DEVELOPMENT
SOLUTIONS

Cheshire Homes Group

College View
410-418 Moss Lane East
Manchester
M14 4PQ

Construction Management Plan

April 2025

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1. Construction Management Plan

This Construction Management Plan is a document detailing the potential environmental impacts of works at College View, 410-418 Moss Lane East, Manchester, M14 4PQ and surrounding areas and the ways that these impacts may be reduced by the implementation of best practice management strategies and practices which have been outlined below.

Site Compound

With the layout of the existing building/car park on the site, the arrangements for site office and welfare will be established on the existing car park area accessed from Acomb Street throughout demolition of the existing building. Once demolition is completed the welfare compound will move to the garden area which will be completed in the final stages of the project.

The perimeter of the site will have solid hoarding erected to prevent unauthorised access and maintain privacy for neighbouring businesses/residents.

No vehicular access will be provided into the welfare compound this will solely be for the provision of site accommodation for site staff and operatives during the working day.

Temporary highways and pedestrian routing arrangements

In recognition of the importance of maintaining clear and uninterrupted pedestrian and traffic flow for emergency services and other road users along Moss Lane East, the principle contractor will design a site delivery process along with the traffic management strategy which will highlight processes required for highways and pedestrians safe routing.

As the site will be within a hoarding area, no footpath closures will be required. At delivery times the footpaths will be managed for pedestrians. At all times impact to road and footpath users will minimised.

Any road closure if required will be managed by a banksmen via a stop/go system to ensure no tail backs on the surrounding roads. All waiting traffic will be asked to leave site and given a revisit time once any existing deliveries are concluded. No road closures are expected to be required.

Security Fencing / site perimeters

As the site is located on the corner of Moss Lane East and Acomb Street the overall site boundary will be fully hoarded in accordance with National Federation of Demolition – temporary works hoarding 2019 document and regularly inspected and maintained, which will not only provide security for the works but will also provide an effective barrier for noise and dust and maintain privacy.

Deliveries, loading, unloading and materials storage

The Traffic Management Strategy for the project is one of minimising the interface wherever possible between Public and Site Traffic, and reducing the number of deliveries where practicable, including the staging of deliveries such that the volume of traffic is kept as even as possible avoiding peaks, and controlling vehicular movements on the project.

This plan recognises the importance of maintaining a free flow of traffic in the city centre and surrounding areas.

- Delivery hours will be limited to working hours which is set out in the next section of this document. This condition will form part of subcontract documentation and subcontractors and suppliers will be reminded of this at pre-start meetings and on official order documentation.
- Deliveries will be booked in with the site management team and logged on the delivery register, the register will be maintained and updated to ensure delivery allocation slots to avoid congestion and ensure vehicles can access the site without waiting.
- The gate/banksman will be in position half an hour before start of work and before the earliest delivery time

It is recognised that there will be occasions when not all the deliveries are notified to ourselves prior. Such deliveries are usually smaller deliveries by third parties and on occasion simply not booked in. Deliveries from overseas often have difficulty in providing accurate arrival times. The Project Manager will then manage the delivery situation with the priority to get the vehicle off the road system and within the site. Other options open to the team are to send deliveries away (persistent offenders) or temporarily send deliveries to a designated waiting area with a return time.

The preferred contractor may require an unloading zone which could be an area of Acomb street. No permit parking zones are affected if this was required through part of the construction.

HGV Movement and routing.

HGV deliveries will be kept to a minimum, however routing of incoming and outgoing vehicles will need to be agreed with the team to minimise the impact of these vehicle movements on the surrounding streets and area.

The most appropriate route for deliveries will be via the M60 Jct 5, A5103 Princess Road turning right onto Moss Lane East.

This will form part of subcontract documentation and subcontractors and suppliers will be reminded of this at pre-start meetings and on official order documentation and vehicles will be directed further by the site gateman.

2. Working Hours

The site working hours will be restricted to the following hours:

Monday – Friday	08:00hrs – 18:00hrs
Saturday	08:00hrs – 13:00hrs
Sunday & Bank Holidays	No Working.

These hours will be strictly adhered to by the site management team who will ensure no activities take place outside of these hours.

No deliveries will be permitted outside of these hours.

3. Recycling and Site Waste

The main contractor will compile and implement a compliant site waste management plan for the works.

This will consist of a plan that aims to reduce the generation of onsite waste by reviewing the building components design, the project manager will nominate a waste Champion who will seek to target construction methods and products that will assist in the overall reduction of waste generated from site activities.

He will identify what types of waste will be generated at each stage of the works and proactively seek opportunity for recycling where possible, where not he will source the most economic methods of waste reduction and or disposal aiming to reduce waste to landfill by utilising and specifying waste and recycling targets at the early stages of the project.

Responsible and certified waste handling contractors will be used to ensure any waste is correctly recycled or disposed of responsibly and legally and the appropriate records will be held on file.

The waste champion will set targets at the commencement of the construction works and will continually monitor performance against these targets.

At completion of the scheme the waste and recycling statistics will be reviewed and benchmarked to allow the company to measure performance against published statistics for waste minimisation and recycling.

4. Control of Pollution Events

Noise

The preferred main contractor for the scheme will want to ensure that disturbance to the local neighbourhood resultant from any noise generated by the works is eradicated or minimised.

As such they will ensure that all Contractors and sub-contractors engaged on the project must have due regard to BS 5228-2:2009 "Code of Practice for Noise Control on Construction and Open Sites" and the Control of Pollution Act 1974.

They will actively seek working methods and innovative solutions that assist in reducing the generation of noise from their building activities

They will take a collaborative approach with local residents, businesses and local authorities by communicating our intentions well in advance of any noisy operations and before we start work.

As a considerate contractor they will take a considerate approach to residents and business premises that could be affected by the works.

They will ensure where practicable that they:

- Select working methods with due regard for minimising any noise generated by the activity;
- Use solid hoarding at site perimeter to muffle any noise generated;
- Service vehicles and maintain machinery regularly;
- Fit noise-reducing devices such as silencers or baffles to generators, plant and machinery;
- Carry out regular noise assessments;
- Source hire equipment and plant targeting the quietest alternatives;
- Minimising the use of vehicle reversing alarms;
- Turning off engines when they are not in use;
- Checking that brakes are properly adjusted; and
- Using vehicle horns only in the case of emergency.

Dust

The main contractor for this scheme will ensure that any nuisance to the local neighbourhood resultant from any dust generated by the works is eradicated or minimised.

As such they will ensure that all Contractors and sub-contractors engaged on the sites 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.

They will actively seek working methods and innovative solutions that assist in reducing the generation of dust from building activities.

Where unavoidable they will locate cutting operations away from neighbouring properties and erect dust screens as well as implementing dust control measures.

As a considerate contractor they will take a considerate approach to residents and business premises that could be affected by dust generated by the works.

They will ensure where practicable that they:

- Erect solid barriers to site boundary to minimise dust blowing out into the neighbourhood.
- Plan the site layout so that machinery and dust causing activities will be located be located away from sensitive receptors.
- Identify a responsible person in charge – Dust monitor.
- They will temporarily surface the site access routes to ensure free drainage and the reduction of dust generation.
- Erect dust screens around dust generating activity.
- Minimise dust generating activities.
- Use water as dust suppressant where applicable.
- Enclose stockpiles or keep them securely sheeted.
- All vehicles to switch off engines – no idling vehicles.
- Effective vehicle cleaning and specific wheel-washing on leaving site, see above.
- All loads entering and leaving site to be covered.
- No site runoff of water or mud – Highway monitor.
- All non-road mobile machinery (NRMM) to use ultra-low sulphur tax-exempt
- On-road vehicles to comply with the requirements of a possible future Low Emission Zone (LEZ) as a minimum.
- Temporary haul road surfacing and effective cleaning of haul routes and appropriate speed.
- location of site equipment including supply of water for damping.
- Identify a dust monitor to manage and maintain air quality. This person will have knowledge of pollution control and vehicle emissions.
- Use agreed wet cleaning methods and mechanical road sweepers on all roads at least once a day or as required.

Vibration

The control of vibration risk will be achieved by selecting working methodology and by using machinery and equipment which produces lower levels of vibration, by restricting the

duration of exposure by job rotation, by maintaining equipment, by modifications to the working conditions which help prevent an adverse environment and by use of Personal Protective Equipment as identified within the relevant risk assessments.

All plant selected will be suitable to allow HAV levels to be within acceptable levels.

Activities that have the potential to cause vibration are piling operations, excavating and breaking out concrete, cutting and grinding.

If applicable the piling methodology and associated plant for the installation of sub-structure will be selected with due regard for the site conditions, surrounding neighbouring properties and with the aim of mitigating disturbance due to noise and vibration.

Health surveillance and awareness training will also be available to the workforce.

Light

The restricted working hours will eradicate the need for external floodlighting in the early stages of the project meaning standing floodlighting around the open site should not be a requirement.

As the night draw in for winter there will be a requirement to illuminate the external and internal areas of the site to ensure safe access and egress.

The internal lighting will be contained mainly along internal corridors and stairwells and will comprise of 110v fluorescent tube type fittings suspended from soffits, these will not generate light pollution outside of the new building fabric and will be turned off as the site closes.

The external materials storage, loading areas and access / egress routes will be required to be illuminated at times of darkness.

Every effort will be made to control artificial light escaping from the site by the fitting of diffusers / guards to any external floodlights and ensuring there is no light overspill into neighbouring properties.

This will be monitored closely by the preferred main contractor site management team.

Odour

It is not envisaged that the works will generate significant levels of odour at the site boundary that could be deemed hazardous or cause disturbance to neighbouring properties.

There will be some internal activities that involve the generation of localised odour such as solvent smells from paints spraying although these will be minimal and contained.

A list of hazardous materials will be contained on site and can be viewed as required by appointment via the preferred main contractor

Anyone using other hazardous materials not on this list will be required to produce a COSHH Assessment and data sheet for review and sign off by Create before it is brought to site.

The preferred main contractor will ensure, as far as is reasonably practicable, that the use of solvent-based materials is minimised in favour of water-based products.

The preferred main contractor will not permit the burning of any waste material on site.

The preferred main contractor will understand that materials being burnt that could cause the emission of dark smoke for example from burning plastics, rubber and paints would be a contravention of the Clean Air Act 1993.

5. Work monitoring, communication and control

Once agreed The Management Plan will be made available on site to all trade package contractors.

The sub-Contractors will make the contents of the plan known to all relevant personnel in their own organisation and to sub-contractors and suppliers they may wish to use.

All updates to the controlled copy of the Management Plan will be communicated to sub-Contractors where relevant.

Site Induction

The Preferred Main Contractors Project Manager will be responsible for inducting all personnel operating on the site.

Inductions must be recorded and kept in a site file. After induction, all personnel inducted will be asked to sign acknowledgement and understanding of the induction and their risk assessment and method statement.

Toolbox talks will be held as determined by changing site conditions. The Project/Site Manager will arrange talks and details of subjects and attendance to be kept in a site file.

A Health and Safety Information Board is to be displayed in the canteen area. It contains information on the evacuation plan, site risks, details on first aid and resuscitation, the health and safety law poster, etc.

The preferred main contractor will post newsletters and display updates with regards forthcoming activities, progress and information as well as giving project contact details and outlining our procedures and protocol for handling complaints.

An up to date and accurate log of complaints from the public will be kept on site, any discussions, agreements or actions resultant from complaints will be documented and recorded.