Monday - Friday 07.00 – 18.00
Saturday 08.00 – 17.00
Sundays and Bank Holidays - to be agreed as required

All piling will be CFA piling and any impact breaking out shall be limited to 0800 and 1800 hours Monday to Friday and 0800 and 17.00 on Saturday and will not take place at any time on Sundays or Public Holidays.

13.0 Notifications

During the contractor mobilisation period, following award of contract and possession of the site, communication will be set up with the following authorities:-

- Notice will be served to the Health and Safety Executive
- Meeting with building control and planning authorities
- Meeting with local environmental health officer
- Meeting with local Police and Fire Brigade
- Liaison with local residents and retail operators
- Notification to the emergency services giving full details of the construction works.
- Considerate Contractor Scheme enrolment
- Highways Authority

14.0 Site Surveys

Before work starts, we will produce:-

- A dilapidation survey of adjoining properties, adjoining public roads and paths, illustrating their current state
- A plan and level survey of the construction area
- A survey of the existing surface and foul water system
- An underground service survey (after demolition)
- An Environmental and Noise Survey

15.0 Materials Control and Storage

Delivery vehicles will be controlled to ensure that unloading only takes place within designated times 08.00 – 17.00 and in the correct location. All subcontractors will be required to produce a procurement schedule for their materials which will be monitored at their weekly or fortnightly meetings and must book delivery slots with our traffic controller.

"Just in Time" scheduling of deliveries where possible will minimise storage capacity required, double handling and congestion around the site.

Where "Just in Time" deliveries are not economic or practical, site storage of materials and plant will be very carefully controlled by restricted allocation of zones to particular trades. Detailed plans of the site will be drawn up outlining areas available for moving and storing materials during the various stages of the contract.

Wherever possible materials will be delivered shrink-wrapped and palletised to be unloaded and distributed safely by crane, hoist or fork lift.

Diesel fuel for site plant will be stored in sealed tanks inside or upon bunded areas/containers in accordance with Create Environment Policy. The use of diesel driven plant and equipment will be kept to an absolute minimum. Wherever possible equipment and plant will be electrically powered to reduce noise and prevent emissions.

16.0 Secure Storage of Materials, Plant, Tools, Chemicals and Gases

Secure storage of materials, plant, chemicals and gasses will be controlled in accordance with our health and safety procedures and environmental policy.

17.0 Induction / Site Rules / Consultation

Every person who enters the project will receive a specific project induction before they are allowed to leave the compound and commence work on site.

Inductions will provide an introduction to the project, a description of the project risks and a review of the individual's competency. Site Access will only be permitted following site induction from Create management personnel. All site operatives and visitors will be inducted prior to commencement on site in a clearly defined facility without exception.

Our inductions for operatives new to the site will include site rules which cover among other things:

- Behaviour toward others on site and nearby public/ neighbours
- Drugs and alcohol
- Smoking areas
- PPE and safety issues
- Welfare facilities and use of
- Security issues
- Emergency procedures
- Good and bad practice
- CCS

We will ensure that all inducted operatives understand English or have an interpreter working with them at all times.

We will hold regular consultation meetings with the workforce to assess safety performance on site and review were can be improved, these will be open to all on site, in addition to this we will actively encourage the use of a 'comment box' so that site observations can be forwarded and actioned in a confidential manner.

Regular 'tool box talks' to be undertaken by the principal contractor and also all subcontractors to site operatives outlining a variety of relevant Health and Safety issues.

18.0 Health and Safety

To minimise risk and control exposure, our health, safety and environmental department will give advice at planning stages on all activities and all health and safety requirements. H&S is diligently monitored throughout our projects and reported to the main board.

Create treats the health, safety and wellbeing of all involved as a high priority and has developed a successful programme of initiatives in order to improve health and safety awareness and performance on all of our projects. These work by actively encouraging site operatives to think in a manner that assesses their long term personal health, safety, wellbeing and that of others, not only on site but also throughout their lives.

The layout of the site accommodation ensures that all staff, visitors and operatives will have the ability to store and retrieve the correct PPE before entering the construction area.

18.1 First Aid

The majority of Create site management are qualified First Aiders and as a company, we strive to increase the percentage of competently trained site staff. The site will have First Aid attendance at all times.

18.2 Noise and Hearing Protection Zones

A sound / noise meter will be kept on site at all times to check noise levels at the site boundaries during certain operations. Inside the site, and closer to noise sources, hearing protection zones, where hearing protection must be provided and worn if noise levels reach 80 – 85 Db, will be set up.

Careful planning and use of appropriate plant and equipment normally keeps these requirements to few and very short periods.

19.0 Construction Activities

The construction of the development will be carried out in accordance with detailed method statements and risk assessments approved by Create management and in accordance with this construction management plan and the Create Safety and Environmental Procedures.

19.1 Construction Programme

A construction programme will be provided and the overall construction period is approximately 2 years.

20.0 Nuisance

The principal concerns relating to nuisance of noise, vibration and dust come from excavation activities and the construction of the building envelope.

Mitigation measures that will need to be considered include: low noise plant options, noise attenuation techniques, damping down, alternative reduced noise methods of construction, screening and carrying out certain activities during agreed hours of the day.

The principal concerns in relation to air quality are emissions from construction activities in the form of dust and fumes. The degree of dust deposition is usually dependent on the nature of the works. Increased levels of dust are most commonly likely to occur during site activities related to demolition, piling, moving construction traffic and groundworks.

In order to minimise dust and fumes the following will be considered:

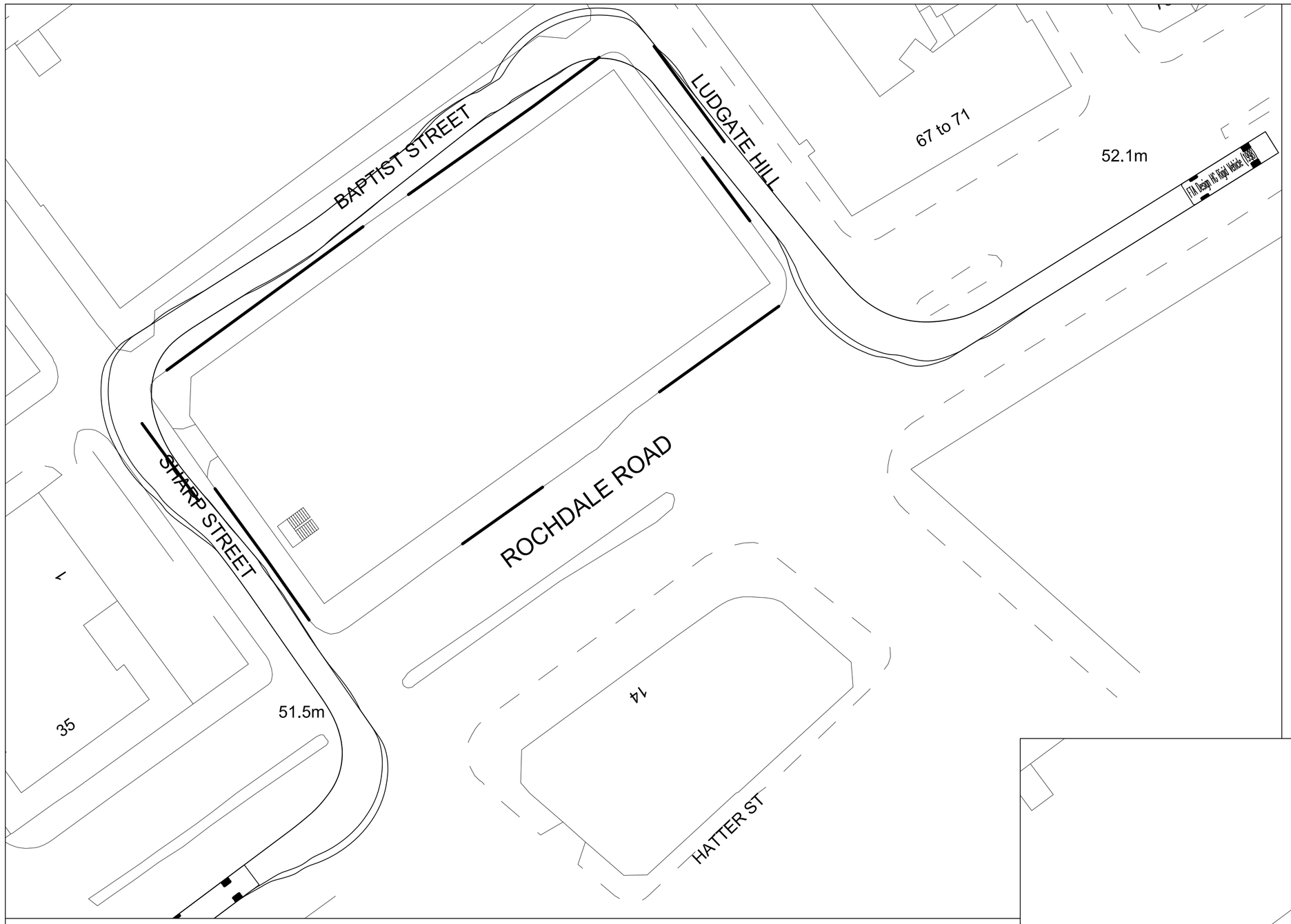
- Provide hard-standing where vehicle movements mostly occur
- Control measures / dust suppression screens
- Damping down / mist technology to dampen dust down
- Planning and controlling the orientation, shape and locations of stockpiles, to minimise the risk of dust rise through wind action
- Measures such as screening and covering
- Keep adjacent roads and hard-standings clean
- Turn off plant when not in use
- Ensure the appropriate selection and maintenance of construction vehicles, plant and equipment to minimise emissions.
- Investigate the use of electric powered plant
- Waste material will not be burned on site
- Regular removal of waste and skips to stop debris build up

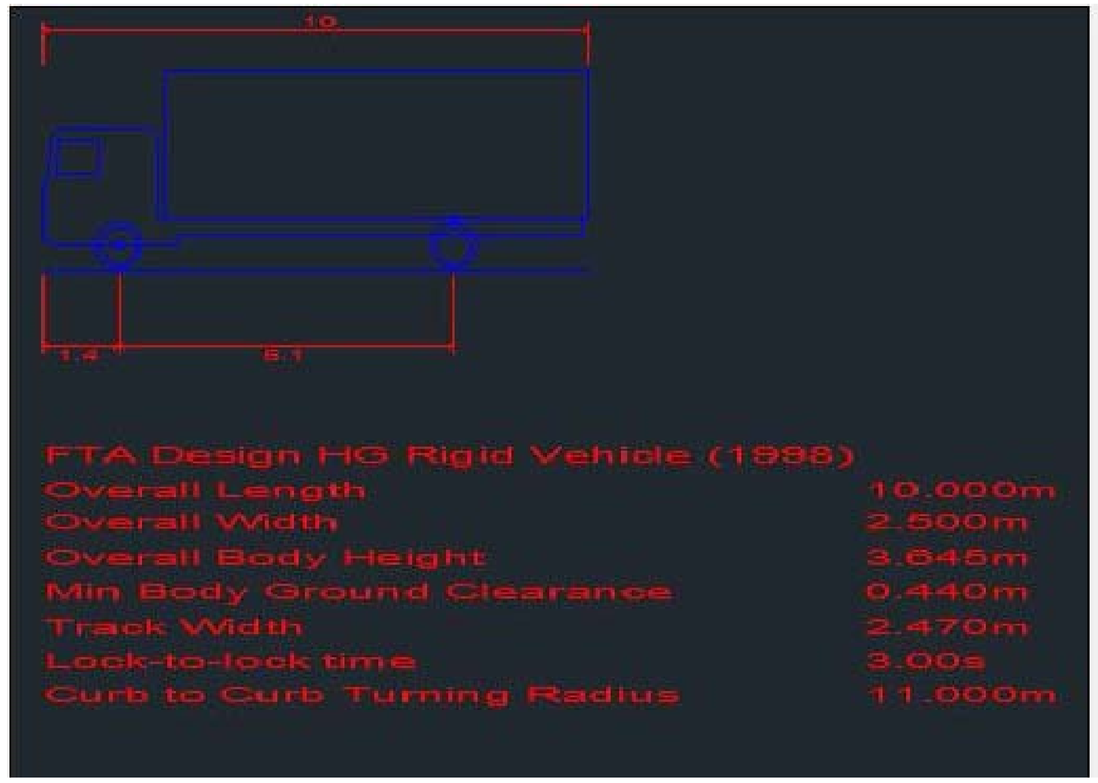
22. Public Relations

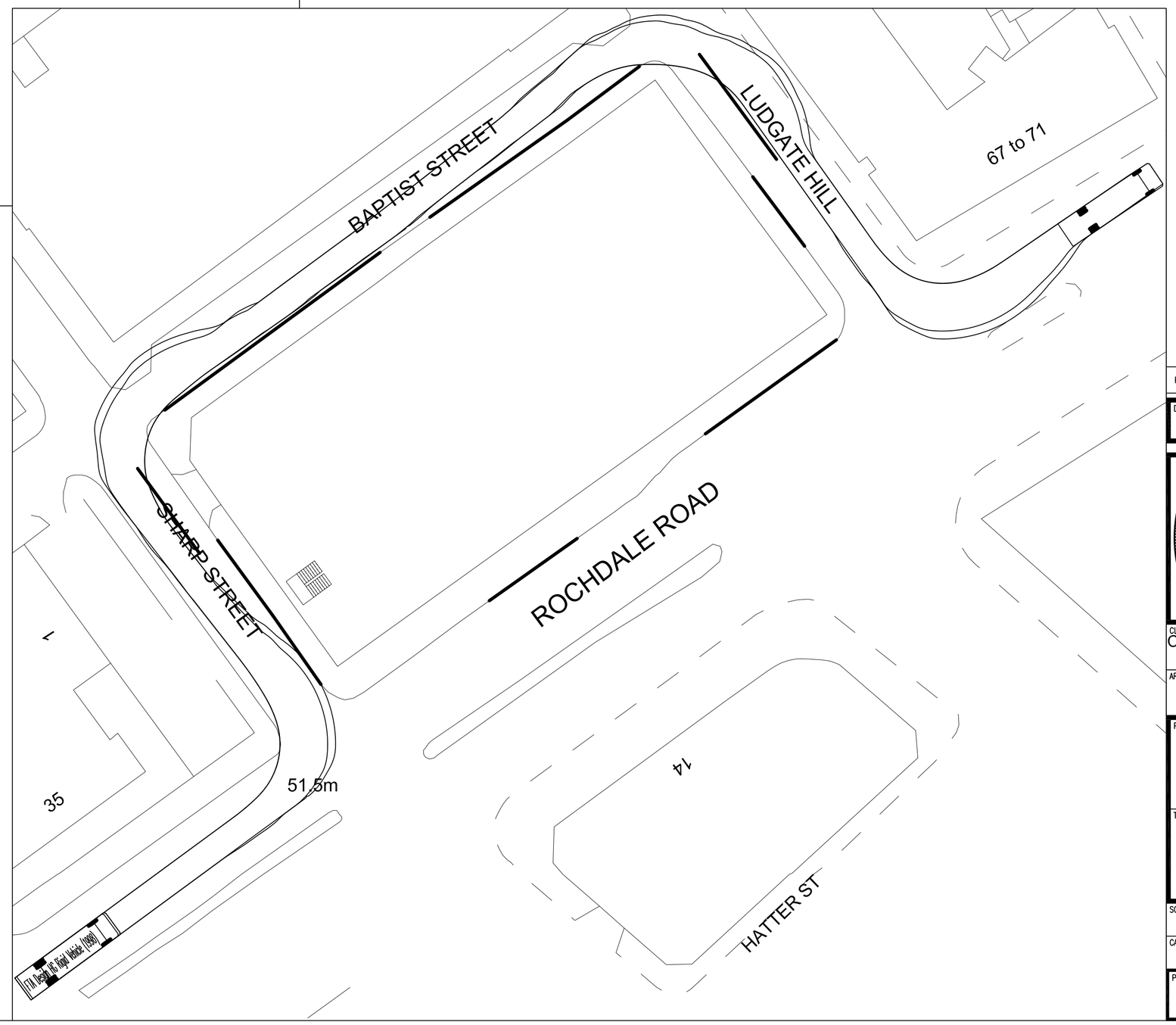
Create Construction will make regular progress updates to the local community via Newsletters. Under the Considerate Constructors Scheme, Create Construction will maintain regular dialogue with neighbours and provide regular updates on site progress and logistics.

Risks of noise, dust and air pollution will be considered for each proposed activity and associated migration measures will be implemented.

Facebook & social media to be utilized to update the local community and improve communication and the image of construction. Any complaints are logged in our site office on the CCS monitoring forms which will be monitored by our senior management and responded to in a timely and efficient manner







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4. ALL LEVELS ARE IN METRES, UNLESS NOTED OTHERWISE.

REV	DATE	BY	DESCRIPTION	CHK	APD

DRAWING STATUS: INFORMATION

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CLIENT: CREATE DEVELOPMENTS(MANCHESTER) LTD

ARCHITECT: TIM GROOM ARCHITECTS

PROJECT: SHARP STREET MANCHESTER

TITLE: TRACKING FOR FLAT BED VIA BAPTIST STREET

SCALE @ SIZE:	CHECKED:	APPROVED:
NTS	JCC	check
CAD FILE:	DESIGN/DRAWN:	DATE:
-	DAE	14/07/16

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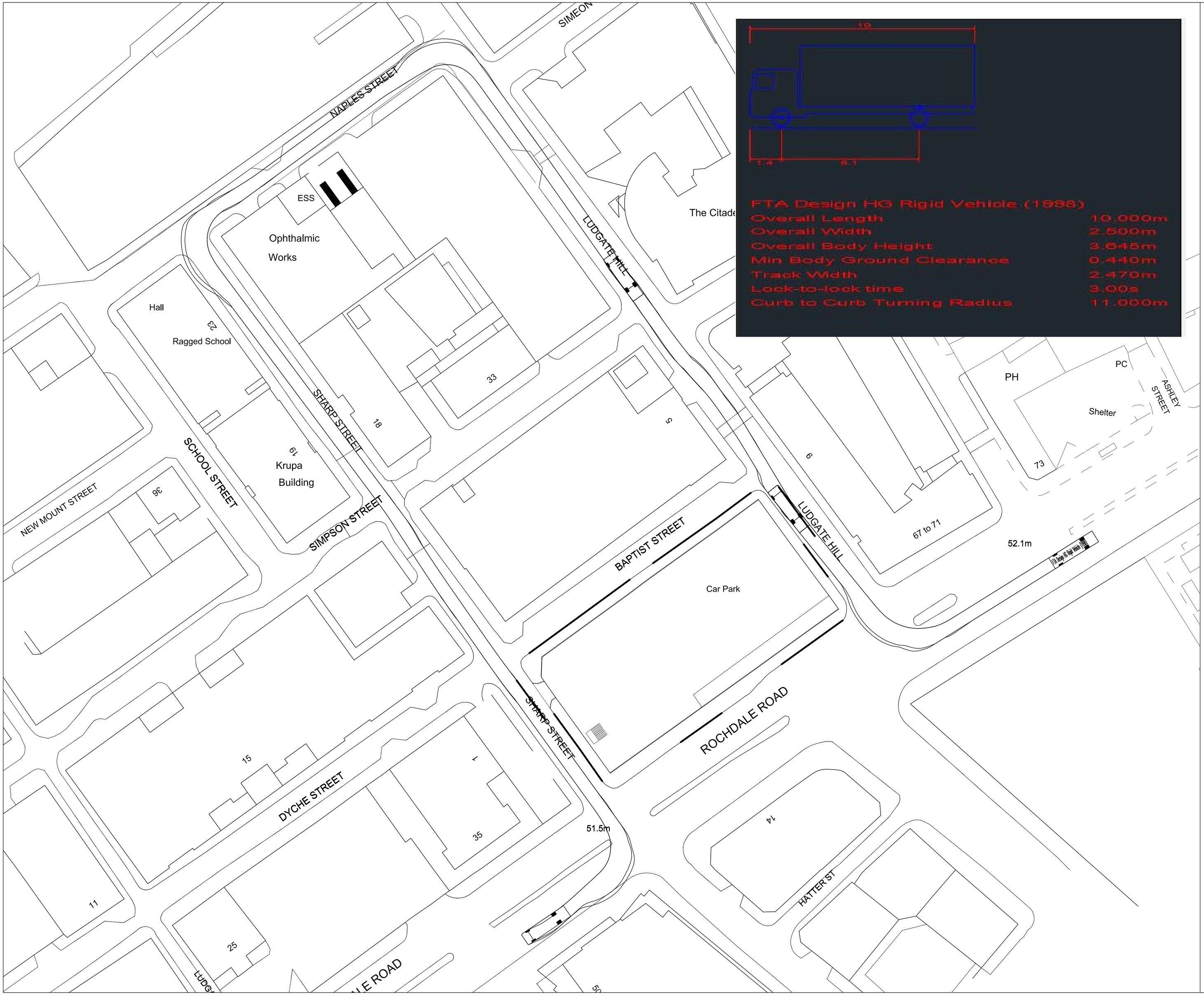

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DRAWING STATUS: INFORMATION

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ARCHITECT: TIM GROOM ARCHITECTS

PROJECT: SHARP STREET MANCHESTER

TITLE: TRACKING FOR FLAT BED VIA NAPLES STREET

SCALE @ SIZE:	CHECKED:	APPROVED:
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CAD FILE: -	DESIGN/DRAWN: DAE	DATE: 14/07/16

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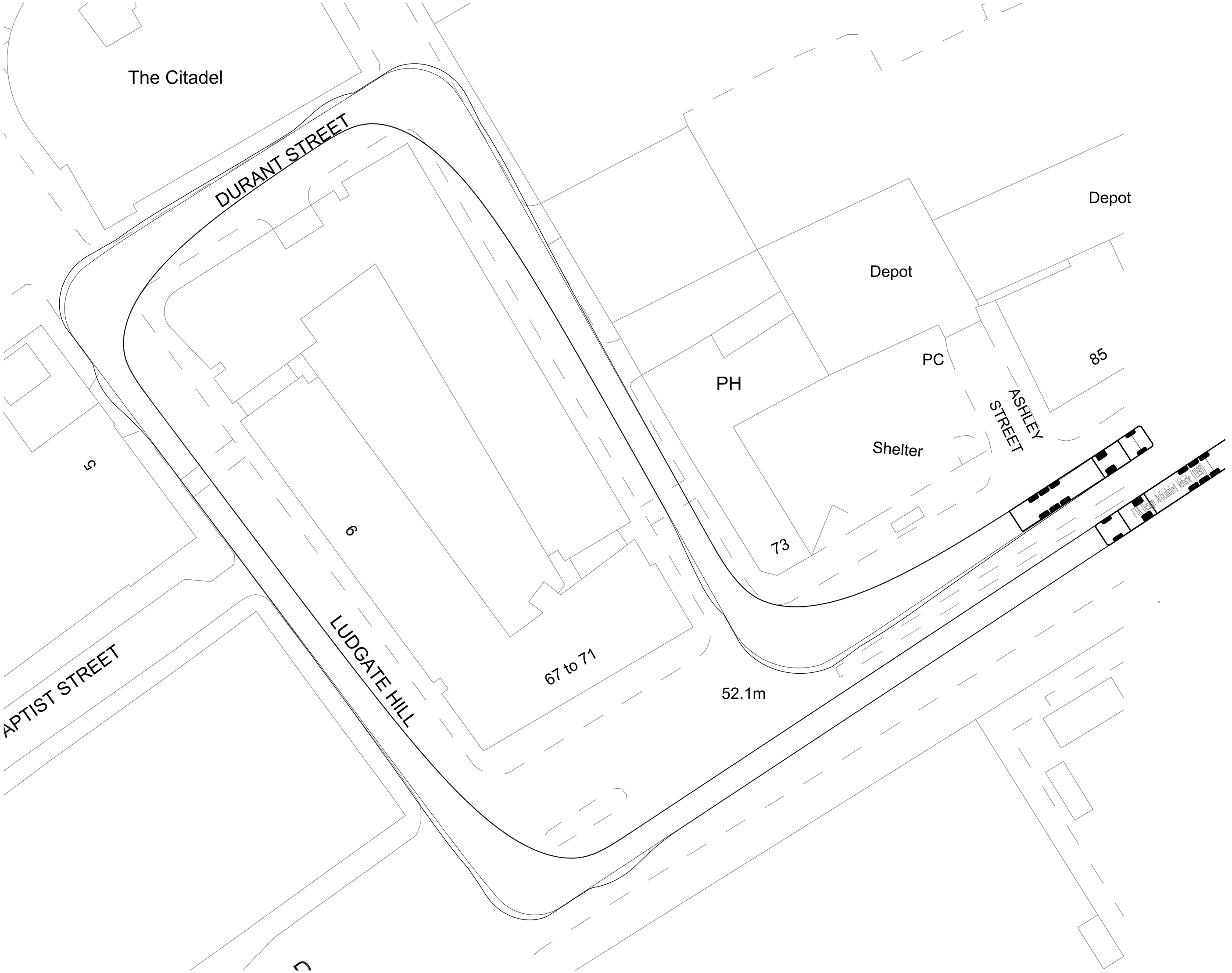

REV	DATE	BY	DESCRIPTION	CHK	APD

DRAWING STATUS: INFORMATION

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CLIENT: CREATE DEVELOPMENTS(MANCHESTER) LTD

ARCHITECT: TIM GROOM ARCHITECTS

PROJECT: SHARP STREET MANCHESTER

TITLE: TRACKING FOR ARTICULATED VEHICLE VIA DURANT STREET/GOULD STREET

SCALE @ SIZE:	CHECKED:	APPROVED:
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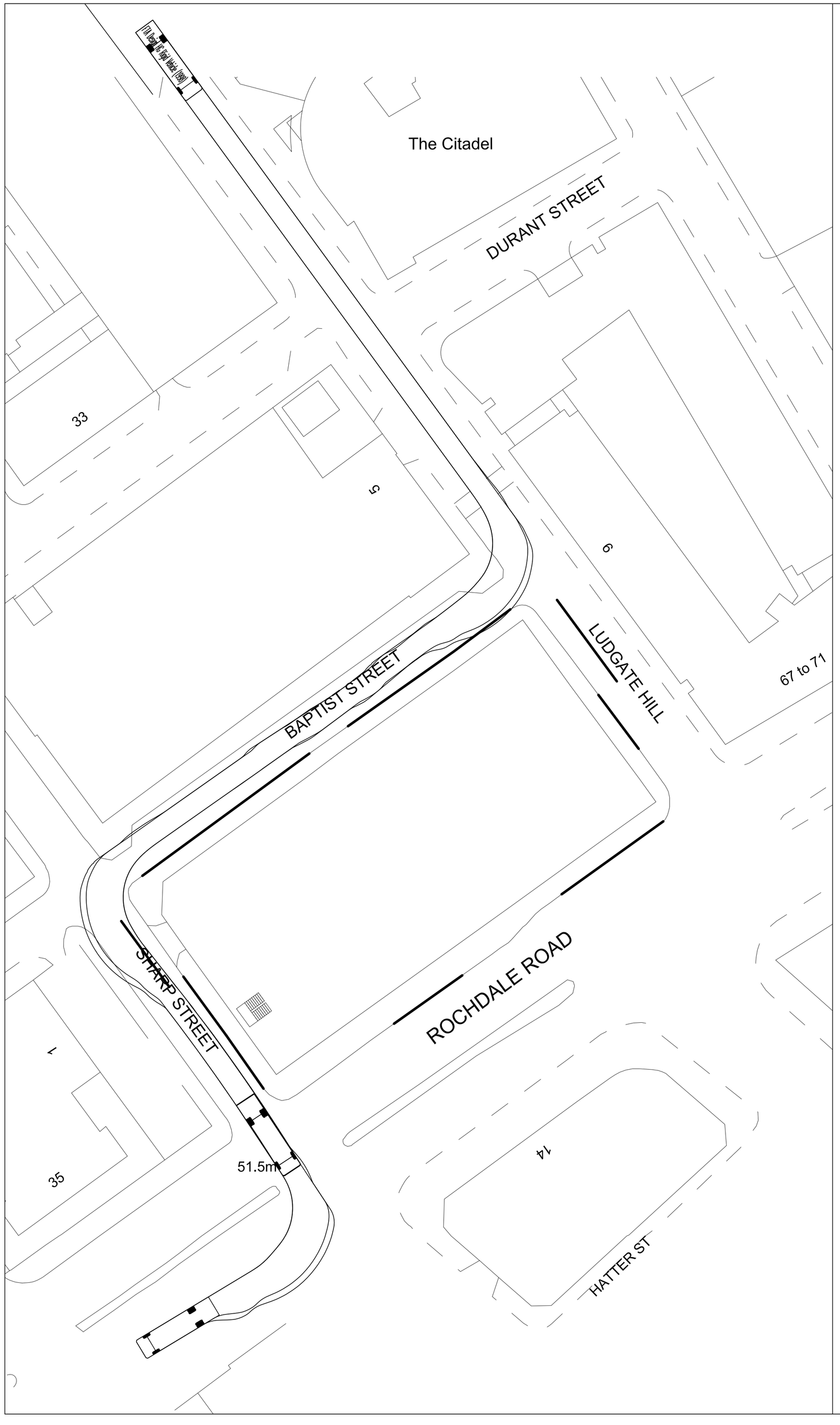



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REV	DATE	BY	DESCRIPTION	CHK	APD

DRAWING STATUS: INFORMATION

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ARCHITECT: TIM GROOM ARCHITECTS

PROJECT: SHARP STREET MANCHESTER

TITLE: TRACKING FOR FLAT BED VIA LUDGATE HILL

SCALE @ SIZE:	CHECKED:	APPROVED:
NTS	JCC	check
CAD FILE: -	DESIGN/DRAWN: DAE	DATE: 14/07/16

PROJECT No:	DRAWING No:	REV:
T/16/SY/642	SK03	-

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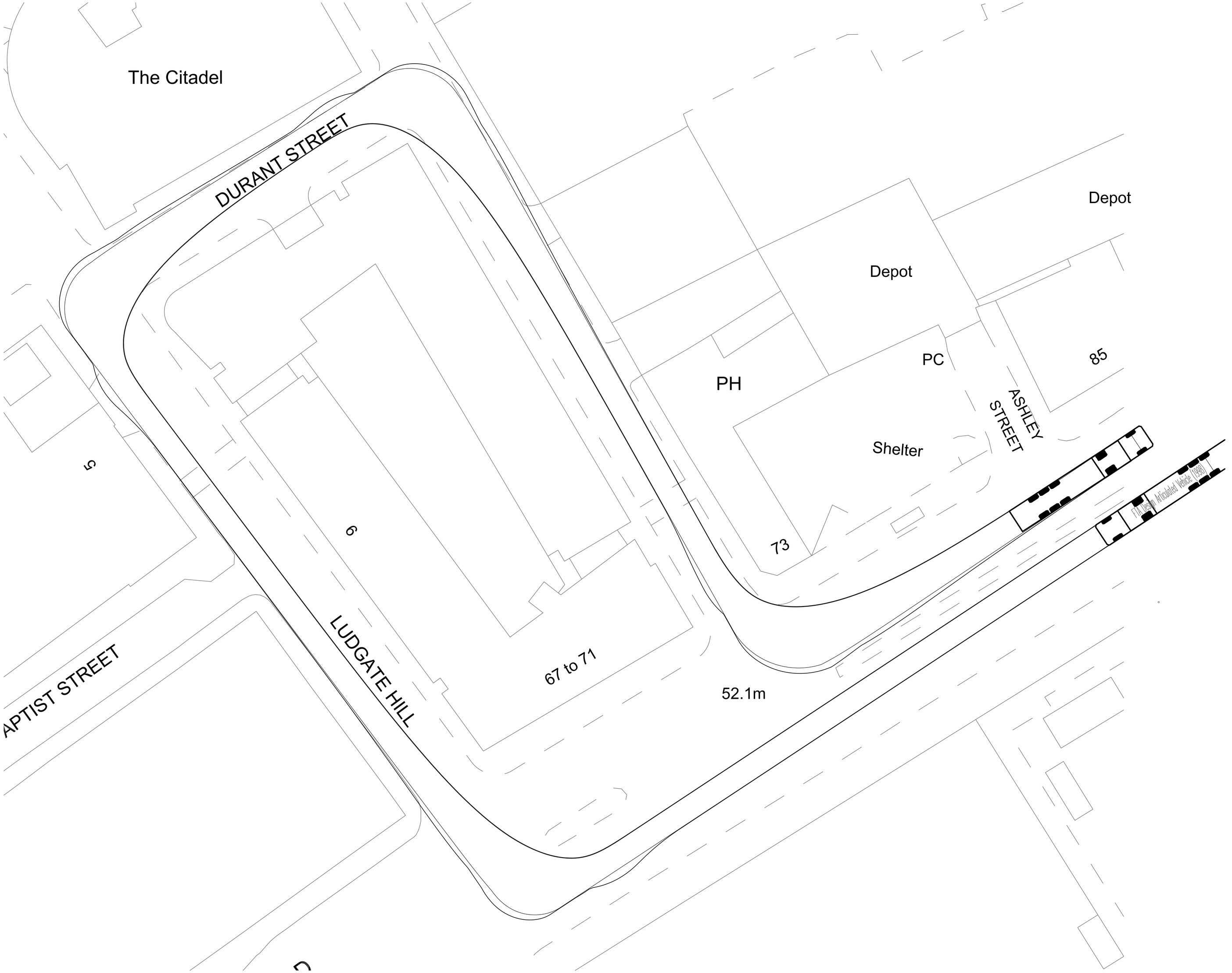

REV	DATE	BY	DESCRIPTION	CHK	APD

DRAWING STATUS: INFORMATION

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ARCHITECT: TIM GROOM ARCHITECTS

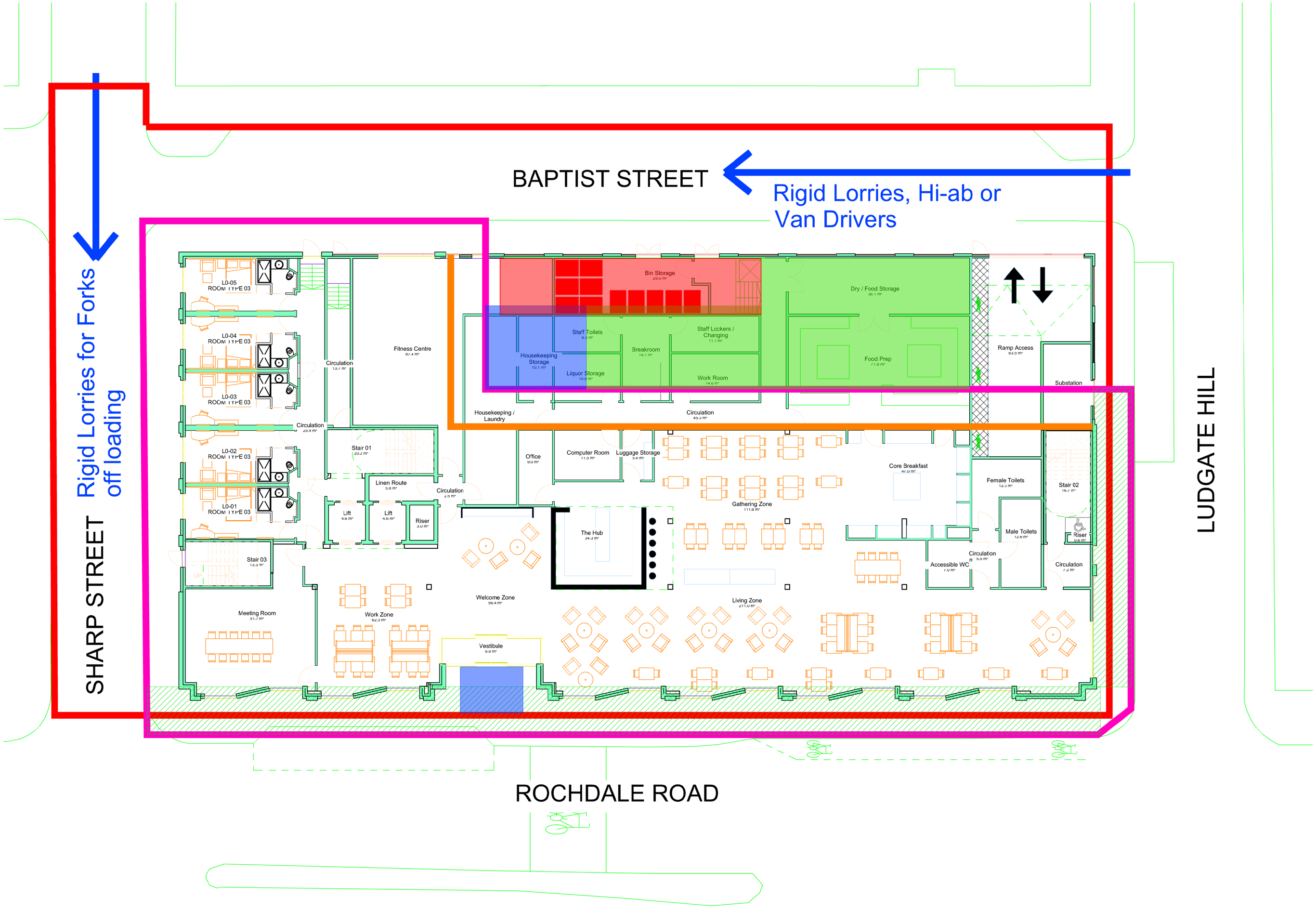
PROJECT: SHARP STREET MANCHESTER

TITLE: TRACKING FOR ARTICULATED VEHICLE VIA DURANT STREET/GOULD STREET

SCALE @ SIZE:	CHECKED:	APPROVED:
NTS	JCC	check
CAD FILE: -	DESIGN/DRAWN: DG	DATE: 08/02/17

PROJECT No:	DRAWING No:	REV:
T/16/SY/642	SK06	-

A1



PROPOSED SITE LOGISTICS PLAN

Load-out Zone

FFL at Footpath Level

Hoist

Gantry Scaffold to Maintain Footpath - Hoarding Line 400mm off face of building onto footpath.

Floor 1-9 Building Line

Road / Footpath Closure Zone

Scaffold

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Rev	Date	Revision notes	By	Check
-		--	-	-
INFORMATION		--	29.09.16	-

Purpose of Issue	Rev	Date	Authorised

create construction

Client	Drawing Title
CREATE DEVELOPMENTS (MANCHESTER) LTD.	PROPOSED SITE LOGISTICS PLAN

Project Title	Drawn	Date
HAMPTON BY HILTON SHARP STREET MANCHESTER M4 4HT	RP	29.06.16
	Checked	Date
	-	-

DWG No.	P119	Scale	NTS	Revision	-