FAIRBUILD CONSTRUCTION (1972) LTD

CONSTRUCTION MANAGEMENT PLAN

EXTENSION & REFURBISHMENT
OF AN EXSITING PUBLIC HOUSE

AT

THE SHAMROCK
17 BENGAL STREET
ANCOATS
M4 6AQ

For

JOSEPH HOLT Ltd

Issue Date	Status	Created By
30/06/2025	Construction Phase	Mark Gill

Construction Management Plan

1 Description of project

1.1 Project description and programme details including any key dates.

1.1.1	**Project Title**	Extension and Refurbishment of an existing Public House
1.1.2	**Project Address**	The Shamrock 17 Bengal Street Ancoats Manchester M4 6AQ
1.1.3	**Description & Scope of Works**	Demolition and removal of all items no longer required within the new scheme including removal of the existing barrel drop. Excavation for and construction of both single and two storey extensions around the existing structure which will involve the removal of existing staircases and the formation of new stairwells to suit the scheme. The interior of the adapted building is to be completely remodelled with new fittings and facilities for both the Public and Staff to enjoy. New and modified installations to both Mechanical and Electrical are to be carried out to conform with the current standards. External works include the installation of an attenuation tank combined with an ACCO drain situated in the rear yard, Extensive pre-paint repairs will be carried out along with the remodelling of the existing walls and fencing. A full redecoration and signage scheme will complete the exterior.
1.1.4	**Start Date**	7th July 2025
1.1.5	**Completion Date**	24th November 2025
1.1.6	**Programme Duration (Weeks)**	21 weeks
1.1.7	**Existing Environment (Description of Property)**	The property is a two-storey brick building with cellars and rendered infill panels up to the first floor on two roadside elevations and the full gable of the rear yard with timber windows. The main roof area is pitched covered with a slate tile.
1.1.8	**Ground Investigation**	The area has been a full ground survey of the site which along with a UXO survey a risk assessment addressing this has been included in the document although categorised as a low-risk area.
1.1.8	**Asbestos Survey**	An Asbestos Survey has been carried out on the premises and is included.
1.1.9	**Existing Services**	Water, Gas, Electricity, Telecom, Cable, Drainage/Sewers
1.10	**Ground Conditions**	As survey
1.1.11	**Surrounding Area**	The area surrounding to the public house is both commercial and residential. Consultation with any of the above parties will be carried out during the project via direct talks or emails as required. The Site Agent will be happy to give any information that passing residents may require keeping all interested parties fully informed. To further reassure the local community we shall display an emergency contact number to contact should the need arise, these will be situated on the hoarding on both Bengal St and George Leigh St.

1.1.12	**Existing Traffic System (Access)**	The Shamrock is located on the corner of Bengal St and George Leigh St in a one-way traffic 20mph zone. Access to the site will be via Bengal St turning left onto George Leigh St which gives access to the rear gates of the compound giving direct access to the site. This location being sited opposite the 151 Products Ltd Office Building to avoid any disruption to the narrow approach to the cycle racks and parking bays on Bengal St and the residential properties nearby. Vehicles will when be leaving site turn left onto George Leigh travel to the crossroad then turn left onto Radium St progressing up Radium St to its junction with the main Oldham Road to their onward journey. The immediate area is very restricted for parking but there is a pay and display car park at the very top junction of George Leigh St and Poland St which we will instruct operatives to use. The nature of the site is very restricted so it is proposed during the excavation and demolition phase the material for removal will be stockpiled on site and cleared by means of Grab Wagons which will lessen the amount of traffic on and off site. Once the main removals have finished, we will revert to the use of skips collecting waste material at predetermined times.
1.1.13	**F10 (Notifiable)**	Yes
1.1.14	**Working Hours (Local Restrictions)**	07:30 to 17:00 (Monday to Friday) 08:00 to 15:00 Saturday and Sunday
1.1.15	**Wheel washing**	Wheel wash facilities will be set up at site access off George Leigh Street, and shall be in operation for the first 10 weeks of the programme, the unit will be a tank and hose Cleaning of road via jet wash shall be undertaken also
1.1.16	**Dust suppression**	Scaffolding and yard fencing shall be full screened, to reduce dust. Where applicable the yard shall be jetted ounce a day to help reduce spread
1.1.17	**Compound Location**	Compound is sited off George Leigh St refer to point 1.1.12
1.1.18	**Consultation with Residents and Businesses**	Fairbuild will consult daily as required with residents /business, flyers will be used again if necessary to forewarn of phases of the programme
1.1.19	**Location of recycling waste**	Recycling waste shall be within compound with a coved skip all items to be separated accordingly, removal from site shall be weekly and then reviewed during programme
1.120	**Routing/Swept path analysis**	Fairbuild to review and undertake swept path analysis weekly at start of programme and then review after first 10 weeks
1.1.21	**Parking of construction vehicles/staff**	Refer to point 1.1.12
1.1.22	**Sheeting of construction vehicles**	Fairbuild to ensure where applicable delivery vehicles to have covers to reduce the impact of dust within the surrounding area

Management of the work

Management structure and responsibilities.

The details below show the key management structure used to control the contract to the Health & Safety Legislation.

M. J. Gill	**Managing Director / Company Safety Officer** who has overall responsibility for all the construction projects. He is directly responsible for maintaining and the Company safety policy and ensuring that the Policy is enforced throughout the Company.
Rick Moon	**The Contracts Manager** is responsible for this contract to ensure that the Health & Safety Policy is maintained. He develops this plan in conjunction with the Site Agent and the Sub-Contractors.
Barry Swift	**The Site Agent** is responsible for all Health & Safety matters on site. He also has a hands-on input to the development of the Health & Safety Plan. He is responsible for checking of all method statements /risk assessments and ensures that all the works are carried out safely on site, any contractors found not to be in compliance with the requirements of Health and Safety will not be allowed on his project. Furthermore, he is empowered to remove any contractor or person from his site that is considered to be in breach of Health and Safety.
Keith Thompson	**The Project Quantity Surveyor** ensures that all Sub-Contractors have made allowance for their work to be executed safely. He ensures that the sub-contractors are issued with the correct information at Tender stage and aids the Contracts Manager in the development of The Health & Safety Plan. The Surveyor is responsible for checking the subcontractor's competency and polices before he places the order, this is achieved by the completion of a Pre-Qualification Questionnaire or selection from a list of Pre-Qualified Contractor's. Furthermore, Both QS and Site Forman will jointly assess any RAMS required from each Subcontractor prior to their work commencing on site.

Project Team

Project Manager	Mark Gill	
Contract Manager	Rick Moon	
Site Agent	Barry Swift	07887 387224

The Site Manager will ensure that all works are carried out to best practice standards, company procedures and all relevant legislative requirements.

The Fairbuild Construction (UK) Ltd management team for the project will ensure that the Site Manager has adequate resources at his disposal. The Management Team will monitor the progress of the works and provide leadership and guidance to the Site Manager, providing advice and support on health, safety, environmental and quality issues.

Details of client, principal designer, designers, principal contractor and other consultants.

Client	Joseph Holt Ltd The Brewery Empire Street Manchester M3 1JD	Contact: Tel: Mobile: Email:
Architect	John Dixon & Associates Ltd Unit 211 Chambers Business centre Chapel Road Oldham OL8 4QQ	Contact: Tel: Mobile: Email:
Principal Designer	Joseph Holt Ltd The Brewery Empire Street Manchester M3 1JD	Contact: Tel: Mobile: Email:
Structural Engineer	Crawford & Co Unit 3 Queensferry Ind Est Chester Road Pentre Deeside CH5 2DJ	Contact: Tel: Mobile: Email:
Quantity Surveyor	Baqus Quantum House 23 Roscoe Street Liverpool Merseyside L1 2SX	Contact: Tel: Mobile: Email:
Principal Contractor	Fairbuild Construction (1972) Ltd Unit 11 National Trading Estate Bramhall Moor Lane Hazel Grove Stockport Cheshire SK7 5AA	Contact: Tel: Mobile: Email:
HSE Office	HSE Construction Division 10 South Colonnade Canary Wharf London E14 4PU	Tel: Fax:
CDM Advisor	DW Health & Safety Ltd The Lodge 216 Stourbridge Road Catshill Bromsgrove B61 0BJ	Contact: Tel:

Health and safety goals for the project and arrangements for monitoring and review of health and safety performance.

The overall objectives for the project is to have as far as reasonably practicable, no serious or life threatening accidents occur to any person employed on, or visiting the site or affected by the site e.g. general public, minor accidents are reduced to a minimum and that lost working days caused through accident or ill health are significantly reduced from the construction industry 'norm'.

Health & Safety Legislation

The Principal Contractor and all Sub-Contractors shall implement the requirements of the CDM regulations and all current Health & Safety Legislation. The Principal Contractor is responsible for planning organization and controlling Sub-Contractors and direct labor.

Management Issued Documents

All works will be planned in accordance with:

Fairbuild Construction (1972) Ltd Health & Safety Manual, (Issued to all Site Agents)
COSHH Assessments Manual (Issued to all Site Agents)
Company's Health & Safety Policy. (FOR REVIEW AT HEAD OFFICE)

Monitoring & Reviewing

The site Manager will ensure that no one will commence or continue to work on the site if he is not satisfied with their compliance to the health and safety requirements. The Manager will undertake daily safety inspections of the site and work activities.

Site Inspections will also be made by the Contracts Manager upon his site visits. UK Safety & Training will compile safety inspection reports for and on behalf of Fairbuild Construction (1972) Ltd and any issues will be dealt with immediately.

Arrangements for: Communication and Coordination

1 Regular liaison between parties on site,

Any site liaison will be consistent with normal line management and contractual procedures. All parties will be advised of management structure and contact telephone numbers etc. Any queries relating to programme constraints, design problems will be communicated through the Client/Project team.

Co-ordination of contractors will be achieved through the normal line management process for controlling the contract.

Site meetings will be held at regular intervals and Fairbuild Construction (1972) Ltd will report on any Health and Safety issues, and all accidents that may have occurred since the last Site Meeting. This report will be issued to the Architects and Client.

2 Consultation with the workforce,

All operatives must be made fully aware of the Health and Safety implications of their works and the works of others before commencing on site this will be disseminated during the site induction and reinforced with toolbox talks, safety talks, safety information displayed on notice boards and meetings.

The Manager will ensure that all operatives on site co-operate with the Construction Phase Plan, all health and safety requirements, each other, and the directions given to them by the CDM parties.

Co-ordination of the work will remain the responsibility of the Project Manager and the Site Manager.

All operatives will be encouraged to approach the Site Manager if concerned about Health & Safety matters, in line with the 'no blame' policy Fairbuild Construction (UK) Ltd promote. Informal health and safety conversations are to be encouraged between all on site where they see a practice they feel is not safe and comment should be encouraged where good practices are observed. All persons on site are responsible for their own safety and the safety of those around them.

The reporting of near misses to Fairbuild Construction (UK) Ltd Safety Advisor will be encouraged across the site. By reducing the number of near misses we will reduce the number of accidents and make our workplace safer for everybody.

3 Exchange of design information between the client, designers, principal designer and contractors on site,

Fairbuild Construction (UK) Limited will co-operate fully with the Client, Designers, Principal Designer and Contractors via the normal line management and contractual procedures to ensure all relevant design information is communicated through to the relevant parties in a fast and efficient manner.

Design information will be communicated from the Designers to the Principal Contractor (Fairbuild Construction (UK) Ltd) and will be in the form of Drawings, Written instructions or Verbal Instructions; the Principal Contractor will in turn issue information to Managers, Site Operatives and Sub-contractors as necessary.

The Principal Designer must be informed of and involved in all proposed design work and design changes during the project.

WELFARE FACILITIES

The facilities will be provided to suit the requirements of schedule 2 of the CDM Regulations 2015. There will be a combined Office and Mess Unit stacked on top of a steel container in the rear yard of the building within the compound as shown on the Site and Fire Plan at the rear of this plan, with a Toilet Block set up alongside both facilities will have the required welfare provisions.

The waste skips will be located within this area and will be checked and covered prior to leaving the site.

All these facilities are to be kept clean and tidy at all times.

FIRST AID

Fairbuild Construction (1972) Ltd will provide First Aid facilities for all site personnel which will be located in the site office, including a fully stocked, in-date first aid kit commensurate to the number of people working on site.

The Site Agent is the nominated 3-day trained First Aider.

FIRE AND EMERGENCY PROCEDURES.

Site personnel and visitors will be made aware of the emergency procedures for this site at the site induction. All escape routes including temporary routes will remain unobstructed throughout the duration of the project, to allow free movement in these areas.

A fire plan will be put in place for the construction work site. The plan will be checked weekly and will be updated through information provided when necessary.

The Fire Plan takes into account:

- fire stations (containing fire extinguishers and a manual fire alarm) positioned on site. The manual fire alarms should be used to raise the alarm, if a fire breaks out.
- training and instruction of all staff and operatives
- induction of visitors
- location of assembly point(s)
- instruction on what to do in the event of a fire
- identification of fire fighting equipment and escape routes
- special arrangements for evacuation from high risk areas
- fire fighting training for those carrying out high risk works
- A system of communication between all parties on site in the event of an emergency will be agreed to the satisfaction of all and re-addressed weekly.
- Contractors will be made aware of the location of the Assembly Point during the site induction.

The plan takes into account the Health and Safety Executives (HSE) publication Fire Safety in Construction Work - HSG168, and the implications of the Joint Code of Practice - Fire Prevention on Construction Sites 2012, published by the Building Employers Confederation and the Loss Prevention Council.

TRAFFIC ROUTES AND SEGREGATION OF PEDESTRIANS.

A Traffic Management Plan will not be required on this project but the site manager will have to be aware of the following points for consideration:

- Site access and egress
- Reversing procedures
- Turning procedures
- Parking
- Conflict with pedestrians
- Conflict with other vehicles including other road users, service and emergency vehicles and other contractors working on the site
- Loading and unloading of plant and materials

No vehicles are to block the access road or cause an obstruction to site traffic routes. Banks men are to marshal all vehicles in and out of their loading / tipping areas and reversing manoeuvres where there is a personnel collision hazard.

Segregated pedestrian access to the work areas from the welfare compound will be erected whenever practicable.

DELIVERY AND REMOVAL OF MATERIAL AND ROUTING TO ENSURE SAFETY OF RESIDENTS

Deliveries will be accessed and egressed from the rear car park area via gates on George Leigh Street. All the deliveries will be monitored by the Site Agent who will deploy the necessary Banksman to bring the deliveries in and labour to ensure that all unloading is carried out safely. The Banksman will also check vehicles before leaving site to ensure they are clean and covered with protective sheeting, passing them through the power washing area situated within the site as shown on the Site And Fire Plan, (this washing facility will be in place for the first 10 week of the project) thus avoiding any dirt and minimum dust spilling into the areas on the way to the landfill area.
All Contractors will ensure that the site is kept tidy. If skips are to be used then positioning of such will be discussed with the Project Manager before being brought onto the site.

We will inspect arrangements for the segregation, storage and removal of waste on site and check the existing procedures regularly.

ANY OTHER SIGNIFICANT RISKS

DUST AND DIRT

Dust must at all times be kept to a minimum with dust suppression being used when and wherever reasonably practical for any activity that produces dust. Damping down, dust extraction and regular cleaning will be used to reduce dust and dirt to a minimum and prevent it from interfering with activities or causing a hazard or a nuisance to workers and visitors. Vacuums are to be used instead of brushes to minimise the risk of disturbance of particles within the working areas where masks can be provided and worn by operatives if required. In an attempt to further control dust and minor debris being blown onto the surrounding areas we shall ensure the site hoarding is fully netted to trap any emissions.

FIRE AND EMERGENCY PROCEDURE

IF AN EMERGENCY OCCURS THE SITE AGENT WILL ENSURE THE FOLLOWING

1.MAKE THE AREA SAFE
2.CALL THE NECESSARY EMERGENCY SERVICES
3. ELIMINATE THE POSSIBILITY OF FURTHER RISK
4.ADMINISTER 1ST AID IF REQUIRED

FIRE

PROCEDURE FOR FIRE DETECTION UPON DISCOVERY OF A FIRE

STOP WORK IMMEDIATELY

a) Stop work & switch of if safe to do so all plant & machinery.
b) Raise the alarm by shouting 'FIRE' FIRE' and sound fire horn/bell
c) Evacuate the building by the designated routes.
d) Inform Fire Warden if not already done so.
e) Assemble at the muster point.
f) Do not return to work unless instructed by the fire warden. (Site Agent)
g) Do not attempt to fight the fire.

FIRE ACTION PLAN - NOMINATED FIRE WARDEN

The Site Agent is the nominated Fire Warden and as Fire Warden whose details will be displayed on the site information board, he will enact the following procedure when required.

a) Call out emergency services on discovery of fire.
b) Ensure a Daily Log of site attendance is kept.
c) Check all personnel are present after evacuation.
d) Ensure a permit to work system hot works is used.
e) Check site on leaving for traces of fire.
f) Ensure an acceptable level of tidiness is maintained.
g) Ensure fire protection equipment is in working order.
h) Provide details of fire action plan provided to all site personnel. (at Induction)
i) Ensure the fire action plan is displayed in suitable locations.

COMMUNICATION

a) The Fire Action Plan must be displayed at various locations across site.
b) Fire escape routes must be identified to site personnel
c) The Fire action plan must be explained during the induction process.

EVACUATION

THE FIRE PLAN / EVACUATION PLAN MUST BE EXPLAINED DURING THE INDUCTION PROCESS AND ALL OPERATIVES AND SITE PERSONNEL MUST MAKE THEIR WAY TO THE FIRE MUSTER POINT TO BE ACCOUNTED FOR. THE MUSTER POINT WILL BE AS INDICATED ON THE FIRE PLAN. ON THIS OCCASSION THE PREMISES WILL BE UNOCCUPIED AND BEING EXTENSIVELY ALTERED INTERNALLY, WHICH WILL MEAN THE ESCAPE PLAN BEING ALTERED AFTER EACH PHASE AND EXPLAINED FULLY TO ON SITE PERSONNEL. ALL ESCAPE ROUTES WILL BE KEPT CLEN AND CLEAR AT ALL TIMES.

EMERGENCY SERVICES

A DESIGNATED EMERGENCY ACCESS ROUTE INTO SITE SHALL BE AS FAR AS REASONABLY PRACTICABLE MAINTAINED AT ALL TIMES TO ALLOW ACCESS TO ALL EMERGENCY SERVICES.

ASBESTOS

If a suspicious material has been detected this must be reported immediately to the Site Agent. The Site Agent will then assess the following.

a) Extent of exposure
b) Distribution of asbestos dust
c) Clothes contaminated
d) Containment and reduction of risk

If the material has already been disturbed and has come into contact with site personnel then they must put on a dust mask and remove all articles of clothing into an airtight bag which will be analysed later.

The area must be isolated and contained until a specialist contractor complete with all PPE can ascertain the asbestos air fibre content the area will be shut down until safe. The area will be then isolated and controlled if necessary the Site will be closed to contain the leakage.

ELECTRICAL

Incidents Procedures Involving mains services

a) Stop work.
b) Inform Site Agent.
c) Isolate and make safe service.
d) If physical harm has occurred inform Site Manager and phone emergency services.
e) If fire occurs follow fire plan.
f) Carry out investigation and report RIDDOR if applicable

EMERGENCY NUMBERS TO BE DISPLAYED ON SITE NOTICE BOARD

SITE AGENT **07887 387224**

POLICE **101**

HOSPITAL **0161 276 1234 (MANCHESTER ROYAL INFIRMARY OXFORD ROAD MANCHESTER M13 9WL)**

FIRE BRIGADE **999**

GAS **0800 111 999**

WATER **0345 672 3723**

ELECTRIC **0345 672 3723**

SITE FIRE ACTION

IF YOU DISCOVER A FIRE

1 RAISE THE ALARM. Shout "FIRE" and operate nearest fire alarm.

2 Attack the fire with appliances provided but without taking personal risks.

ON HEARING ALARM OF FIRE

3 The SITE AGENT will call the Fire Brigade immediately.

(a) Lift receiver and dial 999.
(b) Give operator your telephone number and ask for FIRE.
(c) When fire brigade replies speak clearly:

FIRE AT THE SHAMROCK

17 BENGAL STREET ANCOATS

MANCHESTER M4 6AQ

DO NOT REPLACE RECEIVER UNTIL ADDRESS HAS BEEN REPEATED BY THE FIRE BRIGADE.

CALL FIRE BRIGADE IMMEDIATELY TO EVERY FIRE OR SUSPECTED FIRE.

4 Leave site and report to person in charge of Assembly Point BARRY SWIFT

07887 387224

5 The SITE AGENT will take charge of any evacuation and ensure that no one is left on site.

USE THE NEAREST AVAILABLE EXIT
DO NOT STOP TO COLLECT PERSONAL BELONGINGS
DO NOT RE-ENTER SITE

Fire Brigade Dial 999 SITE FIRE SAFETY PLAN

EITHER: The Fire Brigade access is marked on the attached site plan ☐

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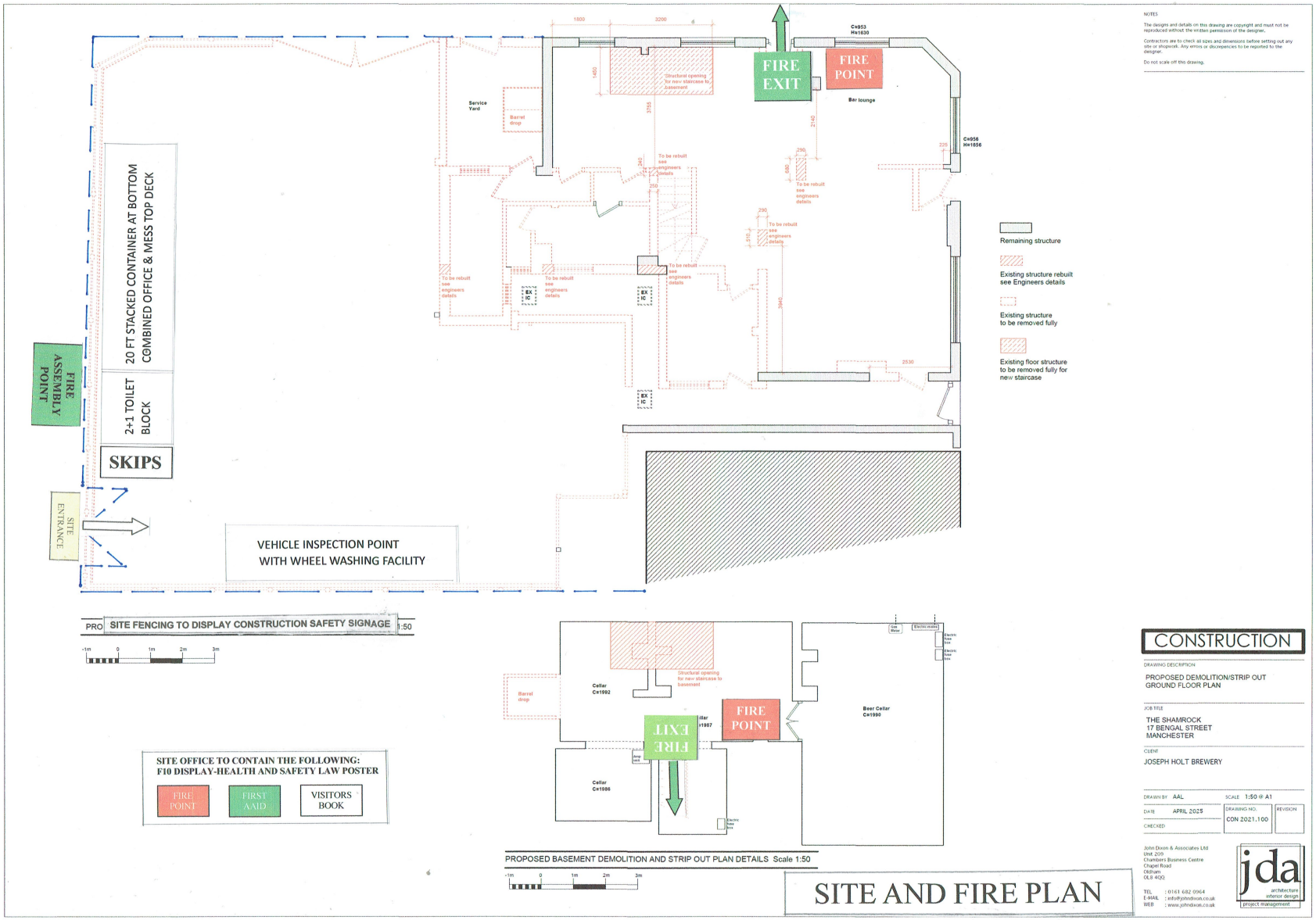
07887 387224

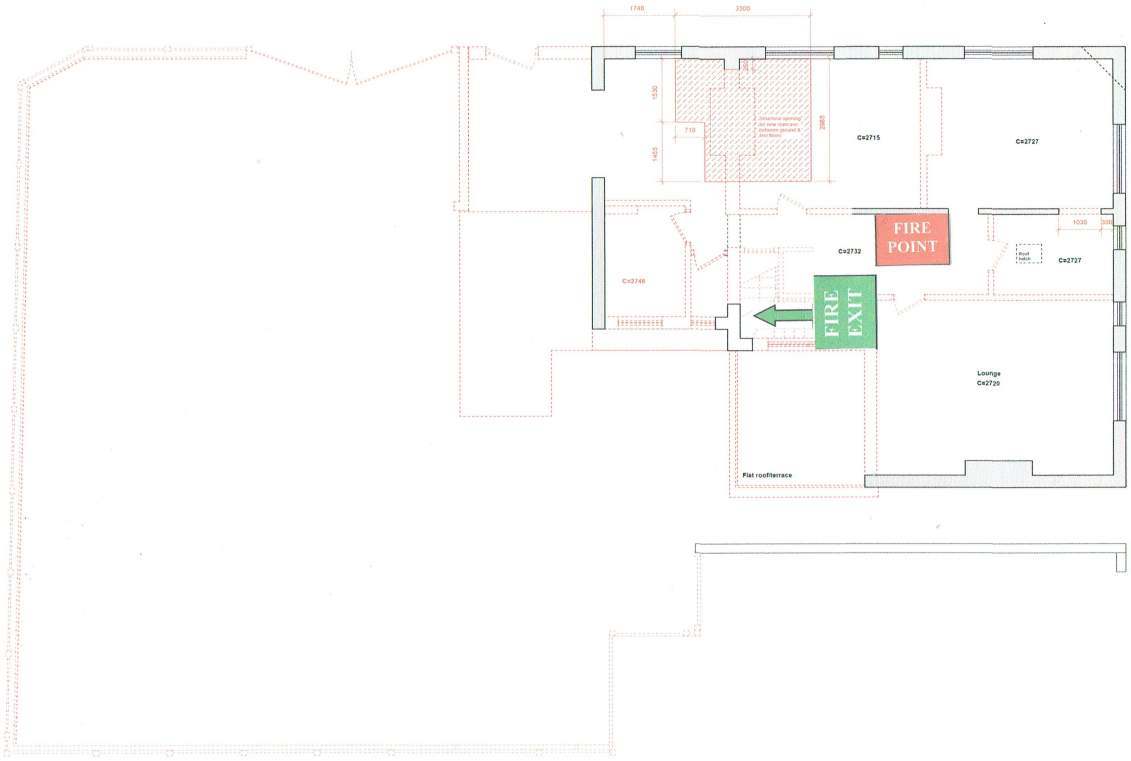
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FIRE EXIT
FIRE POINT
Bar lounge
Service Yard
Barrel drop
Structural opening for new staircase to basement
20 FT STACKED CONTAINER AT BOTTOM
COMBINED OFFICE & MESS TOP DECK
2+1 TOILET BLOCK
FIRE ASSEMBLY POINT
SKIPS
SITE ENTRANCE
VEHICLE INSPECTION POINT
WITH WHEEL WASHING FACILITY
PRO SITE FENCING TO DISPLAY CONSTRUCTION SAFETY SIGNAGE 1:50
SITE OFFICE TO CONTAIN THE FOLLOWING:
F10 DISPLAY-HEALTH AND SAFETY LAW POSTER
FIRE POINT
FIRST AAID
VISITORS BOOK
Remaining structure
Existing structure rebuilt see Engineers details
Existing structure to be removed fully
Existing floor structure to be removed fully for new staircase
Cellar C≈1992
Cellar C≈1986
Beer Cellar C≈1990
PROPOSED BASEMENT DEMOLITION AND STRIP OUT PLAN DETAILS Scale 1:50
SITE AND FIRE PLAN
CONSTRUCTION
PROPOSED DEMOLITION/STRIP OUT GROUND FLOOR PLAN
THE SHAMROCK
17 BENGAL STREET
MANCHESTER
JOSEPH HOLT BREWERY
DRAWN BY AAL
SCALE 1:50 @ A1
DATE APRIL 2025
DRAWING NO. CON 2021.100
CHECKED
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jda architecture interior design project management



PROPOSED FIRST FLOOR DEMOLITION AND STRIP OUT PLAN DETAILS Scale 1:50

-1m 0 1m 2m 3m

Remaining structure

Existing structure rebuilt see Engineers details

Existing structure to be removed fully

Existing floor structure to be removed fully for new staircase

NOTES

The designs and details on this drawing are copyright and must not be reproduced without the written permission of the designer.

Contractors are to check all sizes and dimensions before setting out any site or shopwork. Any errors or discrepancies to be reported to the designer.

Do not scale off this drawing.

CONSTRUCTION

DRAWING DESCRIPTION

PROPOSED DEMOLITION/STRIP OUT
FIRST FLOOR PLAN

JOB TITLE

THE SHAMROCK
17 BENGAL STREET
MANCHESTER

CLIENT

JOSEPH HOLT BREWERY

DRAWN BY AAL

SCALE 1:50 @ A1

DATE APRIL 2025

DRAWING NO. CON 2021.101

REVISION

CHECKED

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jda architecture interior design project management

FIRST FLOOR FIRE PLAN