Construction and Environmental Management Plan

For the

The construction of a three - storey side extension with accommodation in the roof to provide three flats with associated bin store, parking area and outdoor pergola for residents with all enabling works.

at:

Langdale Mews, Langdale Avenue, Manchester, M19 3NT



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Position: Health and Safety Advisor to P4BA Limited

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Revision:

1. Introduction

This provisional construction and environmental management plan has been prepared for HS Property Group the project's client and is to be submitted to allow for the discharge of condition 4 of the Manchester City Council Decision Notice 144461/FO/2024 "for the construction of a 3-storey side extension with 3 flats within the roof space and associated Bin store, parking area and outdoor pergola" dated 22nd November 2024.

- The Langdale Mews and Langdale Avenue residents will be informed of the works being undertaken.
- The mews existing fire risk assessment will be revised to take into account the construction works.
- Resident car parking will be revised to ensure sufficient parking is available for all mews residents.
- The designated construction site will be secured by the erection of hoarding with double vehicle gates to afford safe access to the site.
- During the preparation, mobilisation and construction phases of the project, materials, equipment and personnel will be required on site. This provisional plan describes how these movements will be managed. The project vehicle numbers quoted within the plan are based upon the developer contractor's experience and knowledge of the original construction of the existing mews development.
- If required we will enter into Party Wall Agreements with the neighbouring property owners whose properties are affected by the works.
- Details of the project programme and contact details for the appointed contractors Site Manager and responsible Director will be displayed on the Site Notice board at the site entrance.

2. Project Duration & Site Working Hours

- *The development will commence on the discharge of all pre commencement conditions.*
- Construction is proposed to commence July 2025 and be completed December 2025
- The construction period is projected to last approximately 20 weeks.
- Working hours are to be restricted to 0800 to 1800 hours on Monday to Friday & 0900 to 1400 hours on Saturday, with no work at any other time including Sundays and Public Holidays.

3. Provisional Construction Traffic Management Plan

During the project, materials, equipment and personnel will require movement to and from the site. The provisional CTMP describes how these movements will be managed. The traffic numbers quoted within the plan are based upon the experience and knowledge of the original construction and previous developments within the local area. All construction, including site setup, will not be permitted before 8am, however the site will be planned to allow the residents and their visitors car parking and safe access aswell and minimum changes to the property's fire risk assessment. All project traffic will drive courteously and, in a manner, not to cause the local neighbourhood any nuisance.

Reference: Proposed site plan

4. Site Welfare and Set Up

The site will be secured by a mix of heras fencing and fixed hoarding with both vehicle and pedestrian gates. The contractor will ensure that all vehicles accessing and egressing site are of the correct dimensions to safely access/egress the site.

On-site parking will be available to all project traffic. **No parking of project vehicles within residential areas of Langdale Mews and Langdale Avenue**.

The appointed contractor will afford further risk mitigation controls by the positioning of Warning signage upon the site curtilage in compliance with all regulatory requirements and by having in place the required management controls for all project vehicle movements. All traffic leaving site will follow direction for the main road and motorway network.

5. Daily Traffic Movements

During the construction phase, it is anticipated that the workforce will generally be between 2-8 (employees and contractors). To reduce the number of trade vehicles, vehicle sharing will be utilised and we will ensure that only essential vehicles can park on site.

6. Deliveries to site

Due to the site's close proximity to neighbouring properties, all project vehicle movements will be kept to a minimum, planned and pre-booked. Large vehicle movements will take place outside of peak hours and will be restricted to between 0930-1030 hrs & 13.30 and 14:30hrs, this is to reduce any potential conflict to peak school traffic and therefore reduce the risk of congestion and delays and to further reduce the risk to all pedestrians. Deliveries of plant, materials and equipment will be made by a combination of articulated vehicles and smaller rigid vehicles. To assist with deliveries an on-site a small Telescopic handler will be used as well as delivery vehicles having a Hiab Crane attachment.

Table 1 & 2 show the estimated vehicle movements on site. These values are based upon the information from previous similar developments within the local area.

The Construction site manager will ensure that there is suitable room available to allow for the turning /reversing of vehicles. Reversing will be kept to a minimum, all vehicles entering and leaving site will be managed by a suitably trained banksman.

All large deliveries shall pre-arranged with the site manager ensuring the delivering operator can contact the site manager in anticipation of their arrival so that provision can be made to minimize any disruption. No queuing will be permitted on any public highway. The hours of deliveries to the site of the development will be restricted to outside of school peak traffic times and no larger vehicle movements will be allowed between 0830hrs and 09-15hrs and 1430hrs -1530hrs.

Where practicable all materials, plant and equipment will be sourced from local suppliers to minimise the impact upon the highway network.

Normal site operating times are 0800 to 1800 hours on Monday to Friday, 0900 to 1400 hours on Saturday, with no work at any other time including Sundays and Public Holidays. In agreement with the authority quieter activities (Internal fit out works etc) that do not cause disturbance to neighbouring occupiers can take place outside of these times.

Table 1 Delivery of Heavy machinery

Description	Vehicle Type	Estimated Number of vehicles
Temporary offices, welfare	Trailer	2 – remain on site
Generators	Trailer	1- Remain on site
Excavator	Trailer	1- Remain on site- during demolition and initial groundworks phases
Small Teleporter	Self-Propelled	1- Remain on site for construction phase
Cranage Concrete Pumps	Self-Propelled	2 - at key stages of contract during construction phase

Table 2 Delivery of materials and equipment to and from site

Aggregates for construction work	30 tonne max load	5 in total
Concrete deliveries	10 Tonne max Load	2 in total
Waste containers and materials during construction	8 tonne max load	10
Delivery vehicles	10 tonne max	Max of 3 per week during specific periods
Site personnel traffic- Site preparation & construction	Vans <2Tonne Cars	2 per day 1 per day
Site personnel traffic- Finishing	Vans <2Tonnes	3 per day

7. Offsite traffic management

Temporary "Construction site Access warning signage will be displayed at the entrance All signage will be in accordance with Chapter 8 Traffic Signs manual, the Construction Design and Management Regulations 2015 and will be provided and maintained for the duration of the construction phase on all approaches to the site.

Suitable warning signs will be located in advance of the site entrance at the approach from all directions on Langdale Avenue. All vehicles will leave/enter site from Langdale Avenue in the direction of the A6 Stockport Road.

8. Public Road Cleanliness & Environmental Measures

A temporary powered jet wash facility with environmental bund will be available at the sites Main Gates and any vehicle leaving site will be suitably cleaned. The site will be hard cored to reduce the transfer of dirt and debris. In the event of the public highway being affected we will enter into an agreement with a local supplier to ensure the affected area is cleaned.

Where mud could be potentially deposit onto highway, we will deploy a street cleansing vehicle during the activity. Signs will be displayed warning of 'mud on road'.

All gullies new and existing will be fitted with silt bags to ensure no pollution to water sources.

Any double skinned fuel tank stored on site shall be 110% bunded along with spill kits and drip trays available.

9. Site Security

The site will be secured by the erection of Temporary Hoarding and Heras Fencing with a double opening vehicle gate and a pedestrian gate. Warning Notices and Company information will be displayed at the site entrance gates. Additional amendments to the existing CCTV Security System will be made to cover the construction site.

10. Ecology Protection

The appointed contractor will ensure compliance with all recommendations within the Evelyn Ecology Habitat Plan and the Wild Natured Biodiversity Net Gain Design Stage Report.

All environmental protective measures will be in place as determined by the requirements of the referenced reports and all statutory legislation.

11. Waste Management

All waste will be segregated and disposed of in the respective waste skips, to allow for recycling or disposal at a Licensed Off-site facility.

12. Asbestos

The property has been subject to a Refurbishment & Demolition Asbestos Survey in compliance with the Control of Asbestos Regulations 2012 and in compliance with HSG 264 The Survey Guide. Any asbestos materials will be removed in compliance with the aforementioned regulations and will be done so by a HSE Licensed Asbestos Removal Contractor and removed according to appropriate regulations and approved codes of practice/HSE guidance:

- If appropriate, Notify the Health and Safety Executive of any work
- Always employ competent and licensed contractors
- Clearly identify the location of asbestos containing materials before starting work.
- put in place procedures to sample and analyses suspect materials
- carry out independent air sampling to ensure standards are met
- dispose of asbestos-containing materials to licensed waste sites according to HSE guidelines before the demolition company is given access.

13. General Dust Controls

Control measures to control dust for the project also covers other emissions to air, including fumes and smoke. Prior to starting any works which would create excessive dust, site management will notify neighbours as to what activities we plan to do and for how long.

The basic precautions that will be taken to minimize dust generated on the site include covering waste skips, water suppression, segregation and exclusion using impermeable barriers, and avoidance of allowing equipment to run dry whilst engaged in operation. All vehicles carrying waste will be sheeted.

Haul roads will initially be hardcore/crushed material construction and can be sprayed to minimize dust. Once surface bound, they will be swept on a regular basis, the Site Manager will decide the necessary frequency based on the conditions on site. This will allow delivery trucks to be kept relatively clean and significantly reduce the likelihood of dust on roads outside the site.

Cleaning of surfaced site roads will be carried out weekly by a contracted road sweeper, however frequency will increase or decrease as the manager feels necessary. This would include site entrances and the immediate highway. It is important to recognise that this needs to be monitored consistently throughout the contract, in light of site operations and weather conditions and not just in the early stages.

The Site Manager must monitor dust production at regular intervals during the day and record their findings, records to be kept on file in the site office. These records must be made available to the EHO upon request.

Materials will be stored on site. These will include reclaimed materials, and this will be closely monitored to reduce the potential for airborne dust. Material intended for the filling of the low area will be placed as soon as practical. In prolonged periods of dry weather, measures will be taken to

keep the material in a damp condition by water spraying.

Dust suppression will be implemented on small plant when operations are being carried out adjacent to existing properties. Cutting and grinding on site should be kept to a minimum but where necessary; it should be carried out using equipment fitted with silencers and water suppression devices.

We will minimise creation of dust by Elimination – Substitution – Isolation – Control measures. This will be done by shutting plant down when not in use to eliminate the problem. If excessive dust was still a problem, then the problem should be isolated by moving plant to another area of site so as to isolate the problem away from neighbours. If the plant cannot be moved anywhere else, we will then control by erecting screens or enclosures.

In the event of a complaint however received, the Site Manager will be responsible for following the complaint through to resolution and initiating any necessary enforcement or corrective action. Remedial action will then be taken to reduce levels and the Site Manager will check and verify that the corrective action has been successful in reducing dust production.

14. Fire Safety

There will be NO waste burnt on site. A specific on & off-site Fire Risk assessment will be compiled for the undertaking of all construction related activities. A public Fire Hydrant is located immediately outside of No 4 Langdale Avenue.

15. Vibration & Noise

Prior to starting any works which would create excessive vibration and noise, site management will notify neighbours as to what we plan to do and for how long. Generally, there shouldn't be any operations that create excessive vibration. However, In the event of a complaint however received, the Site Manager will be responsible for following the complaint through to resolution and initiating any necessary corrective action. Prior to starting any works which may affect surrounding properties, site management will carry out an existing condition survey of adjacent buildings externally and boundary structures to ensure the existing condition is maintained.

So far as is reasonably practicable all crushers and breakers will be sited upon crushed or soft materials to reduce the effects of vibration.

16. Conclusion

It is considered that with the controls proposed within this Construction Environmental and Transport Management Plan, there will be a considerable reduction in risk to the residents, their visitors and the general public and project personnel.

HS Property Group have accepted, that if circumstances change which result in changes to the proposed management plan, they will enter into discussions of the proposed changes with the local authority and ensure that the necessary permissions are granted to allow for those changes to take place.

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Revised

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