Old Market Street / Grant Close – Manchester.

C.D.M. Report v4.

Version 4 – Amendment to satisfy the Manchester City Council Pre-commencement conditions.

Old Market Street / Grant Close – Manchester.

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Introduction and aims of the report.

The aims of the report are to satisfy the Manchester City Council Planning Permission requirement detailed below.

Health and safety services required by the Manchester City Council Planning permission requirements - Application number: 126451/FO/2024)

Prior to the commencement of development, a construction management/demolition plan outlining working practices during development shall be submitted to and approved in writing by the local planning authority, which for the avoidance of doubt should include; - Measures to control noise and vibrations; - Dust suppression measures; - Compound locations where relevant; - Location, removal and recycling of waste; - Detail of an emergency contact telephone number; - Parking of construction vehicles; and - Sheeting over of construction vehicles.

The statement shall be submitted to, and approved in writing by, the City Council, as Local Planning Authority. The statement shall demonstrate measures to be incorporated into126451/FO/2020 Page 4 of 11 the development to achieve energy efficiency and approved measures shall be implemented in the construction of the approved development.

The development shall be constructed and completed in accordance with the approved details prior to the first occupation of the development (EN14 / EN17 Manchester Core Strategy).

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Summary of identified actions to be taken during detailed design, construction planning and the construction phase.

Design issues
The requirements identified by the acoustic survey / assessment must be incorporated into the detailed design.
The requirements identified by the Ground Contamination and Ground Conditions Reports must be incorporated into the detailed design to satisfy the requirements of DM1 and SP1 of the Manchester Core Strategy.
The requirements of the Surface Water Drainage Strategy and the detailed specification for a soakaway to meet the requirements of BRE365 must be incorporated into the final design and submitted to the City Council for approval and acceptance before work on site commences.
All soil on site must be retained on site and the landscaping must provide a suitable topsoil layer.
A 30 year Habitat Management and Monitoring Plan for the off-site biodiversity enhancements that meets the requirements of EN15 of the Manchester Core Strategy shall be submitted to and agreed in writing by the City Council. The requirements of this agreement must be incorporated into the detailed design.
The issues identified by the sustainability and the initial SAP reports must be incorporated into the final design.
The project must be designed, planned and executed in accordance with the requirements of the Construction (Design and management) Regulations 2015.
A Principal Designer and a Principal Contractor must be engaged.
Construction issues
Working hours should be restricted to: ● Mon – Fri – 0800 – 1800hrs. ● Sat 0830 – 1300hrs. ● Sun – No working.
The Construction Phase Plan must be developed and maintained and be on site whenever works are being carried out.
Groundworks.
All soil to be retained on site.
Dial before you dig and standard pre-excavation identification (scan etc,) techniques must be used.

Construction issues continued.
Dust management.
The site manager must control ground dust hazards by suitable damping down and dust capture arrangements.
Water spray systems will operate during excavation and material handling. Wheel wash installed at [Location on Site Plan].
Vehicles leaving the site must be checked for and cleaned of excessive mud / debris.
Dust created by construction activities – wood working / brick and block working / mixing powders etc. must be captured at source using HEPA filtered vacuum attachments.
Housekeeping of dust must be via a HEPA filtered vacuum system whenever reasonably practicable.
Fire management.
A Responsible person (R.R.F.S.O.) must be appointed for the site.
A fire risk assessment (FRA) and a fire management plan (FMP) must be produced and executed. The FRA and FMP must be reviewed and revised weekly to account for any significant site changes such as open excavations / shell completion etc.
Vibration and noise management.
All equipment to be used on site must have suitable vibration and noise assessments and be selected to ensure that the equipment noise and vibration hazards are as low as reasonably practicable.
Vehicle management.
Vehicle parking is not permitted on the pavement or adjacent highway.
Vehicles entering the site must be guided by a banksman when crossing the pavement and when manoeuvring within the site.
Vehicles delivering or removing material to or from the site using the highway as a temporary standpoint must be managed in accordance with the current Safety at Street Works and Road Works Code of Practice
Vehicle engines must be turned off whenever it is reasonably practicable to do so.
All vehicles and plant must be securely isolated and demobilised when not in use to prevent un-authorised use.
Contractor parking: at parking lot nearby location 53°31'14.4"N 2°13'31.0"W / Manchester M9 8PX. Construction vehicles: On-site parking as per **Drawing CMP-01**.
Waste management.
A licenced waste carrier must be used to remove waste from the site.

Waste must be separated into re-cyclable and non-recyclable streams and re-cycled whenever reasonably practicable. All waste must be stored in skips / lidded bins on site until removed.
Materials stored within the site boundary with bunded containment. Waste skips located at [see plan] emptied weekly.
Skips must when it is reasonably practicable be located within the site boundary. If skips must be parked on the highway a local authority skip licence must be obtained.
Skips / vehicles used to transfer waste must when it is reasonably practicable be suitably covered to prevent waste materials from being blown out.
Contaminated water from site activities must be disposed of via the local statuary (water) provider's requirements. Contaminated water / liquid waste must not be allowed to enter the ground or surface water drains.
No swept path analysis within the site is required as the site is too small. Vehicles will reverse in and exit forwards.

Survey and investigation.

The surveys and investigation reports are included in the Appendix and include:

Acoustic Planning Report
Detailed Design (Drawings 1).
Detailed Design (Drawings 2)
Flood Risk Report
Ground Contamination Report
Ground Investigation Report
Landscape Management Plan
Landscape Report
Phase 1 - Geo Environmental Desk Study
Planning Decision Notice
Planning Permission
SAPS Report
SUDS Report
Sustainability & Energy Statement.

Sustainable Surface Water Drainage Strategy
Utilities Search Report

The findings and requirements of these surveys will be used during the detailed design process to ensure compliance with the legislation and codes of practice relevant to this project and to comply with the requirements of the planning decision etc.

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Summary of surveys and investigation and recommended actions.

Acoustic.

Conclusion

The Local Authority's acoustic requirements for the proposed residential development have been established.

Detailed environmental sound surveys and assessments have been undertaken to establish existing environmental sound levels at the proposed development due to surrounding transportation sound sources. Glazing / ventilation specifications have been provided to achieve the internal daytime and night-time requirements of the Local Authority which must be incorporated into the final design.

All works will comply with BS 5228-1:2009 noise standards.

To reduce the noise and vibration hazards to the adjacent area it is recommended that working hours be restricted to:

- Mon – Fri – 0800 – 1800hrs.
- Sat 0830 – 1300hrs.
- Sun – No working.

- **Noise limits:**
    - Daytime (7 AM–7 PM): ≤75 dB(A) at site boundary[1].
    - Monitoring: Weekly noise logs using the professional app Decibel X.
- **Vibration mitigation:** Rubber-mounted equipment and exclusion zones near sensitive receptors.

Flood Risk

Conclusion

No significant flood risk has been identified by the flood risk report. The Environment Agency's online Flood Map for Planning confirms that the application site is entirely within low probability Flood Zone 1.

No specific construction controls have been identified.

A SUDS investigation has detailed a Surface Water Drainage strategy and the detailed specification for a soakaway has been generated which must be incorporated into the final design.

Ground Contamination

Conclusion

The investigation has identified low level contamination issues which will have issues on the construction phase. It is recommended to retain all soil on site and for the landscaping to provide suitable topsoil.

No ground water was discovered during bore holing and no specific construction or post completion controls have been identified.

Landscaping

Conclusion

The landscape proposals will ensure the development will improve the aesthetic views in the area and take what is currently a neglected area of rough grass, poor quality tarmacadam and weeds and benefit the local community.

Having a well-maintained greenspace with native trees will enable the site to unify the character of St Peters Church with the newer property developments on Grant Close and improve the sense of pride and well-being for the residents.

The final landscaping design must include measures to comply with the ground contamination issues by providing suitable topsoil.

Energy and sustainability

Conclusion

Provided that the recommendations of the energy and sustainability and the initial SAP reports are complied with the completed property will obtain good energy and SAP ratings.

The construction planning and material sourcing must ensure that only materials from accredited sustainable sources are used.

The energy and sustainability and the initial SAP reports have identified issues that must be incorporated into the final design.

Utilities search

Conclusion

Local gas and electricity service supplies are in the roadway adjacent to the site. There are no major identified assets within the site footprint and there are no HSE major hazards identified by the search.

Dial before you dig and standard pre-excavation identification (scan etc,) techniques must be used.

C.D.M. Management.

The project will be designed, planned and executed in accordance with the requirements of the Construction (Design and Management) Regulations 2015. A Principal Designer and a Principal Contractor must be engaged.

Compound location

The “compound”, materials and equipment must be contained within the site boundary. Storage of materials and equipment on the pavement or highway is prohibited.

Contact details

The contact details of the Principal Designer, Principal Contractor will be inserted on appointment into the Construction Phase Plan. These details must include emergency and out of hours contact.

The Construction Phase Plan must be on site whenever works are being carried out.

Dust suppression measures

The site manager must control ground dust hazards by suitable damping down arrangements.

Vehicles leaving the site must be checked for and cleaned of excessive mud / debris.

Dust created by construction activities – wood working / brick and block working / mixing powders etc. must be captured at source using vacuum attachments whenever reasonably practicable. Housekeeping of dust must be via a HEPA filtered vacuum system whenever reasonably practicable.

Emergency Planning & Response Procedures / Fire Prevention Plan

A Responsible person (R.R.F.S.O.) must be appointed for the site.

A fire risk assessment (FRA) and a fire management plan (FMP) must be produced and executed. The FRA and FMP must be reviewed and revised weekly to account for any significant site changes such as open excavations / shell completion etc.

All personnel and visitors to the site must be inducted into the fire and emergency management arrangements.

Noise and vibration management

To reduce the noise and vibration hazards to the adjacent area working hours should be restricted to:

- Mon – Fri – 0800 – 1800hrs.
- Sat 0830 – 1300hrs.
- Sun – No working.

All equipment to be used on site must have suitable vibration and noise assessments and be selected to ensure that the equipment noise and vibration hazards are as low as reasonably practicable.

Vehicle and parking management

Vehicle parking is not permitted on the pavement or adjacent highway.

Vehicles entering the site must be guided by a banksman when crossing the pavement and when manoeuvring within the site.

Vehicles delivering or removing material to or from the site using the highway as a temporary standpoint must be managed in accordance with the current Safety at Street Works and Road Works Code of Practice.

Vehicle engines must be turned off whenever it is reasonably practicable to do so.

All vehicles and plant must be securely isolated and demobilised when not in use to prevent un-authorised use.

- Contractor parking: at parking lot nearby location 53°31'14.4"N 2°13'31.0"W / Manchester M9 8PX if not possible to park within the site boundary.

Waste management

Skips must when reasonably practicable be located within the site boundary. If skips must be parked on the highway a local authority skip licence must be obtained. Skips / vehicles used to transfer waste must be covered when reasonably practicable to prevent waste materials from being blown out.

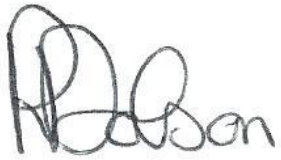
All waste must be stored in skips / lidded bins on site until removed.

A licenced waste carrier must be used to remove waste from the site. Waste must be separated into re-cyclable and non-recyclable streams and re-cycled whenever reasonably practicable.

Contaminated water from site activities must be disposed of via the local statuary (water) provider's requirements.

Cont. water / liquid waste must not be allowed to enter the ground or surface water drains.

Appendix.



Robin Dobson. FaPS. CMIOSH. OSHCR.

R.P. Safety Services (NW) Ltd.

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