

Notes

Construction Management Plan Notes

To be read in conjunction with drawings:
0396-WSA-ZZ-ZZ-DR-A-1201-S4-P05
0396-WSA-ZZ-ZZ-DR-A-1601-S4-P06
0396-WSA-ZZ-ZZ-DR-A-1602-S4-P05

Work Packages

- Building Work
1. Student Entrance Remodelling, (incl. extension).
 2. Admin Remodelling and Extension.
 3. Associated re-roofing works, (incl. roof to extensions).
- External Car Park Works
4. Adaptations and extensions to Parking Works Area A.
 5. Adaptations to Parking Works and Drop-off Area B.
 6. New Parking Works Area E.

Key Factors

8. The college is an existing 18-24 SEN College and will remain in use during the works. In view of the nature of the student body there is a significant need to limit the impact of general disruption to students from the works beyond usual Health and Safety considerations, both in respect of student sense of appreciation of danger and impact of works upon their personal sense of well being.
9. There is a need to maintain safe student and staff arrival and departure from the site during the works via existing mini-bus drop-off.
10. The college is likely to require the provision of some temporary accommodation to house admin. functions during the works. The college is currently considering the scale of this requirement and there will be a need to consider a single location on site where this can be maintained throughout the works, (there would not be an appetite to relocate this periodically during the works), but we assume circa four cabins.

Contractors Compounds and Access

11. The phasing and sequencing of the works is to be confirmed. But the following preliminary phasing requirements have been made during the design phase of the project:
 - 11.1 At commencement the contractor is to establish a secure compound to the position of Parking Works Area E to house contractor office and welfare facilities, material storage and deliveries, construction and operative parking.
 - 11.2 Parking Works Area E is anticipated to remain in the possession of the contractor throughout the full period of the contract works and to be handed over at Practical Completion. The contractor should consider the sequence of the Car Park E works to help minimize the generation of dust and mud from the compound and its impact upon areas beyond the compound, (both college site and beyond).
 - 11.3 works to the Student Entrance Remodelling, (incl. Extension) is to begin upon the commencement of the Contract works and shall be completed and handed over to the College prior to the commencement of the Admin Remodelling and Extension. This is necessary to ensure the college maintains an operational main entrance to the college building for students, staff and visitors throughout the works.
 12. Contractor access to the site will be via the existing main site access on Whitworth Street. All contractor vehicles passing through the site from the main site access to the compound and from the compound to works areas is to be accompanied by a walking banksman at all times.
 13. All works areas are to be contained within a secure works compound to provide segregation between college and works with controlled access to the works in that compound area for the duration of the works being executed. Position and extent of works compound areas and position of access points to be confirmed.
 14. Phasing of works and timescales for the execution of individual works phases and the overall completion of the works, including possession and handover of individual works phases is to be confirmed.

Contractors Construction Management Plan

15. The Contractors is to prepare and submit a detailed Contractors Construction Management Plan which should be submitted to the employers representative and approved in writing by the employer and the local planning authority prior to commencement of the works.
16. As a minimum and in addition to items required by points 8 to 14 above the Contractors Construction Management Plan shall include:
 - 16.1 Details of the routing of construction traffic.
 - 16.2 Details of vehicle activity associated with the construction including appropriate swept path assessments.
 - 16.3 Details of location and arrangements for contractor parking.
 - 16.4 Details of the contractor vehicle access points into the site and around the site.
 - 16.5 Details of an emergency telephone contact number for the site contractor, which is to be displayed in a publicly accessible location.
 - 16.5 A contractors community consultation plan/strategy.
 - 16.6 Details of proposed measures to control dust and mud, including on the surrounding public highway, (including details of how wheels of contractors vehicles are to be cleaned during the construction period). Details of measures to control dust and mud, with reference to Miller Goodall Air Quality Assessment Report AQ103265_V2, dated 5th June 2025, Appendix D.
 - 16.7 Details of proposed measures to reduce noise emissions from the works.
17. Prior to commencement of the works the contractor is to undertake a highways dilapidation survey including photographs and commentary on the condition of carriageway/footways and construction vehicle routes surrounding the site and this is to be included in the Construction Management Plan.
18. Prior to commencement of the works the contractor is to undertake a site dilapidation survey including photographs and commentary on the condition of all site boundaries including fences, gates and walls) to adjacent owners and areas of the building and site adjacent but not part of the works and this is to be included in the Construction Management Plan.

Construction Working Hours

18. Construction works shall be confined to the following hours unless otherwise agreed in writing by the City Council as local planning authority:
Monday to Friday: 7.30am - 6pm.
Saturday: 8.30am - 2pm.
Sunday/Bank holidays: No work.
Saturday working is to be agreed in writing in advance with Bridge College.
19. Contractors deliveries shall be confined to times outside student arrival and departure times - before 9am, between 10am and 2pm and after 4pm.

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