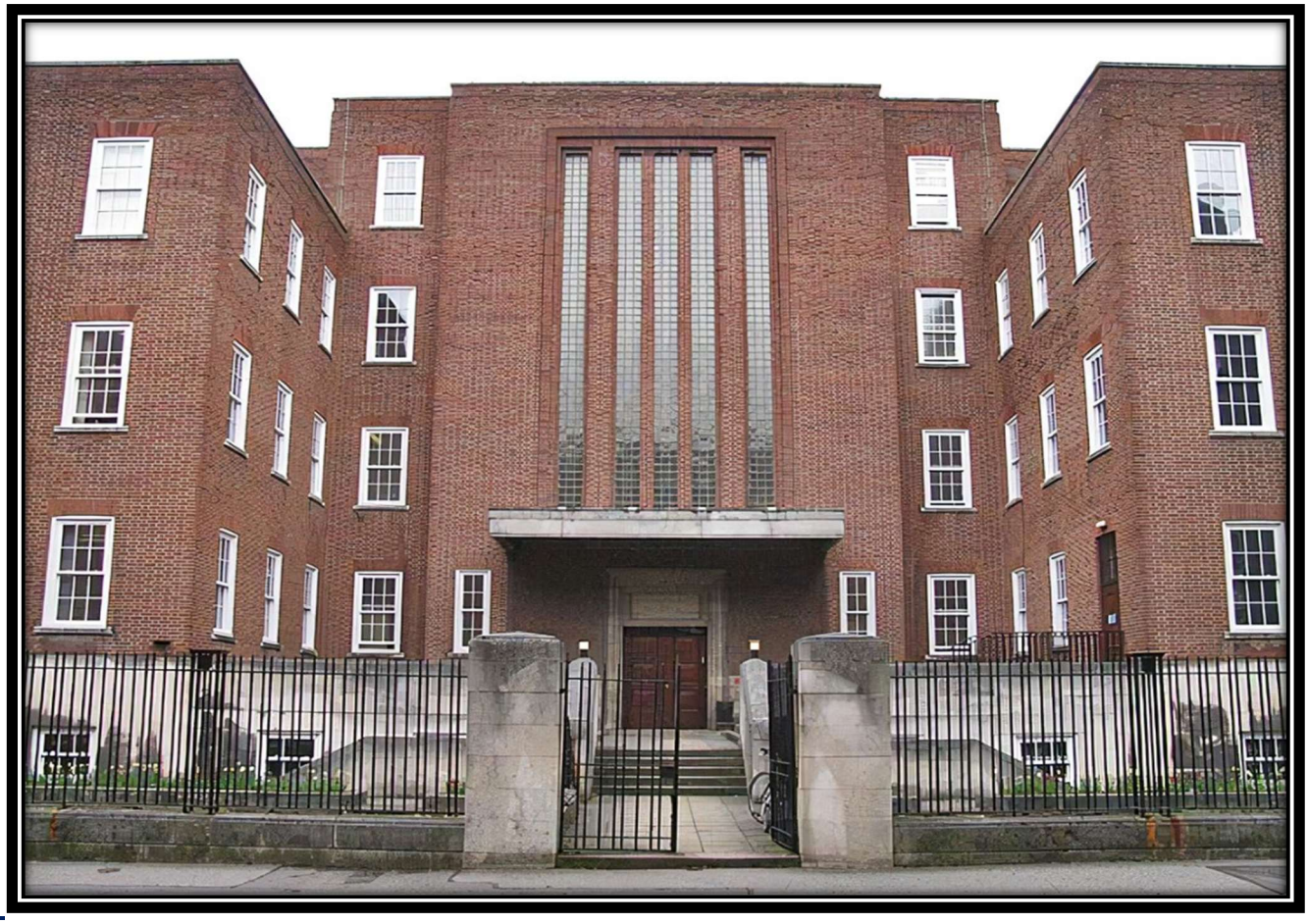
UoM Zochonis Building Construction Management Plan Rev 1



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1. Site Details

Address

UoM Zochonis Building
Dover St
Manchester
M13 9GB

Proposed Working Hours - Monday to Friday – 08.00 – 16.00

Start & Completion Dates – Monday 19th May – Friday 11th July

Noisy Works – Monday to Friday – 09.00 – 15.00

Key Personnel

Site Manager – Geoff Thompson – Geoff.Thompson@mcconstruction.co.uk - 07950 035843

Contracts Manager – Tony Burns – Tony.Burns@mcconstruction.co.uk - 07384 469673

Operations Manager – Karl McDonald – Karl.McDonald@mcconstruction.co.uk – 07793 244734

H&S Manager – Mandy Knowles – Mandy.Knowles@mcconstruction.co.uk – 07702 156773

Demolition H&S Manager – Tracy Marsh – Tracy@Inglenorth.co.uk – 07821 644461

PD/CDM Advisor – Charles Shorland - Charles.shorland@bowker-sadler.co.uk – 07802 898008

Architect – David Hanna - David.Hanna@bowker-sadler.co.uk – 07874 880247

Client Representative Project Manager - Ben Guymer – Ben.Guymer@recomsolutions.co.uk - **07511 870607**

Emergency Contacts

1st Contact - Tony Burns – Tony.Burns@mcconstruction.co.uk - 07384 469673 or 07960 661493

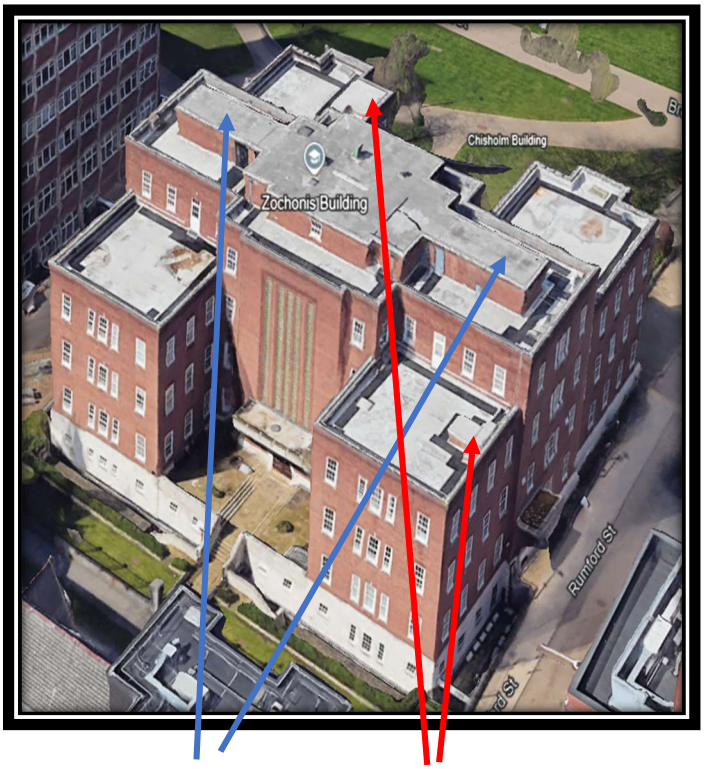
2nd Contact - Geoff Thompson – Geoff.Thompson@mcconstruction.co.uk - 07950 035843

2. Scope of Works

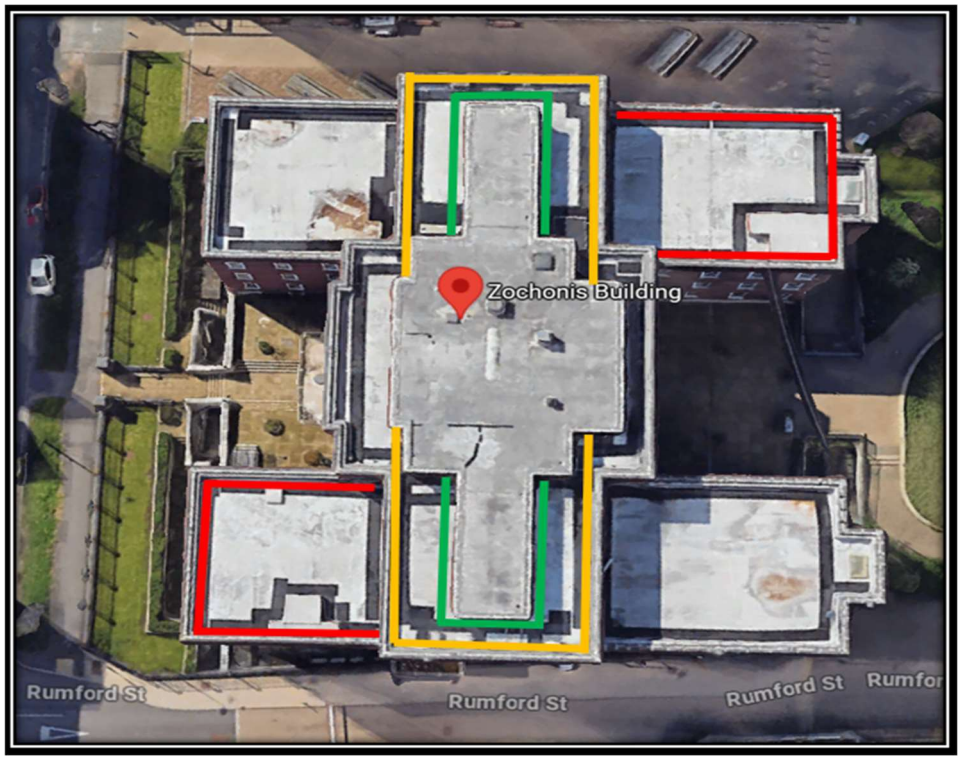
Enabling works are currently being undertaken to demolish the internal of the Zochonis Building ahead of a proposed high specification refurbishment to modernise the building, decarbonise and future proof, offering a greatly improved University facility.
Our original works were limited to the internal areas of the building, but as part of the fit out works we are now looking to demolish 2nr out buildings on the 4th floor roof and 2nr on the 3rd floor. (Indicated in the photograph shown.
To enable these works we will need to build a combination of scaffold handrail as edge protection and a scaffold working platform, built off the roof (nothing from the ground). This will be detailed in separate RAMS to be issued ahead of works commencing.

The sequence of works would be to demolish the roof of the outbuilding firstly and then work our way down, course by course, removing all waste internally through the building, in heavy duty carts, down in the goods lift and into our current skip located in the loading bay on Rumford Street.

Illustrations on the next page.



4th Floor **3rd Floor**



Key

1200mm handrail edge protection located in front of the parapet wall

Independent Scaffold with working platform and brick guards

2000mm “A” Frame handrail sheeted with Monoflex. (shown in image for an example)

Step by Step Methodology

- Obtain relevant paperwork required – Roof permits, planning permission etc.
- Set up exclusion zone at ground level to the perimeter of the working areas using hears fencing with signage clearly displayed.
- Take delivery of MEWP (Scissor Lift) to transport the materials up to roof level. MEWP to be sited at the within our exclusion zone at the front courtyard of Zochonis Building. (WML Consultation required due to loading restrictions of approx. 5 tonnes. Suitable machine to be selection to fit within the weight restriction.
- Scaffolding materials to be transported up via the MEWP, onto the 3rd floor roof of Zochonis building.
- Handrail to be built in front of the parapet wall as illustrated above.
- Scaffolding materials to be passed from 3rd floor to the 4th floor. Only long standards and boards to be passed up. All shorter tubes and materials to be taken internally within the building.
- 4th Floor “A” frame handrail to be build as illustrated above, handrail to be 2meters in heigh and fully sheeted with monoflex to prevent any falling materials.
- 4th Floor independent scaffold to be built on the perimeter of the out houses, to include a working platform and brick guards.
- Internally within the 4th floor out buildings a birdcage crash deck is to be built.
- Once scaffold is erected, inspected and signed off, demolition works can then commence.

Demolition Sequence

- Working from the independent scaffold on the 4th floor, start to demolish the roof of the out building using hand held breakers and hand tools. All plant is to be fitted with dust suppression.
- Once the roof is demolished, the independent scaffold can be stripped and work continued from the internal birdcage scaffold, with the internal walls acting as edge protection.
- Carefully remove the walls course by course, again using hand held breakers and hand tools.
- Once the walls are down to a certain level, the birdcage scaffold can be removed and the remainder of the walls to be demolished working from the ground of the 4th floor plant room.
- All waste to be broken down into small manageable loads and taken down to the goods lift and out to the skip located on Rumford St as per usual methods. Small carts, lowered to the 3rd floor via the existing lowering beam and manual pushed to the goods lift.
- The same process is then repeated for the 2nd outbuilding located on the east side of the building.
- Works can then start on the 3rd floor low level buildings. These can be removed without access requirements, working from the ground of the roof on the 3rd floor, using similar methods as above in terms of small hand-held breakers and hand tools.

Decanting Works

- Following removal of the 3rd floor low level building, temporary waterproofing is to be installed as per Bauder details provide by BSA.
- Upon completion of the works any remaining scaffolding is to be removed in reverse order from the installation. Small items taken internally through the building and larger items to be lowered using the MEWP, once again sited in our exclusion zone within heras fencing.
- MEWP to be removed from site and exclusion zone scaled back or completely removed, dependant on requirements of the University and or project team.

3. Proposed Control Measures

Control measures noted in the table below.
This list contains everything foreseen at this stage. All risks are monitored constantly as works progress in the form of daily briefings and look ahead meetings. If any risks that are not identified below appear, we will use a dynamic approach in terms of reacting to a change and ensuring all risks are considered and accounted for before proceeding further.

Risk	How we will mitigate the risk
The risks involved in removing a very large quantity of waste from the upper floors of the Zochonis Building.	• Our proposed methodology is to break the waste down into small manageable loads, lowering onto the 3rd floor using a hoist in heavy duty carts (Hoist is already in place and certified) and then once lowered, taken to the goods lift, transported down to the ground floor and out into a large skip currently located in the loading bay on Rumford Street.
	• We intend to utilise the existing loading bay entrance on Rumford Street to extract all waste from the building • A scaffold platform is currently constructed so that demolition operatives can exit the building onto the platform and then place waste into a skip which is immediately in front of the platform. • This area is fenced off with Heras fencing as Rumford Street is still in use by staff, students and other stakeholders. • Internally the building is empty and segregation from other building users is therefore not an issue.
Ensuring fire and emergency routes are maintained.	• Escape routes will be maintained by ensuring emergency access doors are unobstructed and unlocked.

Noise / Vibration	• The Zochonis Building is not in use currently; however, we continue to monitor sound levels for our workforce and ensure the correct PPE is always worn. • In any instances of long duration "noisy works" this will be communicated clearly and agreed with any surrounding affected building users. • All works will be in accordance with **The Control of Noise at Work Regulations 2005.**
Dust from the demolition / strip out works.	• Externally, dust will be an issue when waste is placed into the skips on Rumford Street. To minimise the amount of dust, waste will be watered down before operatives exit the building. • The same practice is to be followed whilst working on the roof, during demolition, the areas will be watered down to prevent the spread of dust into the air as much as possible. • Dust extraction and suppression equipment on tools will be used. • Areas of work will be continually cleaned up as work progresses. • Appropriate PPE including face fit masks will be worn and spot checks will be carried out by our Site Manager.
HAVS from removing block walls	• Demolition works will be undertaken with vibrating hand-held power tools, and therefore HAVS is a risk. • We will put in place appropriate control measures to counter the risks and provide health surveillance where risk remains. • We will provide information and training to employees on health risks and the actions being taken to control those risks
Unforeseen asbestos	• Although an asbestos removal contract in the Zochonis Building is almost complete, our experience of previous University projects has taught us that further asbestos may be found, particularly in areas of limited access. Asbestos awareness training is mandatory for all staff before they are permitted on site. This risk of uncovering unforeseen asbestos is covered during induction and daily briefings. We also have a continued presence on site from Reddish Vale during the works.
Risk of falling objects	• Although most of our works are a fair distance in from the parapet wall, we will ensure any edge protection is fitted with brick guards on the independent scaffold to the 4th floor outbuildings to minimise the risk of any falling objects. • On the lower section of the 4th floor in front of the parapet walls we propose to build a 2m high A frame handrail, sheeted with monoflex to prevent anything falling over the edge of the parapet wall. (This would need to be a designed handrail) • A suitable exclusion zone using Heras fencing will be set up at ground level around the perimeter of the working areas.
Transfer of Dust/Debris through vehicle movements	• All construction vehicles and skip with be sheeted by suitable means (tarpaulin) or have a sliding lid on them to prevent the transfer of any construction dust being transferred to any other areas from site to the location of the waste recycling centre. • Vehicles to be well maintained and kept clean and free of construction debris. Area on Rumford St to be monitored during the ongoing works and road sweepers to be brought in if required. It is not anticipated to be required due to earlier measures that are put in place but will be an available option upon request.

4. Removal of Waste

The removal of waste from the roof to the skip has been described in the pages above.

Manchester and Cheshire Construction has a **proven record** of ensuring that all waste created on site is removed and recycled appropriately.

Alcumus ISOQAR

Certificate of Registration

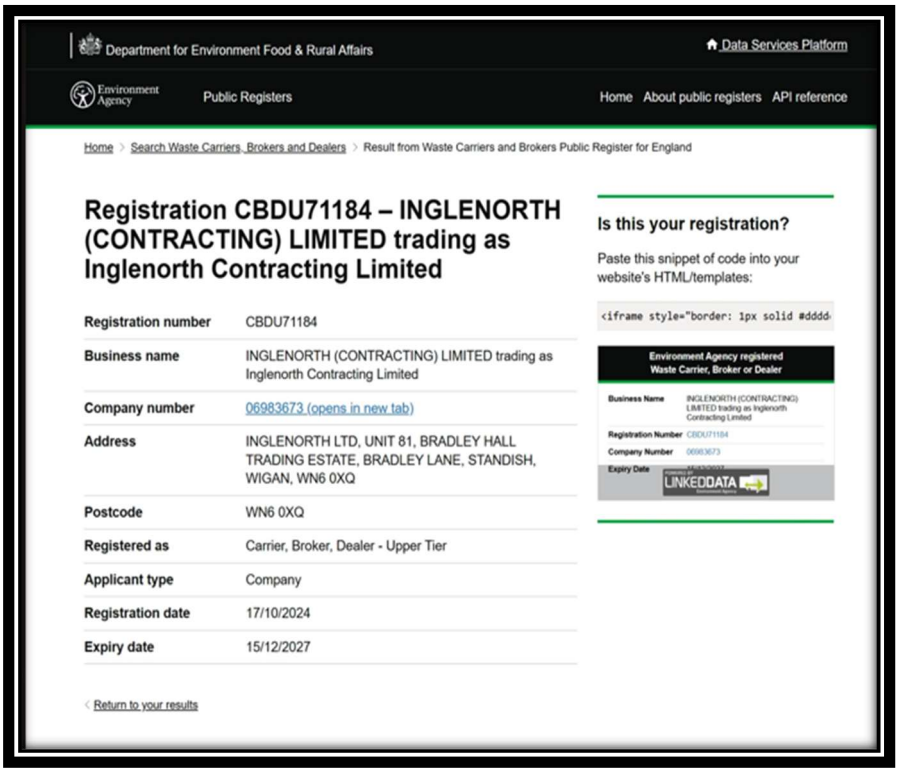
As part of our **ISO14001 Environmental Management System** a **project-specific Environmental Plan** is written for each of our projects. This contains our **Site Waste Management Plan (SWMP)** which details the materials that are to be reduced, re-used and recycled on the project, to minimise waste and deter as much as possible from landfill.

Using the above recycling methods, we will ensure that we exceed a **recycling rate of 95%.**

The removal of waste for the specific tasks is done so by Inglenorth (Demolition Contractors) The majority of waste will be brickwork and recycled or go to landfill. Any bricks that can be reclaimed will be offered back to the University in the first instance.

Reports are generated, circulated and held on file for all waste removed from site.

A copy of Inglenorth' s Waste Carriers Licence below.


Department for Environment Food & Rural Affairs

Data Services Platform

Environment Agency Public Registers

Home About public registers API reference

Home > Search Waste Carriers, Brokers and Dealers > Result from Waste Carriers and Brokers Public Register for England

Registration CBDU71184 – INGLENORTH (CONTRACTING) LIMITED trading as Inglenorth Contracting Limited

Registration number	CBDU71184
Business name	INGLENORTH (CONTRACTING) LIMITED trading as Inglenorth Contracting Limited
Company number	06983673 (opens in new tab)
Address	INGLENORTH LTD, UNIT 81, BRADLEY HALL TRADING ESTATE, BRADLEY LANE, STANDISH, WIGAN, WN6 0XQ
Postcode	WN6 0XQ
Registered as	Carrier, Broker, Dealer - Upper Tier
Applicant type	Company
Registration date	17/10/2024
Expiry date	15/12/2027

Return to your results

Is this your registration?

Paste this snippet of code into your website's HTML/templates:

<iframe style="border: 1px solid #dddd

Environment Agency registered Waste Carrier, Broker or Dealer

Business Name INGLENORTH (CONTRACTING) LIMITED trading as Inglenorth Contracting Limited

Registration Number CBDU71184

Company Number 06983673

Expiry Date

UKEDDATA

5. Consultation Plan

A consultation plan is to be issued to the stakeholders involved from University of Manchester and RECOM. It will also be circulated to the immediate surrounding buildings that may be impacted during the works. These would include the Chemistry Building and the Simon Building. Consideration may be taken to speak to further neighbouring buildings on the logistical route to site along Dover St.

This would include a letter drop, pages 2-4 of this management plan and logistical plans taken from the up-to-date construction phase plan.

Examples below

Monday 23rd October 2023

To Resident,

RE: WARRINGTON ROAD, CULCHETH – WARRINGTON HOUSING - WORKS NOTICE

We are writing to inform you about some upcoming refurbishment works within the community that we are working on alongside Warrington Borough Council. Works will be taking place from Monday 23rd October to Friday 23rd February 2024. To ensure these works are as convenient as possible for all residents in the surrounding area, we would like to provide you with some important details regarding the project.

Our dedicated staff will be diligent in their efforts to minimise any inconveniences during working hours. We will take measures to ensure that parking spaces remain accessible and that any disturbances are kept to a minimum. Working hours will be from 7:30AM to 4:00PM. Noisy works will begin at 9:00AM and will be closely monitored to ensure they comply with local regulations and to keep any disruptions to a minimum.

The delivery of site cabins is scheduled for Tuesday, the 24th of October and we kindly request vehicles are parked so they are not blocking access to the site entrance during the hours of 9:00AM to 12:00PM.

While we understand that any construction project may bring some level of inconvenience, we want to assure you that our priority is to complete works efficiently and with the least disruption to your daily lives. We will provide regular updates and reminders regarding the works and any changes or additional information as needed.

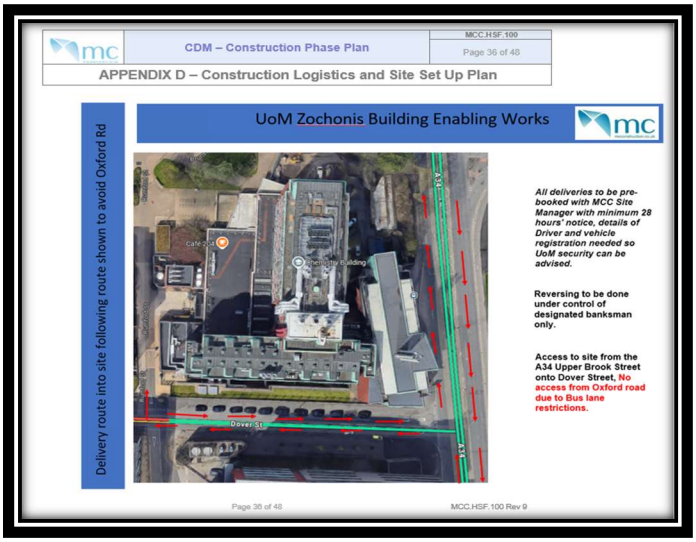
If you have any specific concerns or in the case of an emergency, please contact: Site Manager, Tim Pugh, 07950 035 842.

Thank you for your understanding, patience and cooperation throughout this period.

Yours sincerely,

Manchester & Cheshire Construction Co. Ltd

Built on trust



CDM – Construction Phase Plan
MCC.HSF.100
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APPENDIX D – Construction Logistics and Site Set Up Plan
Waste Compound - Boundary
UoM Zochonis Building – Enabling Works – Skip Location
Concertina Barrier
Banksman
20 Yard RORO Skip
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CDM – Construction Phase Plan
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APPENDIX D – Construction Logistics and Site Set Up Plan
Public Transport and Parking facilities in the area
UoM Zochonis Building Enabling Works
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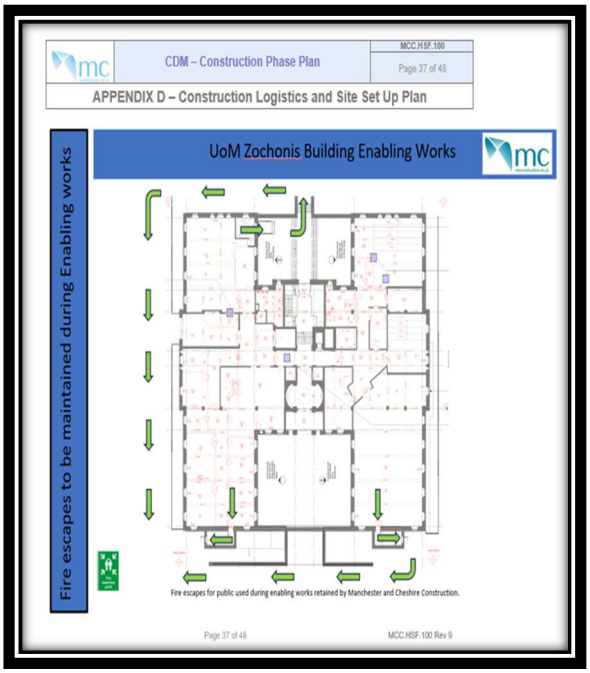
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APPENDIX D – Construction Logistics and Site Set Up Plan
Fire escapes to be maintained during Enabling works
UoM Zochonis Building Enabling Works
Fire escapes for public used during enabling works retained by Manchester and Cheshire Construction.
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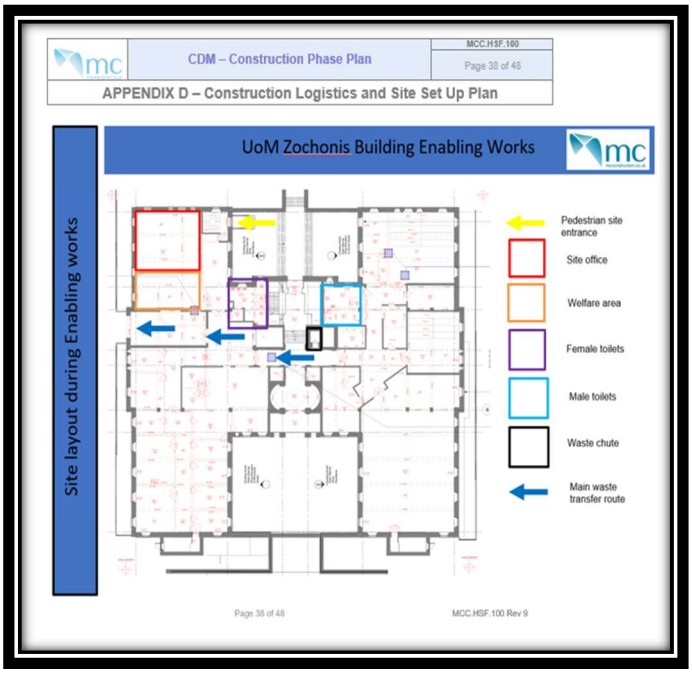
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APPENDIX D – Construction Logistics and Site Set Up Plan
Site layout during Enabling works
UoM Zochonis Building Enabling Works
Pedestrian site entrance
Site office
Welfare area
Female toilets
Male toilets
Waste chute
Main waste transfer route
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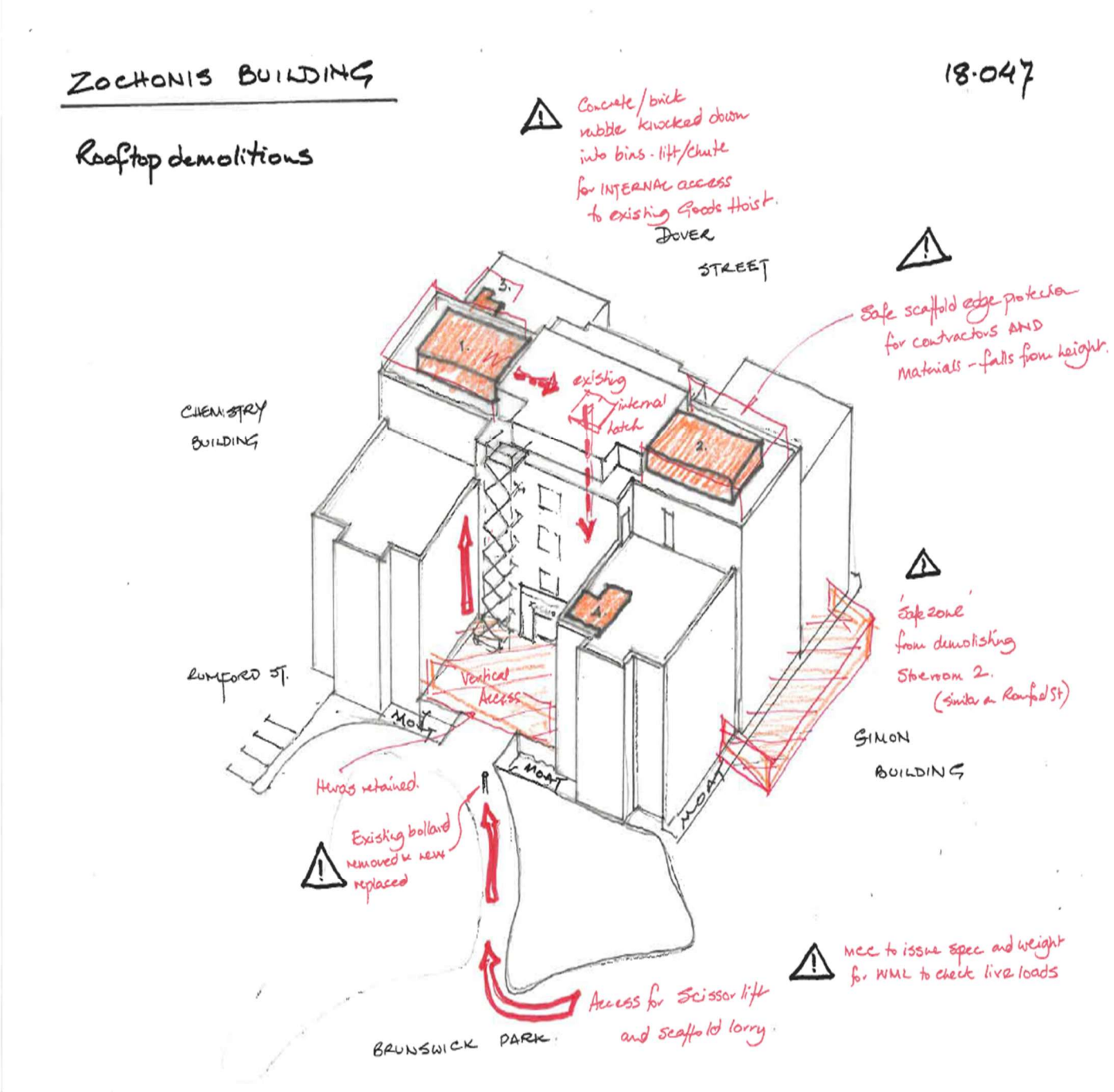

Any further information not included in this CMP that may be required will be made available upon request.