

Construction Management Plan

Newall Green Farm Phase 2, Wythenshawe

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Review Program

Review period		Date	Issued	
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Building Services (NW) Ltd

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JSCT

Building Services (NW) Ltd

1.0 Introduction

The purpose of this Construction Management Plan (CMP) at this planning stage is to outline our approach to managing the execution of the proposals to create 8nr. Apartments at Newall Road, Wythenshawe for Abbeyway Commercial Ltd. The construction work essentially comprises of the following elements - new build.

- Initial survey work of ground investigation has been carried out.
- Initial site set up works in order to create facilities in site cabins to provide adequate welfare for all site personal.
- Ground works will create the foundations and footings for super structure which comprises of a traditional build brick, block, timber cladding and pitched tiled roof design.
- External scaffolding will form safe access and egress for the super structure and roof works.
- Cranage where needed will be contract lifts from inside the site boundary
- Internal partitions will be of concrete blockwork and some dry lined.
- All fire stopping to be recorded by a competent contractor.
- Decorations fixtures and fittings, finished to a high standard.
- Joinery items internal doors will be suited with access control in communal areas.

The CMP forms part of the planning application proposals and envisage guiding of our execution of the project. Throughout the project. This CMP will be regularly reviewed monthly and will maintain a communicative relationship with the local authority advising them of such changes and/or improvements to the CMP as may occur.

The CMP proposals shall enable third parties to understand the nature of the works and the various construction activities associated with the build.

Liaison with neighbours and interested parties will continue throughout the project's execution and as information is updated. Neighbours will be kept up to date informed with progress, anticipated work which may influence their activities or safety.

The CMP provides an overview of the key project activities and will be used as a reference document when developing the Construction Phase (H&S) Plan that is required under the Construction Design Management regulations 2015.

In selecting the appropriate competent contractors, we shall assess their project track record and management procedures to ensure capability to deliver a project safely and with minimal practicable disruption and inconvenience to local residents and service uses to surrounding areas, throughout the build the constructors will be required to provide relevant method statements and risk assessments for the works being carried out.

2.0 Project Overview

The development proposes a form of specialist residential accommodation in the form of a two-storey block, comprising 8 no. 2 bedroom apartment units alongside associated staff support facilities, car parking and landscaping on vacant scrubland. Each apartment includes an independent staff sleep room ensuring that care support is on hand 24/7 as and when required.

The Site is made up of an access road and car park connecting to the buildings to the east, as well as undeveloped land to the north and south of the road. The Apartment Building will be positioned Northeast of the road and face South towards the access road entrance with an Amenity area on the Southeast corner. The existing access road and car parking will be retained with modification to suit the new use.

2.1 Design Philosophy and Considerations

The development is designed to be sympathetic to the surrounding historic buildings and follows the material palette and fabric of the existing farm estate. In addition, the proposal sensitively incorporates contemporary and contrasting elements so that legibility and prominence of the heritage assets can be appreciated. The materials palette includes replica reclaimed brickwork, larch board timber cladding and aluminium framed glazing.

The development will sit within a landscaped environment with much of the existing trees and soft landscaping and boundary treatments retained wherever possible. A number of new trees will be added to provide the necessary privacy given the proximity to the existing buildings. This will enhance the feeling of enclosure and seclusion, particularly to the south of the site at the private resident amenity space. The extent of hard landscaping is deliberately limited, instead a softer palette including gravel and CellPaving is proposed in order to set the proposal within its green belt context.

3.0 Proposed Site Works

3.1 Preliminary Program

Actual Dates and Time scales are tbc and added to the Preliminary Program stages:

- Site Setup to include – Site Boundary, Welfare, Security, Vehicle and Pedestrian Access
- Groundworks to include – Excavation to levels, foul and water drainage, service duct works
- Sub Structure to Structural Engineers design
- Super Structure build to roof level
- Roof timbers and coverings
- Windows
- Mechanical, Electrical, Fire Services
- Fabric Coverings – plaster, cladding
- 2nd Fix of Services
- Decoration
- External Ground works and Landscaping

The key elements of the development with regard to the potential impact on the surrounding area:

3.2 Site Set Up

During the initial site preparation work will be within the confines of the site boundary. An area will be set up for welfare also a waste and laydown compound will be established in the site compound.

3.3 Craneage of Materials for the Roof Floors and Stairs

All lifting operations will be carried out in accordance with LOLER regs 1998 and be procured on a contract lift basis unless a contractor has a suitable qualified appointed person. It is proposed to carry out all lifting operations to be carried out from within the site boundary.

3.4 External Elevation Scaffolding

Erecting of scaffolding to the perimeter of the building will create safe working platforms for the works to all external elevations and provide access at the front to load and unload materials, onto loading bays at the front elevation. Scaffolding will be TG20:13 compliant and be subject to weekly inspections by a scaffolding competent contractor.

3.5 Roof Works

Adequate barriers and edge protection will be provided to prevent personnel working on the roof from falling. Any fragile materials or works or areas will be cordoned, and signage displayed. Such works will be subject to a detailed safe system of works, safe access will be via external scaffolding with a ground floor entrance leading to the staircase with an emergency access route clearly signed and maintained throughout the build.

3.6 Maintaining Access

Access to all bridleway/footpath and service areas will be maintained through out and at no point will be closed unless it deemed unsafe for short periods of time. Pedestrian footways will be created every morning in the form of a physical barrier to keep pedestrians and vehicles separated at all times, the priority for the site team will be the service users in the area. The barriers will be removed at the end of the working day and all weekends and bank holidays if required. A parking area will be on site or on the service road that access other buildings and/or services. Signage and notices will clearly mark out the pedestrian and vehicle access.

3.7 Site Deliveries.

There will be a construction traffic management plan in place with a risk assessment document which must be adhered to at all times to minimise risk to persons in the area, not to cause delays or injury. Deliveries where possible will be out of what is considered to be rush hour traffic - no Sundays or bank holidays will be works. More details 4.4

4.0 Construction Management Action Plan

The following sections outline the key elements for consideration and demonstrates our commitment to manage, control and where possible mitigate the impact of the project on neighbours, the local community and infrastructure. Many of the matters identified will be developed in more detail and dealt with at the appropriate construction stage by detailed site-specific safe systems of work. These will be prepared for all major site operations in advance of the relevant works commencing in particular; cramage, works on the building roof, erection of scaffolding, ground works, floors, brick and block works, internal partitions and ceilings, fire stopping, M&E, joinery works external doors and windows etc.

JCT (NW) Ltd expects all staff and contractors to work together with good relationships throughout the project to achieve an incident free project and ensure that the risk to all working and impacted by the project are reduced.

4.1 Communications

The building is situated close to residential areas and as such is surrounded by busy main roads, with footpaths leading to adjacent housing estates close by. Regular communication will be kept with the surrounding buildings and any residents impacted due to the project. The site weekly progress meetings will be used as a catalyst for this. At such meetings 2-3 week look ahead programs will take place to plan ahead, the project team will use this information to notify within a reasonable time frame any potential impacts on surrounding properties and identify any major deliveries that are due, this should ensure that timely communication is maintained.

4.2 Neighbour Relations

JCT (NW) Ltd currently have and will seek to maintain good neighbourly relationships. Such relations are assisted greatly by good communications and by keeping the neighbours and appropriate third parties regularly informed of site activities likely to impact these relations. The project management team of JCT (NW) Ltd will contact those who are immediately affected by the project, in order to inform them of the works and time scales before works commence, so a well-balanced relationship can be established throughout the project. A notice will be clearly attached to the boundary gates and fencing as to who to contact during any emergency or for any other reasons.

4.3 Access

Access to the project site will be through gates on the access road off Whitecarr Lane, the site will be sectioned off from the access road and carpark using temporary site fencing with appropriate safety signage. A pedestrian gate and a vehicle gate will be in place in the site fencing and kept closed as much as possible during the working day. They will be locked and secured at the end of each shift period. Where scaffolding is used for access to the brick work and roof works the ladder sections through the scaffolding at ground floor level will either be removed or protected with a anti climb board to mitigate any unauthorised access during site closed hours.

4.4 Traffic Management

All deliveries are where possible, not to cause delays or injury and when safe to do so are to be reversed into the service road and unloaded by the means of a telehandler fork lift truck. All vehicle movements will be done under the traffic Marshals instructions, only the traffic Marshal designated to that task will issue instructions. At any point deemed unsafe or unsure of any action or persons within the area, the movements will be halted immediately until all control is achieved so as to continue in a controlled and safe manner. All deliveries will be co-ordinated by the contractors and site team, deliveries will be evenly distributed throughout the day to minimise the impact of congestion both on the public highway, and site delivery times where possible will fall outside the traditional associated hours of local businesses and schools 0815hrs-0915hrs and 1600hrs- 1730hrs. A maximum of 1 delivery at a time will be allowed with a minimum 1 hour interval between each delivery. Delivery vehicle size will be limited to the maximum of a Medium rigid truck with crane (18 ton).

All delivery vehicles to site will be under strict instructions so as not to cause delay or congestion on the public highway. A wheel wash system will be put in place and a road sweeper will clean the highway if and when needed.

Staff and visitors will be given designated parking on site with an anticipated maximum number of vehicles at any one time being 8. Car sharing will be promoted and public transport route information will be clearly displayed in welfare facility.

4.5 Working Hours

Site working hours are to be restricted to 0700hrs – 1700hrs on weekdays, Saturdays if required will be 0700hrs -1200hrs. There will be no Sundays or bank holidays worked unless a permit is applied for and authorisation is given by the local authority to do so, if so, the hours will be limited to 0830hrs -1630hrs.

4.6 Fire and Emergency Arrangements

Contact names and telephone numbers will be made available in case of any emergency, out of hours, relating to site. This information will be made available to all neighbours and other stakeholders. Fire procedures for the site will be developed from a risk assessment and will include the minimum as follows:

- ✓ A site fire plan evacuation procedure muster point.
- ✓ The provision of temporary method to raise the alarm.
- ✓ Provision of strategically placed fire extinguishers.
- ✓ Details on how neighbours will be informed if impacted.
- ✓ Hot works permit to be in place.
- ✓ Materials storage and waste control.
- ✓ Emergency service access to site.

4.7 Security

All site personnel and visitors will be required to sign in on arrival and sign out when leaving the site. This will be incorporated into the site rules and induction process. When closing site at the end of a working day the site team will ensure that all scaffolding access is secure, windows are closed and all external doors and access is secured.

All fencing and gates will be inspected and secured, welfare units and site office will be secured. CCTV will be installed with a security patrol person on a random stop patrol during out of hours. A security team will be on a call out response as well if the cctv alarms them of any intruders inside the site boundary.

4.8 Health and Safety

A construction phase plan will be in place for the works in accordance with the requirements of the Construction Design Management (CDM) regulations 2015. Building Safety Act 2022 regulation competency standard will be adhered to with an appointed person responsible for this. Risk assessments will be developed and reviewed. Contractors detailed safe systems of works will also be produced and method statements of works established for each element of the project.

Site induction will be held for all personal whether they be just visiting or working on site, the site rules will be explained as will all safety procedures and activities for that day. The importance of signing in and out will be explained and good behaviour and good communication between all contractors will form part of the induction process.

All parking and pedestrian routes with a plan of action for any emergency will be issued signed for and agreed. Monitoring of the induction process and the CPP will take place on a monthly basis as to adjust as the project evolves. Regular H&S safety walk rounds will take place on a weekly basis by an appointed competent person from JCT (NW) Ltd or on behalf of. Principal Designers will also have an input during the pre-construction and the construction phases of work.

4.9 Scaffolding

All scaffolding will be in accordance with TG20:13 designed for the planned use and capable of carrying loads desired with an adequate safety margin. All scaffolding will be erected and only adapted by persons who are competent operatives. On completion of any erected or adapted scaffolding a competent person will inspect with the site team and complete an inspection register together and sign off ready for use and issue a handover certificate.

The scaffolding contractor will also inspect according to CDM regulations. If scaffolding will be situated any public footpath or right-of-way, then the scaffolding contractor will apply for a permit from local authority and issue to the site team to be kept on record, all scaffolding on the front and gable end elevations where needed will have debris netting and a fan if needed.

4.10 Craneage

All lifting operations will be carried out in accordance with Lifting Operations and Lifting Equipment Regulations. A competent person will assess all lifting operations and a site safety method statement (lift plan) and site-specific Risk Assessment produced.

All lifting operations to be carried out by qualified operatives to CPCS standard.

All lifts will be procured on a "contract lift" bases unless a contractor have a qualified AP who can develop a lift plan.

All lifts will be supervised by a lift supervisor on site and have competent slinger / signallers. Such works will be planned to avoid damage to buried and overhead services.

4.11 Housekeeping

The site will be kept in a clean and safe condition. Waste and rubbish will be regularly removed from site and not allowed to accumulate so as to cause a safety or fire hazard. This will be removed to the skips in the site establishment areas. The pavement at the front elevation will be kept clean. The Heras fencing used to define the site establishment area will be checked daily to ensure there is no damage or lose/missing parts. Materials will not be stored on public footpaths or roadways. A lay down area will be within the rear of site inside the site boundary.

4.12 Waste and Materials Management

All waste materials will be removed from site by a licensed waste carrier. Waste removed from site will be in a suitable receptacle to a waste skip that will be positioned in the rear area of site, designated personal will monitor and maintain the laydown and skip areas. Waste from this site will be dealt with in accordance with the environmental protection (Duty of Care) regulations. Waste transfer notes will be recorded in the site office.

JCT (NW) Ltd aim to minimise waste and to recycle as much material as possible. Due to limited space on site JCT (NW) Ltd will do their utmost as to not over order materials and keep waste to a minimum to therefore trying to reduce our emissions footprint.

4.13 Noise, Dust and Vibration

Site generated noise, dust and vibration represents a major hazard to site workers and people passing by, as well as a hazard to neighbours and service uses, the public and wildlife. Noisy, dusty activities will always be kept to a minimum and measures to mitigate the consequences will be in place. These will include.

- ✓ Water suppression
- ✓ Dust collection in the way of vacuum.
- ✓ Skips when being removed to be covered.
- ✓ Where possible other means will be used to reduce both dust and noise.
- ✓ Reasonable steps will be taken as to not disrupt the surrounding environment and neighbours where possible.
- ✓ Operatives working in noisy areas will be monitored given appropriate PPE and that they are not exceeding permitted exposure periods.
- ✓ The same will apply to vibration.
- ✓ Battery operated plant will be used where practical.

4.14 Bird Hazard Management Plan

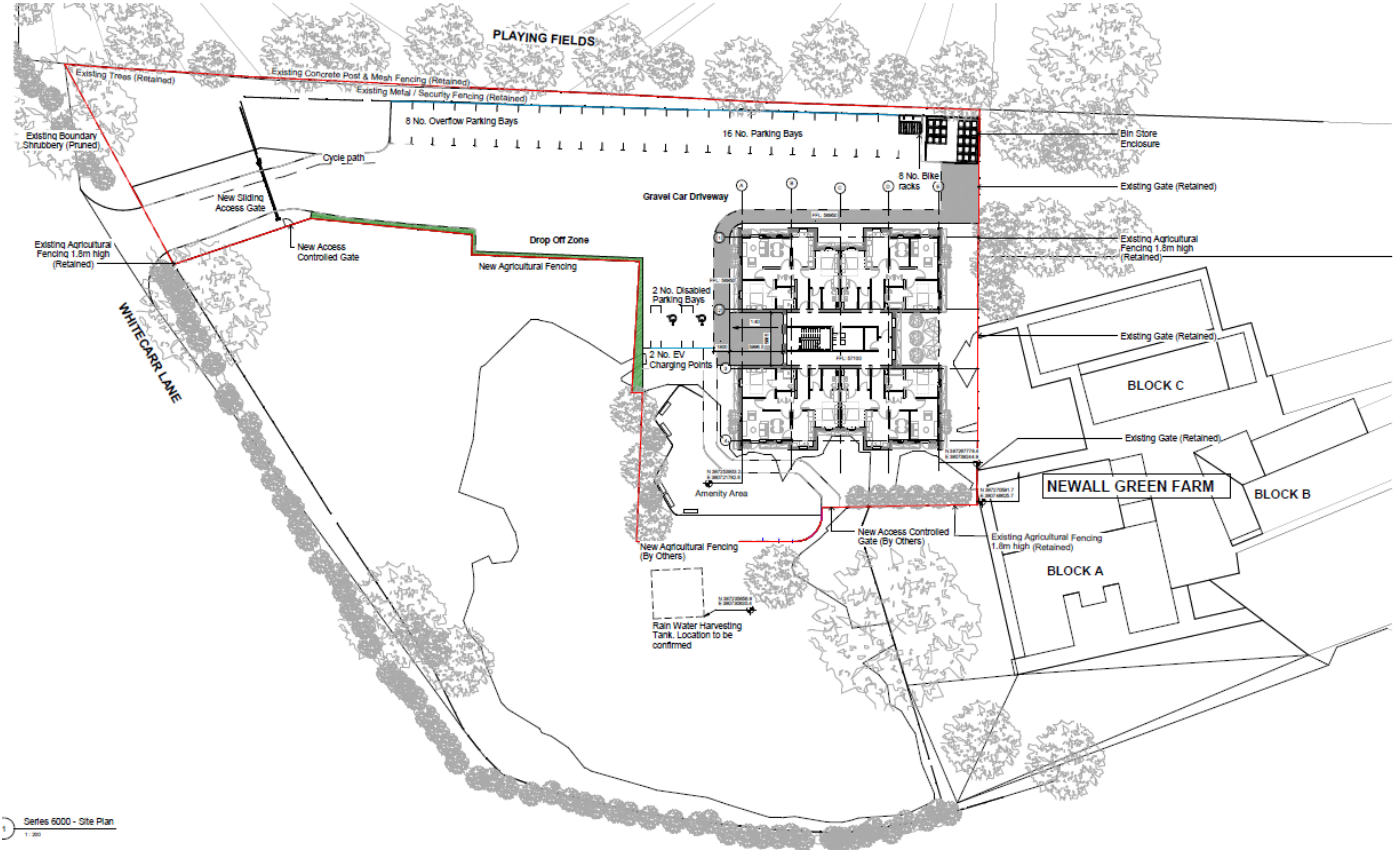
The Main Contractor will commission a Bird Hazard Management Plan prior to any works starting onsite. This information in this Plan will be adhered to at all times and communicated to all Persons accessing the site.

4.15 Illustrations

Site Outline



Site Layout



Building Services (NW) Ltd