

Diecast Beerhalle and Night Market Construction Management Plan

February 2025

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Project Overview

The proposed development consists of the internal remodelling of an existing factory unit to provide a 2363-person arts & event space together with a night market, and shops.

This method statement details the construction methodology for the night market only. All other works have been carried out pursuant to the temporary planning permission.

The majority of the works are internal only, the exception being the creation of 2 doors, and an external fire escape staircase.

Standards

The works shall be carried out, as far as is reasonably practicable, in compliance with the following standards:

- British Standard BS:5288 'Noise Control on Construction and Open Sites',
- The guidance contained in the BRE publication 'BRE Pollution Control Guide – Controlling particles, vapour and noise pollution from construction sites'
- Part 1 – 'Pre project planning and effective management'
- Part 2 – 'Site preparation, demolition, earthworks and landscaping'
- Part 3 – 'Haulage routes, vehicles and plant'
- Part 4 – 'Materials handling, storage, stockpiles, spillage and disposal'
- Part 5 – 'Fabrication processes and internal and external finishes'

Statutory Requirements

The relevant statutory requirements are listed below:

- Control of Pollution Act 1974
- Environmental Protection Act 1990
- Clean Air Act 1993
- Environmental Protection (Duty of Care) Regulations 1991
- Special Waste Regulations 1997
- Pollution Prevention Control Act 1999
- Pollution Prevention and Control Regulations 2000
- Control of Pollution (Oil Storage) (England) Regulations 2001
- The Control of Noise (Codes of Practice for Construction and Open Sites) (England) Order 2002
- Building Act 1984

All Contractors are expected to have a working knowledge of all relevant Acts and Regulations (some of which are listed below) and so be able to promote, stimulate and encourage a high standard of health and safety during their work:

- Health and Safety at Work etc Act 1974

- The Health and Safety (First Aid) Regulations 1981
- Construction (Head Protection) Regulations 1989
- Manual handling Operation Regulations 1992
- Workplace (Health, Safety and Welfare) Regulations 1992
- Construction (Design Management) Regulations 2015
- Personal Protective Equipment at Work Regulations 1992
- Reporting of Injuries, Diseases and Dangerous Occurrences (RIDDOR) Regulations 1995
- Construction (Health, Safety and Welfare) Regulations 1996
- Confined Spaces Regulations 1997
- The Provision and Use of Work Equipment Regulations 1998
- The Lifting Operations and Lifting Equipment Regulations 1998
- Health and Safety (Enforcing Authority) Regulations 1998
- Control of Substances Hazardous to Health (COSHH) Regulations 2002
- Management of Health and Safety at Work Regulations 1999

Both lists are not exhaustive.

Health and Safety Guidance

The Contractor shall maintain an updated copy of 'Construction Site Safety – Safety Notes GE-700' (CITB Publication) and 'Successful Health & Safety Management' (HSE Publication) which provides guidance on construction activities, use of plant and equipment and PPE, etc.

This publication shall be readily referred to by the Project Manager or Supervisor of the Works as and when additional information is required in respect of associated activities (e.g., working with asbestos).

Specific health and safety issues relating to the site shall be dealt with by the Construction Health and Safety Plan which shall be maintained throughout the project commencement and shall be updated as required.

A Construction Health and Safety File shall be prepared and submitted upon the completion of the construction phase in accordance with the CDM Regulations 2015.

The Main Contractor has a responsibility to ensure the following is in place prior to work commencement:

A copy of the Company's safety policy document

- The name and CV of the Company's Safety Officers and details of any other duties he/she has if not full-time.
- A Safety Plan for the work being tendered for and a Risk Assessment (as required by the Management of Health and Safety at Works Regulations, 1999) and job-specific safety statement, which identifies the principal hazards likely to be encountered, assesses the risk from these hazards, and details the means by which they will be removed or controlled.

- Fatal and major statistics for the organisation for the last three years.
- Disclosure of health, safety and environmental enforcement action (notices, prosecutions etc) taken against the Contractor in the previous three years.
- Responses to the queries raised in the CDM Co-ordinator's Pre-Tender Construction H&S Plan.
- A clear specification of resources and timescale to carry out the work safely and in accordance with the Construction H&S Plan.

Site Set Up

Site welfare will be set up within the existing provision of the building area during the course of course of the building works.

Existing services connections will be maintained to the Site accommodation and Welfare facilities, including:

- Electricity supply
- Water supply
- Drainage

The Contractor will provide and maintain welfare facilities (including toilet facilities along with hot and cold water, soap/hand cleanser and towels, drinking water, rest facilities to change, store and dry clothing) in accordance with legislation during normal site hours for the use of its contractors.

The Contractor shall ensure that these facilities are cleaned on a regular basis and that regular checks are undertaken to ensure they are kept in a clean and tidy condition.

These facilities will be in accordance with Construction Information Sheets 18 (and 46) 'Provision of welfare facilities at fixed (and transient) construction sites.

No demolition forms part of this proposal with the removal of existing plant and machinery and a general internal deep clean forming part of the works. It is envisaged that a small crane will be required to lift on new roofing sheets, materials and insulation to the existing roofing structure. Materials will be moved around site by using forklifts.

Sequence Of Work

- Utilise existing metal gates for site access of Store Street and Ducie Street
- Deep clean existing building
- Create door openings and fire escapes
- Build internal sound lobbies on doors
- Mend & make good existing roof structures
- Fit out new toilets and beer store

The site preparation and construction elements will take place over a period of 8 weeks, with a target opening date of summer 2025.

Traffic Management

The site preparation and construction elements will take place over a period of 16 weeks. Given the Predominant use of the existing building and the nature of the construction there will be limited deliveries, with most materials being delivered to site pre prepared. It is envisaged that a maximum of thirty deliveries will occur during this time period. All deliveries will be supplied with a delivery protocol and will pre book to ensure only one delivery at a time. They will also be given a traffic plan to ensure they access the site from the existing delivery point of Ducie Street.

Temporary Electrics

The design, installation and maintenance of the temporary electrical system will be the responsibility of The Contractor to control and monitor compliance with legal and non-statutory regulations etc.

A component and accredited temporary electric subcontractor will be appointed to install and maintain the system, in accordance with HSE Guidance HSG141 Electrical

Safety on Construction Sites

It is envisaged that the existing site electrical supplies will be used for the works.

Working Hours

The intended working hours shall be:

- Monday to Friday - 08:00 to 18:00 hours
- Saturday - 08:30 to 13:00 hours

Site Clearance

Waste will be kept to minimum and we will be continuously seeking opportunities for re-use and recycle where practical. Anyclean forming part of the works. It is envisaged that a small crane will be required to lift on new roofing sheets, materials and insulation to the existing roofing structure. Materials will be moved around site by using forklifts.

Control of Scaffolding and Site Access

All Contractors involved in the erection or dismantling of scaffolds shall have regard to the NASC Guidance Note SG4:00 'The Use of Fall Arrest Equipment whilst erecting, Altering and Dismantling Scaffolding' produced by the National Access and Scaffolding Confederation.

The Main Contractor shall ensure that appropriate netting is provided to scaffolds to minimise dust and to prevent falling objects where works are likely to affect adjoining occupiers or members of the public.

When works involving the erection or dismantling of scaffolding are to be carried out adjacent to the public highway then the immediate area shall be barricaded off to prevent access for pedestrians for safety reasons.

PUWER

All Contractors bringing plant and equipment onto the site shall be responsible for ensuring that the plant and equipment and its use is in compliance with the Provision and Use of Work Equipment Regulations (PUWER) 1998.

All plant and equipment shall be properly tested, and records of testing shall be made available to The Main Contractor.

All plant and equipment shall be maintained on a regular basis and in accordance with Manufacturer's instructions and recommendations.

All operatives of plant and equipment shall, where necessary or appropriate, hold relevant a Certification of Training e.g., CITB or the Approved Trade Body.

Works On and Affecting the Public Highway

There are not anticipated to be any works affecting the public highway. If any works are required, these shall be carried out or affecting the Public Highway shall be carried out in accordance with:

- Highways Act 1980
- New Roads and Street Works Act 1991

The Highways Contractor shall give due regard to the publication published jointly by the Highways Agency and the Health and Safety Executive 'Guidance for Safer Temporary Traffic Management' HR7.

Safe Passage for Pedestrians

There are not anticipated to be any impact to existing roads and footways, with all works being carried out within the site.

Road Opening Permit

No works will interfere with existing public footways or carriageways without the Sub-Contractor supplying The Main Contractor with details of the named supervisor for the works, detailed Method Statements and all appropriate authorisation and approvals from the local Highway Authority prior to work commencement.

Specific Environmental Impact and Mitigation Measures

General Approach

The works will be carried out, as far as is reasonably practicable, in compliance with the following standards:

The Guidance contained in the BRE Publication 'BRE Pollution Control Guide – Controlling particles, vapour and noise pollution from construction sites':

- Part 1 – 'Pre Project-Planning and Effective Management'
- Part 2 – 'Site Preparation, demolition, Earthworks and Landscaping'
- Part 3 – 'Haulage Routes, Vehicles and Plant'
- Part 4 – 'Materials Handling, Storage, Stockpiles, Spillage and Disposal'
- Part 5 – 'Fabrication Processes and Internal and External Finishes'

Noise

The Contractor will ensure that all practical steps are taken in order to keep noise levels emanating from the site within acceptable levels, to reduce the noise impacts on adjoining residents, occupiers and members of the public.

Noise levels will be kept to a minimum by ensuring that all work is carried out within site working hours.

Generators required will be well maintained, super silenced or covered with an acoustic blanket and the engine covers will be closed at all times.

All compressors shall be sound reduced models fitted with properly lined and sealed acoustic pneumatic tools and shall be fitted with mufflers or silencers of type recommended by the manufacturers.

Contractors will be required to work in accordance with the requirements of 'The Control of Noise (Codes of Practice for Construction and Open Sites) (England) order 2002'.

The Order approves the following

Codes of Practice:-

- The Code of practice for basic information and procedures for noise and vibration control, numbered
- BS5228: Part 1 incorporating Amendment No. 1, which came into effect on 15th April 1999 (and which is concerned, amongst other things, with the carrying out of works to which section 60 of the Control of Pollution Act 1974 applies with).
- The Code of practice for noise and vibration control applicable to piling operations, numbered BS5228: Part 4, which came into effect on 1st May 1992 (and which is concerned, amongst other things, with the carrying out works to which section 60 of the Control of Pollution Act 1974 applies), as amended by Amendment No.1, which came into effect on 15th July 1993.

General monitoring of the works shall be undertaken by the Health, Safety and Environmental Officer.

The report is issued to the project manager, project surveyor and site manager for action. Site Health, Safety and Environmental is then reviewed at the company Health, Safety and Environmental meetings.

Mitigation Measures

The Contractor shall require all contractors using plant or equipment to comply with the following requirements:

- All compressors shall be 'sound reduced' models fitted with properly lined and sealed acoustic covers which shall be kept closed whenever the machines are in use, and all ancillary pneumatic tools shall be fitted with mufflers or silencers of a type recommended by the manufacturers.
- Machines in intermittent use shall be shut down in the intervening periods between work, or where this is impractical, shall be throttled down to a minimum. Whilst in use engine covers shall be closed.
- Stationary plant will be sited away from any noise sensitive areas (i.e., residential accommodation where practicable. Any plant known to emit noise strongly in one direction shall be oriented so that the noise is directed away from noise sensitive areas.
- No plant shall be left running outside normal working hours for the site.

Site Activities

It is not anticipated that there will be any dust suppressing required due the nature of the works being predominantly internal. In the event that there are any external works, water shall be used as dust suppressant where applicable during the site activities, and damping down will be undertaken as necessary to minimise dust transfer into neighbouring premises

The contractor shall sweep the site regularly and adequately to prevent any accumulation of dust from the site.

All plant and materials will be stored securely within the site.

Construction Traffic

All materials and plant will be delivered to site via the existing Ducie Street Entrance predominantly with additional access available from store street.

All vehicles will switch off engines when stationary. No idling of vehicles, as far as it is practicable, will be allowed.

All loads entering and leaving site shall be covered.

A Road sweeper will be used when necessary.

Emergency Procedures

The Contractor will liaise with the Emergency Services and maintain emergency access routes for the entire duration of the works to the following locations:

- To the site access point.
- To premises affected by the works.

The nearest hospital to the site is the Manchester Royal Infirmary Oxford Rd, Manchester M13 9WL

Site Liaison Arrangements and Promotion

The contractor will ensure that adequate arrangements are in place for:

- Programme and day to day arrangements.
- Scheduling site deliveries, unloading of materials, temporary storage arrangements and handling of materials and waste within the site.
- Requirements relating to noise and vibration levels of plant and equipment.
- All loads leaving the site for any reason will be covered.
- Requirements relating to control measures for minimising nuisance from dust, vapours and airborne pollution.
- Provision of information to the workforce relating to minimising the impact of the works on adjoining premises.
- Temporary restrictions and prohibitions relating to work areas, barricades and safety signage.
- Specific hazards and works that may affect other persons working on the site or visitors to the site.

Security

The site benefits from existing boundary treatments along both Ducie Street and Store Street.

There is existing CCTV provision in place which is monitored remotely. The CCTV system is of high specification, with immediate back-up to the cloud mitigating any disruption in power-supply.

Contact During Construction

A dedicated local Diecast Beerhalle and Night Market contact will be provided for the term of the construction period.

A contact e-mail will be issued via a resident's newsletter to allow any issues to be attended to.

