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Construction & Environmental Method Statement

April 2025



The Equitable

St Ann Street

Manchester

M2 7LG

Contents

Site Overview	2
The Works	3
PH Property Holdings Ltd Construction Approach	3
Consultation & Complaints	3
Safe Routing of Vehicles and Personnel:	4
Logistics	5
Main Site Plant & Equipment	5
The Parking of Vehicles of Site Operatives and Visitors	5
Loading and Unloading of Plant and Materials	5
Storage of Plant and Materials Used in Constructing the Development	6
Days/ Hours of Construction	6
Wheel washing Facilities and Measured Control of the Emission of Dust, Dirt and Noise during Construction	6
A Scheme for Recycling/ Disposing of Waste Resulting from Construction Works	8
Construction Waste	8
Appendix A	10

Site Overview

The site is located on St Ann's Street at the corner of St Ann's Square, its postcode is M2 7LG.

The site is bounded on the South by St Ann Street, the West by Barton Square (an access road), on the East by the fully pedestrianised St Anns Square and on the North by another building.

St Anns Street is one way, accessed from Deansgate and exiting onto Cross Street and designated as pedestrian zone Mon-Sat with access only for Permit holders, disabled parking and for loading in designated bays.

Barton Square is a narrow access road, designated as a pedestrian zone with access for permit holders only and bollards controlling access.



The Works

The proposed development consists of the refurbishment, renovation and repurposing of the former office/retail building. The ground floor is currently occupied and in use as retail space and will be unaffected by the proposals. The first floor will be provided as commercial space for the current ground floor tenant, with residential apartments being delivered at the upper floors.

PH Property Holdings Ltd Construction Approach

The adoption of safe working methods for the construction works is of paramount importance and fundamental to the successful operation and completion of the project.

All operatives and site staff are expected to have the relevant CSCS card for their duties as a minimum and will receive a site induction prior to starting work with emphasis on the context of operating within the confines of a Construction site, which will ensure that site rules are adhered to and that safe working practices are upheld. Visitors will also attend a shorter induction but will be escorted around the site on their visit by one of our management staff. Adequate signs and notices will be displayed at all times in the appropriate areas.

Consultation & Complaints

PH Property Holdings Ltd manage public relations proactively through liaison with neighbours via newsletters, letters and community meetings. Contact details are provided on the public noticeboard for the public to directly contact us, this will also display out of hours emergency contacts. Any complaints are logged and investigated by PH Property Holdings Ltd with corrective action implemented as required. In the event of a complaint, the complainant should be directed to the most senior member of the Project team on Site. The following details should be taken (if the complainant is willing to provide them):

- Full name
- Address

- Contact telephone number
- Date/Time of the alleged incident
- Description of the complaint
- Location of the alleged incident
- Date/Time complaint received

All personal data shall be managed in compliance with Data Protection Act 2018.

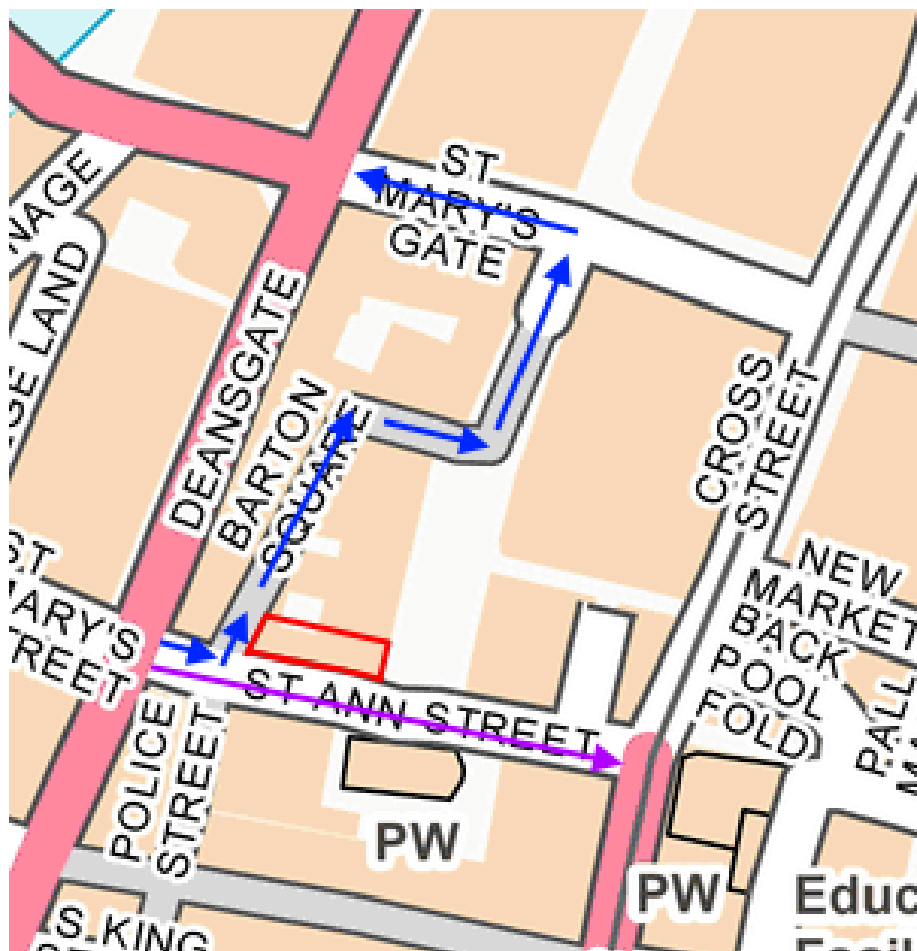
Safe Routing of Vehicles and Personnel:

Vehicle Movements:

There will be no site parking or vehicle movements within the confines of the site boundary.

The surrounding roads including Barton Square are currently used for deliveries and waste management for the existing retail and food establishments both in the ground floor of The Equitable Building and surrounding buildings. With work contained within the existing building and no construction traffic (excavators, dump trucks, telehandlers etc) on site, no additional traffic management is required.

Deliveries to the site will be via St Ann Street & Barton Square both of which are one way. Access is via controlled bollards which require 48 hours notice to Manchester City Council for access. All suppliers will be made aware that failure to provide notice will result in them being turned away. Suppliers will also be advised that Barton Sq is narrow with tight corners and vehicles should be sized appropriately.



Personnel Movements:

1. All site staff and personnel will abide by the site security procedures and will be required to report to the Site Manager and sign-in and out on arriving and leaving the site.
2. All external doors within the site boundaries and access gates/doors within external hoardings will be closed and locked when not in use.
3. Visitors to site will be advised/booked in and out each day to manage effective control on site.
4. Clear access routes will be signposted for access onto and off site (Note: the site is a single existing building with internal courtyard).
5. Safe walking routes will be defined from the site entrance to work areas and will be clearly marked and maintained. (Note: the site is a single existing building with internal courtyard).
6. Site operatives will be advised of the traffic management system in place during the safety induction. (Note: the site is a single existing building with internal courtyard).
7. Hi-visibility clothing will be a mandatory provision for all site operatives and management personnel.

Logistics

All deliveries to site will be via Barton Square having first requested permission for the bollards to be lowered to Manchester City Council 48 hours in advance as set out in "Vehicle Movements".

PH Property Holdings Ltd will designate a secured material lay down area in the courtyard of the building, off Barton Square, from which material can then be manoeuvred to its required location within the building.

Standard construction Office and Welfare facilities conforming to current legislation will be located within the building. This area will be segregated from the work areas accordingly.

See Appendix A - EQB-SP-001-Site Setup Plan.

Main Site Plant & Equipment

For execution of the construction works we propose utilising the following plant and equipment:

- External material goods hoist located to the rear of the existing building.
- External working platform scaffold system to all elevations including staircase access within the confines of the site boundary.

All lifting operations and scaffold erection will take place in line with PH Property Holdings Ltd temporary works system and policy.

The Parking of Vehicles of Site Operatives and Visitors

There will be no site parking on the development. Site staff and operatives will make use of public car parking nearby and / or encouraged to use public transport where possible.

Loading and Unloading of Plant and Materials

All deliveries to site will be pre-arranged with the Site Management and will be via Barton Square.

All deliveries will be arranged between the hours of 10:30am and 5:30pm Monday to Friday. Approval will be sought from Manchester City Council 48 hours in advance to ensure the bollards on Barton Square are lowered to provide access to the rear of the building for all pre-approved deliveries.

Site Management will ensure that delivery vehicles are not on site any longer than required to safely unload. They will ensure that there is sufficient time between deliveries to ensure that no vehicle arrives or departs at the same time.

All delivery operations will be carefully planned and coordinated by our management team, including a vehicle banksman and/or Site Manager if required, in line with our traffic management and lifting plans.

Storage of Plant and Materials Used in Constructing the Development

All plant and materials will be delivered and stored within the confines of the site in the pre-defined material lay down area before being manoeuvred to the associated work areas within the building.

Days/ Hours of Construction

The site will operate Monday- Friday 8:00am until 17:30pm Monday to Friday and 8:30am until 14:00pm on a Saturday.

The project is expected to last 12-14 months from approval.

Wheel washing Facilities and Measured Control of the Emission of Dust, Dirt and Noise during Construction

A priority of PH Property Holdings Ltd is to ensure the effect of the construction activities upon the surrounding area is minimised. This means that the emission of dust and dirt from the site will be managed so that emissions are as minimal as practicable.

No groundworks or external landscaping are required with all works taking place within the existing building and access via the existing central Manchester road network, therefore no wheel washing is required.

Measures that will be incorporated into the construction process include the following:

- In the event of any debris making it to the highways from the development, a road sweeper will be employed to clear up.
- Skips will be covered prior to leaving site to limit the spread of dust.
- Water will be used to suppress dust during the construction phase, where required this will be 'damping down' by handheld hoses or hoses specifically fixed to machinery if appropriate.
- Delivery vehicles will be switched off when not in use.
- Netting will be used to scaffolding to contain and protect dust from escaping into the atmosphere.

Methods to Monitor Emissions of Dust Arising from the Development:

- PH Property Holdings Ltd Site Supervision is of a high standard and we have a supportive attitude towards health and safety and environmental issues affecting the local area. The

following measures identified in table 14 of the submitted Redmore Environmental Air Quality Assessment will be carried out –

- Communications – As set out in the Consultation & Complaints section, contact details of the site management will be displayed on a public notice board at the entrance to site.
- Site Management – A log of all dust and air quality complaints will be kept, identifying the cause, and the measures taken to reduce the emissions will be recorded.
The same log will be used to record any exceptional incidents (irrespective of complaints) that cause dust and/or air emissions, either on- or off- site, and the action taken to resolve the situation.
This log will be made available to the Local Authority on request.
- Monitoring - Site Manager will carry out regular site inspections, record inspection results, and make an inspection log available to the LA upon request. The frequency of these site inspections will be increased when activities with a high potential to produce dust are being carried out and during prolonged dry or windy conditions.
- Site Preparation – The site layout will be planned so that machinery and dust causing activities are located away from receptors, as far as is possible. Solid screens or barriers will be erected around dusty activities or the site boundary that are at least as high as any stockpiles on site and every attempt will be made to avoid site runoff of water or mud.
- Operating vehicle/machinery and sustainable travel - Ensure all vehicles switch off engines when stationary - no idling vehicles. Avoid the use of diesel or petrol powered generators and use mains electricity or battery powered equipment where practicable.
- Operations – To only use cutting, grinding or sawing equipment fitted or in conjunction with suitable dust suppression techniques. Ensure an adequate water supply on the site for effective dust suppression, using non-potable water where possible. Use enclosed chutes and conveyors and covered skips. Minimise drop heights and use fine water sprays wherever appropriate.
- Waste Management – There are to be no bonfires or burning of waste materials.

Methods to Monitor and Manage Noise Emissions Arising from The Development:

- The quietest and lowest impact processes that are reasonably practicable will be employed on site in the undertaking of all construction works and in accordance with best practice under BS5228:2009 A1 2014, Part 1.
- Monitor noise and/or vibration levels so not to exceed 43db for Airbourne and 64db for impact using a Sonitus Noise and Vibration Monitor (EM2030) or similar, which allows for real time monitoring of noise vibration. SMS and email warning alerts are instantly received to mitigate exceedances on site promptly.
- Contact numbers will be provided to adjoining retail and office spaces so that any noise/vibration issues can be notified to site management and dealt with immediately.
- Measures that can be implemented to minimise excessive noise include the following.
 - Works to be carried out within permitted working hours.
 - Consideration of alternative construction methods for high risk activities.
 - Radios and other noise generating devices are not permitted on site.
 - Minimise drop height of materials.
 - Careful selection of construction methods and plant to be investigated and low noise work methods utilised where tasks are to take place that could generate excess noise e.g. hydraulic shears instead of hydraulic impact breakers, pre-fabricate formwork and steel work off-site, place vibrating plant on a heavier base and/ or isolate from ground to reduce vibration.

- The quietest vehicles, tools and plant to be utilised as far as is reasonably practicable.
- No engines left running when not in use.
- Where feasible, all stationary plant should be located so that noise effect to receptors is minimised. Stationary plant could also be sound attenuated where reasonably practicable.
- Completed workplace noise assessments or sub contractors equivalent will be filed in the site health and safety file.
- On completion of any noise assessment, adequate training and equipment will be provided to employees and Sub Contractors who may be exposed to excess noise carrying out there work activity.
- All suppliers of plant will be expected to provide guidance on anticipated noise levels.

Methods to Monitor the Use of Vibrating Tools and Associated Equipment:

- Where possible vibration will be minimised through design, specification and the use of alternative methods.
- Where elimination of vibration tools cannot be achieved, suppliers will be required to provide guidance on anticipated noise levels in order that specific tasks can be suitably risk assessed.
- Adequate training will be provided to all employees and Sub Contractors on the correct use of vibrating equipment.
- Vibration exposure levels will be monitored and recorded in the site health and safety file.
- Where applicable, evidence of health surveillance will be provided.
- The impact of vibration on external spaces will be handled as per the above noise monitoring. i.e. Sonitus Noise and Vibration Monitor (EM2030) or similar, contact details distributed etc.

A Scheme for Recycling/ Disposing of Waste Resulting from Construction Works

PH Property Holdings Ltd have undertaken a carbon footprint exercise with an action plan to reduce our impact. Our activities on site including a scheme for recycling and disposing of waste are aimed at reducing our volumes of waste and recycling as much as possible.

The following points illustrate PH Property Holding Ltd approach:

- Our Responsible Sourcing Policy ensures our supply chain fulfils our clients and our own sustainability criteria and ensures materials are procured from sustainable sources.
- Where possible we look to procure recycled materials.
- Our procedures ensure ecology and environmental impacts are recognised/removed/reduced and obligations are transferred to the supply chain.
- All sites operate Waste Management Procedures including the waste hierarchy principles of Reduce-Reuse-Recycle.
- We are working towards achieving 100% diversion of waste from landfill.

Construction Waste

All site operatives will receive an induction on how waste is to be managed on the project before starting work on site, further toolbox walks are to be provided to operatives as required to meet the requirements of the Waste Management Procedures.

- The site plan is to be updated to include provisions for access, materials storage and location of waste storage areas and containers ensuring minimal damage to materials by excessive handling and inappropriate storage.
- Site security is to be provided to ensure waste is not removed by unlicensed contractors or contaminated by other waste producers.
- Duty of care checks are to be conducted on all waste management companies before they are permitted to take waste off site ensuring they are licensed to deal with type of waste being sent.
- Hazardous waste is to be segregated and stored adequately to prevent contamination.
- Plasterboard and gypsum is to be segregated on site.

Copies of all waste transfer notes and hazardous waste consignment notes are immediately reviewed by the site management team and kept within the WMP.

Disposal directly to landfill sites is generally to be avoided where required the waste is segregated on site to recover as many reusable or recyclable materials as possible. Where segregation is not possible an agreement with the waste management contractor is to be made to treat the waste in accordance with the landfill regulations.

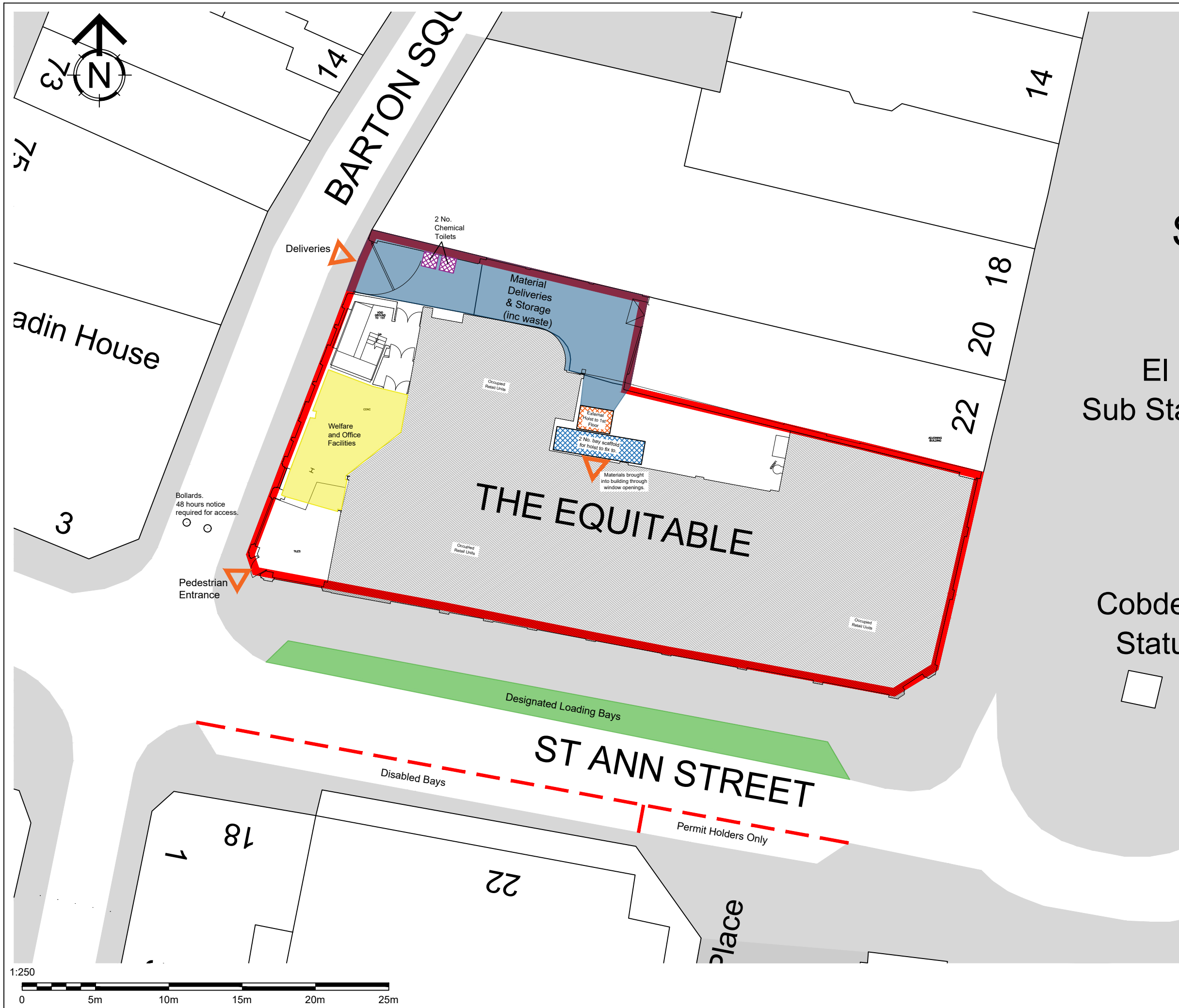
Records of all waste removals are recorded in the WMP, this is by inclusion of the waste transfers note or hazardous waste consignment note within the WMP and inputting of date into the WMP.

Regular reports are to be obtained from waste management contractors, these would normally include actual weights received, amount of waste recycled or recovered and amount of water sent to landfill.

The WMP is to be reviewed on a regular basis by the person responsible for the WMP to ensure it is up to date and effective. The results of these reviews are discussed with the site management team during internal project review meetings to identify areas for improvement. Any actions agreed during these reviews are communicated externally to the sub-subcontractors and/or other parties where relevant.

Appendix A

Site Setup Plan



NOTES

THIS DRAWING SHOULD NOT BE SCALED, ALL DIMENSIONS AND LEVELS ARE TO BE TAKEN AND CHECKED ON SITE.

THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL OTHER DESIGN INFORMATION PRODUCED AND PROVIDED BY PH PROPERTY HOLDINGS AND ALL OTHER DESIGN TEAM MEMBERS.

THIS DRAWING SHALL NOT BE REPRODUCED WITHOUT EXPRESS WRITTEN PERMISSION FROM PH PROPERTY HOLDINGS LTD.

ALL PARTIES SHOULD REVIEW DRAWINGS IN LINE WITH THE CDM REGULATIONS 2015. ALL DRAWINGS SHOULD BE READ INCONJUNCTION WITH DESIGN RISK REGISTER.

ANY DISCREPANCIES, ERRORS OR VARIATIONS ON ANY DRAWING SHOULD BE REPORTED TO PH PROPERTY HOLDINGS LIMITED PRIOR TO ANY WORK COMMENCING.

project	Equitable		
location	St Ann Street Manchester M2 7LG		
client	PH Property Holdings Ltd		
drawing title	CMP Site Setup and Access		
dwg Status			
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		checked	
		date	01.04.2025
EQB	SP-001	-	
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