Construction Method Statement

Project name	Old Moat Sure Start Centre
Project address	Old Moat Lane Manchester M20 1DE
Client name	Manchester City Council

1. Project details	
Brief description of project	
The site is a mixed use building serving the local community childcare facilities, including early education & NHS services, health & family support The facility is placed in a residential housing location. The centre opened Oct 2003. The project will include the removal of the existing gas boilers and replacing them with air source heat pumps also upgrading a majority of the existing lights within the building to more efficient LED lights and exchanging some of the existing radiators with new more energy efficient radiators. Site operating times; 8am – 5pm Monday to Friday (Excluding Bank Holidays) There will be an element of out of hours working, due to it being a live building. These will be low noise activities.	
1.2 Project programme dates	
Planned commencement date	Oct 2025 (Prov)
Planned completion date	April 2026

2. Project team details and organisation
Professional team

Client	Manchester City Council
Name	Rob Renshaw
Email	[redacted]

Principal Designer	Dress and Sommer
Name	Dominic Ward
Email	[redacted] [redacted]

Contractor	Equans
Name	Robert Lynch
Email	[redacted]

Architect	Drees and Sommer
Name	Hodkin, Alexander
Email	[redacted]

M&E consultant	Crookes Walker Consulting
Name	John Sung
Email	[redacted]

Structural engineer	
Name	
Email	

4. Project Layout (access roads, walkways & traffic management plan).

A project layout plan marked up with traffic routes and key installations is produced and displayed – see **Appendix A**. It is regularly reviewed and forms part of the induction process. The layout will be well presented and easily understood by any person. If necessary, the information may be depicted on more than one layout.

The following Arrangements will be put in place and developed as the project moves on to control vehicle movement and interaction with public and pedestrians.

Safe routes for construction vehicle manoeuvring into and around the project have been considered and set out on the attached plan, the additional controls will also be in place for the duration of the build;

- A trained 'banksman'/gateman to manage vehicle movement in and around site.
- Vehicles will be driven into site via the only entrance to Old Moat, Loaded/unloaded within the compound area as shown on the site layout in Appendix A.
- Vehicles using the only entrance will be for short durations, A Banksman will be present for delivery wagons during access and egress..
- Road Clean/Wheel wash provision on exit to keep roads clean during bulk excavation, if required.
- All HGV movements will be planned and managed to avoid waiting outside of the site or within the residential estate nearby. We only envisage approx. one HGV vehicle delivery per week. This will decrease to zero per week as the works progress. Deliveries to the site will take place outside of the AM and PM peak times.
- Separate entrances will be set up for pedestrian and construction vehicle traffics to form Segregated routes in and around site protecting staff, operatives and the general public and visitors to the site. Safe pedestrian routes to and from work locations will be set up within the compound and site areas.
- Some of the existing trees to the site and will have to be felled or trimmed back to allow for the new building or to minimize damage caused to them during the work. This includes the road entrance access and egress point.
- Materials will be off loaded on site and stored on suitable hard standing.
- Materials will be brought to site on a "just in time" basis.
- Plant parked on site will never be left running whilst unattended, during periods where the site will be closed all powered plant will be immobilized with security shutters fitted (if provided). The plant will be grouped and parked in a spot clearly visible off site so any potential thief vandals can be spotted by security of passerby.
- Plant and vehicles will be switched off when stationary and not permitted to idle to reduce fumes and exhaust gasses on and around the site.
- Where required Equans will discuss and agree any requirements for licensing, hoarding / scaffolding, and skips with MCC's Highways Licensing Team via Email to: highwaylicences@manchester.gov.uk.
- Where required Equans will discuss and agree any requirements for temporary traffic and pedestrian management with MCC's Event and Traffic Management Team via Email to highwaynetworkmanagement@manchester.gov.uk.
- Contractor parking will be off-site.
- Separate waste skips will be provided.

5. Project security
The site has 24/7 monitored CCTV to all elevations including the proposed site set up location. The perimeter of the site is secured with a combination of new and existing perimeter fence. The local neighbourhood policing team will be consulted with prior to works progressing and notified of the site and associated activities. [redacted]

Existing hazards / considerations / restrictions	Notes / controls
Adjacent buildings – schools offices, shops etc	The Area around site comprises mainly of residential properties with limited parking.
Access restrictions	Deliveries will be managed and timed so as not to cause congestion or general nuisance on or around site.
Noise/Dust and vibration	Site will be constantly monitored from and environmental impact including noise assessments and vibration monitoring.
Excavations	Will be protected throughout the duration using fixed steel barriers to prevent unauthorised and accidental access to those involved in thework, visiting or trespassing on site.
Storage of materials (particularly hazardous materials) and work equipment	Fuel and chemicals will only be stored on site within plant or in bunded tanks with spill prevention/protection all of which will be locked off or secured when not in use.

6.Waste management
A site-specific Waste management plan will be developed for the project ensuring that all waste produced or held on a site is disposed of safely, efficiently and in accordance with the law. The plan will set out and manage. • targeted waste streams for all construction activities. • How waste will be handled both off and on site. • Roles and responsibilities. • Waste minimization. • Project targets. • Forecast. • Record actual quantities produced. Separate skips provided on site by a licenced waste handler will be utilized for part of the works segregating waste at source, with some skips being combined and segregated off site. Bulk excavated material will be loaded directly into wagons and carted off site utilizing a registered waste carrier and disposed of at a licenced tip.

7. Parking

The site has a small public car park, there is limited parking at the centre and in the surrounding residential area.

All contractor parking will be off site.

8. Neighbourhood engagement

A community engagement plan will be developed for the project identifying key community group/Residential and neighbourhood groups. We will continue the engagement currently carried out by the existing facility in updating and keeping residents and local businesses informed of the project and any activates likely to impact on their day to day.
An open-door policy will be set up and encouraged throughout the lifetime of the project encouraging neighbours and local resident to contact the site directly. This will be reiterated via regular letter drops and social media updates.
Within site inductions all staff and operative will be briefed on our expectation of their behaviour in and around the site via the project specific rules. Any operative to breach these rules or those who created nuisance or disruption around the site will be excluded from the project.
All complaints received either directly or indirectly will be recorded for the duration of the scheme. Complaints in the first instance will be dealt with via the site teams, if the complaint persists or can not be resolved by the site team, Equans quality team will be brought in to take an overview of the situation and deal with any issue away from a site level.

9. Monitoring and audit (health, safety, quality and environment)

9.1 On-site monitoring

The Nominated Manager **shall** ensure that performance is monitored on site on an on-going basis, through regular inspections of the site and works in progress, commensurate with the nature of the works and associated risks.

Safety / Environmental and Quality inspections will be undertaken on a fortnightly basis (approximately) by the company's HSQ&E Managers, and scored inspection sheets prepared. Non-confirming activities will be addressed in a timely fashion.

The HSQ&E Manager's will visit and inspect the works at any time, either of their own volition or by request.

Throughout the duration of the project the site team will carry out regular sound level Monitoring at the site boundary to ensure that that the works are not exceeding reasonable levels causing nuisance to the local residents, the result of which will be recorded and retained for the duration of the works.

Periodic audits to confirm the implementation of Health Safety, Quality and Environmental systems will be carried out in accordance with company procedures.

10. Environmental management

10.1 Environmental aspects and impacts

The site is located within its own grounds. Surveys will be carried out to establish the presence of endangered and protected species within or around the area and site and Suitable precautions will be implemented based on the results of these surveys.
Prior to any works being carried out to existing trees within the site boundary will be protected. As works within the ground are carried out in the vicinity of the trees a Arboriculturist will be present monitoring the works. It is planned that any felling or pruning of existing trees will be carried out 'outside' of the bird nesting season.
Noise;
Site operations will be restricted to the time scales covered above.
Noisy operations will be restricted, and alternative methods introduced where practicable.
Alternative construction methods will also be considered to reduce the effect of the works to site operatives and neighbours.
Regular noise assessments will be carried out on and around site to record the effects of the works to the neighbouring properties.
Deliveries in and around site will also be restricted to the site operating times to prevent nuisance to the adjacent properties through engine noise etc. But will be managed to avoid peak AM & PM times.
A road sweeper will also be utilized to deal with dust and debris being trafficked onto adjacent roads from site during heavily traffic periods if required.
Vibration;
On site monitoring will be set up to the perimeter of the site to ensure adjacent properties are protected for excessive vibration. Less intrusive methods of ground improvement will also be investigated during the design stage.

Appendices A

Site layout plan / traffic management plan.

Site Layout 1.

