



**Jack Edwards Court,
West Didsbury**

**Construction Management
Statement Rev B.**

7th January 2025

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1. Construction Programme.

The works to be undertaken to Jack Edwards Court include the provision of a new, single storey extension to the rear elevation, the alteration and remodelling of 3No. existing entrances.

The scope of works includes site preparation, ground works, piling, provision of new drainage, slab works, superstructure works, replacement of windows, doors and rooflights, internal alteration works, fire stopping works, provision of suspended ceilings, Provision of new M&E systems, plastering works, flooring works and decoration works.

Programme of works Main Building – 36 Weeks (provisional date start date 6th January 2025).

2. Emergency Contact Details.

To contact J Greenwood (Builders) please phone 0161 654 8435. This number is monitored 24/7. These details will be displayed in a publicly accessible location for the duration of the works.

3. Hours of Operation.

Any works on site that are audible at the site boundary will be carried out within the following hours:

- Monday to Friday 07:30hrs to 18:00hrs
- Saturday 08:30hrs to 13:00hrs
- No works will be carried out on Sundays or Bank holidays

All vehicle movements and deliveries will be within the above times.

4.Expected vehicular traffic on site.

It is expected that no more than one large vehicle will be on site at any one time. Delivery times will be allocated for large vehicles to ensure that they can be efficiently dealt with. During the construction phase of the works, it is not expected have more than three large deliveries being made to site each week.

Hauliers will be advised that only rigid vehicle deliveries will be accepted as this will result in more efficient access/egress and manoeuvring on site.

Deliveries of large plant will be on articulated flatbed trailers; this will occur on a very limited number of occasions and is covered in more detail in section 8.

Materials will be sourced from local merchants to reduce the number of vehicle movements by having mixed materials on a single delivery, this will also reduce the carbon footprint as much as possible.

When the site is suitably advanced, we will be able to park as small number of trades persons vehicles on site but up until this point, with the lack of any nearby public car parking, trades and visitors parking will be on nearby roads, this will be done courteously to avoid upsetting our neighbours. We will encourage the use of public transport, car sharing

5. Traffic management.

As noted above, materials will be sourced from local merchants in order to transport multiple materials on singular deliveries.

Local labour will be used, where possible and they will be encouraged to walk, cycle or use public transport to get to the site. Car and van sharing will also be encouraged for working gangs. The considerate parking of vehicles of neighbouring streets will be discussed with all operatives at the site induction that they receive when they first attend site.

Material deliveries will be scheduled outside of peak periods to minimise traffic in the vicinity at these times.

The re-use of site waste, efficiencies in cutting materials and ordering suitably sized materials will be explored in order to reduce the overall waste produced on site and therefore reduced the number of skip movements required.

6. Construction traffic routes.

It will be noted on all material and subcontract orders that access to site is from the A5103 (Princess Road) turning into Cavendish Road and progressing up to the site and turning into Pandora Street. To exist the site, they will then proceed back along Cavendish Road and progressing into Princess Road.

7. Delivery vehicle management.

The majority of deliveries on site will have self-off-loading facilities so they will pull alongside the designated material storage area, off load, and exit the works.

Please see the Construction Phase Site Logistics Plan in Appendix 1 for locations of the material and waste storage areas.

Time slots will be agreed for deliveries to ensure that space is available for them to access site to offload. All deliveries will be Marshalled by a Banksman

8. Arrangements for abnormal loads.

It is not expected that any abnormal or large loads will be delivered to site. All deliveries will be timed to avoid peak times in order to reduce traffic build up. Advance dialogue will be had with our immediate neighbours to advise of these deliveries. Banksmen will temporarily control any traffic on Lapwing Lane / Pandora Street during any off loading/loading operations in order to maintain the safety of all parties and to negate any traffic delays.

9. Temporary traffic management measures.

Should any works to the footpaths adjacent the site on Lapwing Lane / Pandora Street or Moordale Street. We will obtain the necessary permits and any dialogue and approval will be sourced from Manchester Highways Department and the statutory service authorities. The temporary traffic management measures will be submitted for full approval by Manchester Council Highways Department at the relevant time.

10. Measures to protect vulnerable road users.

Warning signage will be posted to advise vulnerable road users of a construction site entrance and the statutory signage used to identify the footpath and road closures. All vehicles will be banksman controlled as they transit the site.

11. Temporary facilities for bus stops/routes.

Due to the works being internal refurbishment in nature, there are no temporary facilities considered relevant or required.

12. Measures to prevent the deposit of dirt onto the public highway

During the construction process there is a small groundwork element of work.

To mitigate the amount of mud that can potentially enter the public highway all vehicles on site will remain on maintained stone hard standings to prevent the tyres becoming contaminated. The site and road conditions will be monitored and swept, when necessary, to maintain cleanliness and prevent any debris being carried onto the highway at any time. Before exiting site, vehicles will be checked for the cleanliness of their tyres, chassis and bodywork and cleaned with a jet wash if required. To maintain the robustness of this methodology, the works to construct the new roadway onto site are amongst the first to be carried out in order to provide a clean tarmac road for delivery vehicles to use.

In the event that debris does get transferred onto the highway, this will be brush cleaned by hand in the first instance, if this does not cure the issue, mechanical road sweeping will be used to clean the highway.

13. Methods of communicating the Construction Management Plan.

The J. Greenwood Site Manager will be issued a copy of the Construction Management Statement within the site-specific documentation pack to ensure that the person is fully aware of what is required. The relevant sections of the plan will be appended to material and subcontract orders and discussed with site operatives and visitors during their site induction. Any other interested party will be advised as necessary.

14. Dilapidation survey of adjacent highway and footpath.

Prior to works commencing a dated dilapidation survey of the adjacent highway and footpath will be carried out to establish its condition. An invitation will be sent to the Manchester Highways Department for a member of their team to participate in the survey and an electronic copy will be shared with the Highways Department for their reference and records.

15. Dust and Air Quality

During the construction works all efforts will be made to reduce the release of dust / fumes particles into the atmosphere. Daily Tasks will be monitored and where required preventive measures will be taken.

All reasonable steps will be taken to eliminate dust production at source. If it is not possible to eliminate the generation of dust at source and dust control or collection is needed then, if possible and as an added precaution, the activity should be located to an area on site furthest away from any sensitive receptor. It is important that all personnel, including all sub-contractors, are properly trained in dust prevention / suppression / collection.

Prevention or suppression of dust at source methods could include

- water sprays (with or without chemical additives*)
- atomised water mist dust suppression
- wet cutting/drilling
- alternative material selection (e.g. restrict use of mdf, sizing to avoid cutting)
- adoption of a policy of not 'sweeping' dust
- use of 'Zip door' systems to prevent distribution/escape

If prevention or suppression is not possible or inadequate, collection methods could include

- active area exhaust ventilation through suitable filters
- on-tool dust extraction (Local Exhaust Ventilation LEV) for power tools (e.g. breakers, grinders, drills)

- on tool collection for power tools (e.g. dust collection bags on saws/sanders)
- vacuum collection (use of 'vacuum cleaners – no sweeping')

16. Dealing with Asbestos

Prior to any demolition works commencing on site. A refurbishment and demolition survey will be sourced. (Mosscaire St Vincent have already issued this report and is within our possession. Prior to appointing the all contractors this report will be provided for their review.

Should any notifiable asbestos be identified within the report we will appoint a licensed and qualified asbestos removal contractor to undertake the safe removal and disposal of asbestos material from the site.

We will receive and hold on file all clean air certificates from the asbestos removal contractor to confirm all asbestos has been removed before we can commence any further demolitions works.

During the further scope of works if our asbestos trained operatives discover any suspect material, we will immediately stop works, clear the area of operatives and stop any persons accessing the areas in question. We will request the immediate return of the approved asbestos removal contractor to attend the works and undertake further asbestos testing to determine if further asbestos has been discovered.

No further works will commence until such time as we receive the appropriate certification / classification of the suspected material.

We would confirm that all waste of any description is removed by a license carrier approved from our supply chain. The burning of waste is not permitted on site.

17. Noise and Vibration

Objective

This management plan defines the measures to control and limit noise emissions and vibration levels, at residential properties and other sensitive receptors in the vicinity of the Project. We will liaise with all parties connected with the project on a day-to-day basis keeping all informed-on Progress and upcoming activities and potential disruptions. It is important that all personnel, including all sub-contractors, are properly trained in noise and vibration.

Noise

Control at source:

- Equipment – noise emissions limits for equipment brought to site.
- Equipment – method of directly controlling noise e.g. by retrofitting controls to plant and machinery.
- Equipment - indirect method of controlling noise e.g. acoustic screens.
- Equipment - indirect method of controlling noise e.g. benefits and practicality of using alternative construction methodology to achieve the objective e.g. vibratory piling techniques as opposed to more conventional but noisier techniques; selection of quieter tools/machines; application of quieter processes.

Control across site by:

- Administrative and legislative control,
 - Control of working hours,
 - Control of delivery areas and times,
 - Careful choice of compound location,
 - Physically screening site,
- Control of noise via Contract specification of limits,
- Noise Monitoring, to check compliance with noise level limits, cessation of works until alternative method is found.
 - Many of the activities which generate noise can be mitigated to some degree by careful operation of machinery and use of tools. This may best be addressed by tool box talks and site inductions
- During all aspects of the construction phase of works regular noise assessments will be carried out, within and outside of the site boundary. These readings will be logged Daily and recorded on the site's noise assessment sheet. If when programming a work activity, it is deemed to have potential for excessive noise all attempts will be made to mitigate the risk and keep below the recommended 75db max level shown on the chart below

Table E.2 Examples of time periods, averaging times and noise levels associated with the determination of eligibility for noise insulation

Time	Relevant time period	Averaging time, T	Noise insulation trigger level dB $L_{Aeq,T}$ ^{A)}
Monday to Friday	07.00 – 08.00	1 h	70
	08.00 – 18.00	10 h	75
	18.00 – 19.00	1 h	70
	19.00 – 22.00	3 h	65
	22.00 – 07.00	1 h	55

All the above will be in line with BS 5228-1:2009+A1:2014, BSI Standard Code of practice for noise and vibration control on construction and open sites

18. Details of public relations measures (Complaints).

The scheme will be registered with the Considerate Constructors Scheme (CCS) and a target of at least “compliance” will be achieved.

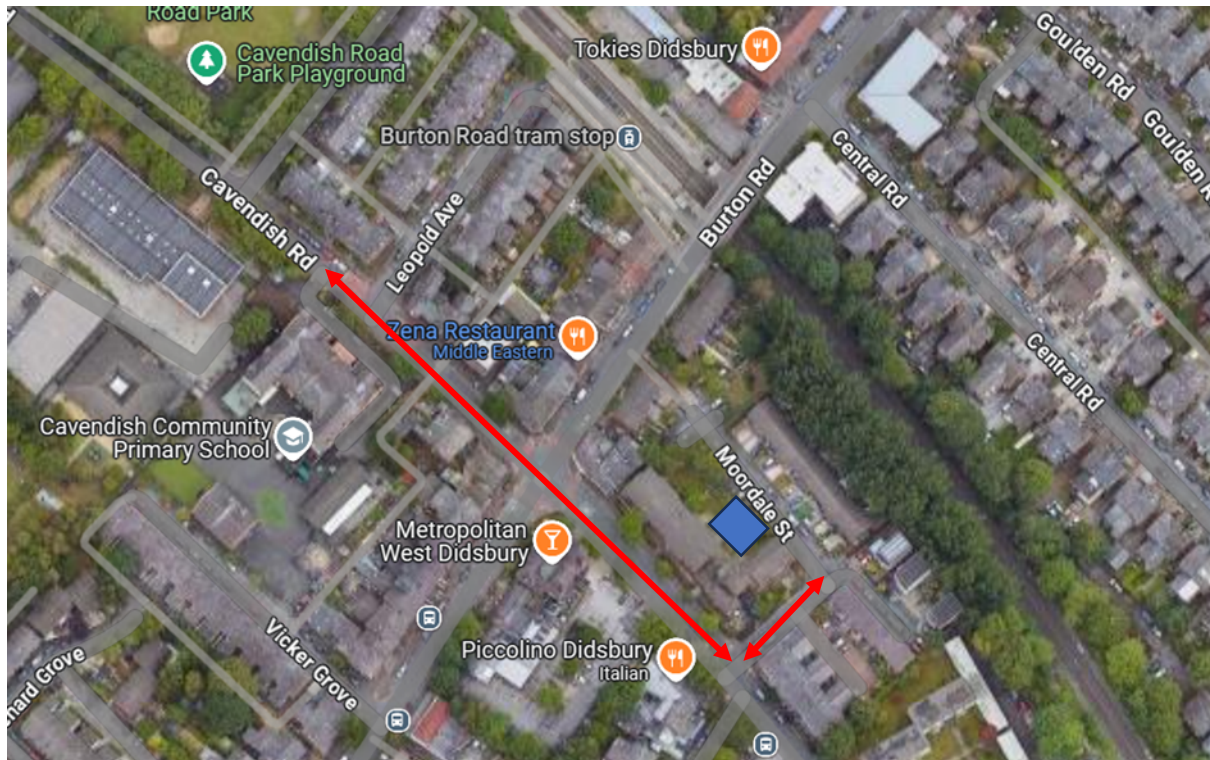
If any complaints are raised these will be recorded within the CCS site file and on the CCS portal.

Regular news letters will be issued to the local residents keeping them informed on progress and upcoming work activities.

Records will also be kept of local labour employment, apprentices participating in the scheme, the recycling of site waste materials, the use of power and water to construct the scheme and the carbon footprint of operatives and materials journeys to and from site.

A 24-hour contact number for J Greenwood (Builders) Ltd will be displayed at the site boundary.

Appendix 1. Traffic Delivery, Site Access & Egress



Deliveries route ↔ **Storage Area** ■

Appendix 2 Examples of Fencing and signage

Site Fencing Proposal



Example of Site Contact Signage



Appendix 3 Toolbox Talk Nuisance Dust & Air Quality.

What?

- ❑ dust, odours and other emissions can annoy neighbours and may cause health risks at very high concentrations
- ❑ dust can damage vegetation and crops and affect local wildlife and watercourses.

Why?

- ❑ **avoid prosecution:** emission of dark smoke from plant, chimneys and fires is illegal and is harmful to human health
- ❑ **avoid environmental harm:** dust can damage the ecology of a watercourse and affect plant growth (e.g. crops)
- ❑ **avoid programme delays:** regulators have the power to stop works if dust or other emissions are causing a nuisance
- ❑ **reduce health hazard:** dust may cause eye irritation or make asthma worse and could be carcinogenic
- ❑ **reduce health hazard:** emissions may cause nausea, dizziness or fainting
- ❑ **public relations:** dust can settle on neighbours' properties and cars etc, which may lead to local dispute
- ❑ **public relations:** poorly controlled emissions and odours from plant or works may lead to valid complaints.



Questions

- 1 What should be done to reduce emissions?
- 2 What is the speed limit on this site?
- 3 What sources of dust are there on site?
- 4 What is the procedure for dealing with complaints?

DO

keep surfaces swept and damp down with water at regular intervals during dry weather

- ✓ minimise drop heights into haulage vehicles and conveyors
- ✓ ensure cutting and grinding operations are adequately shielded or wetted
- ✓ sheet over lorries carrying dry materials to or from site
- ✓ keep to site speed limits to minimise dust generation
- ✓ use the wheelwash, for appropriate vehicles, if one is provided on site
- ✓ store fine dry materials within buildings or provide adequate protection from the wind
- ✓ store bulk cement and bentonite in silos
- ✓ position silos and stockpiles away from residential areas or watercourses
- ✓ clean up or damp down any spillage of dry dusty materials
- ✓ make sure dust suppression systems are working and are effective on crushers and screeners
- ✓ notify a line manager if work activities are causing poor air quality.

Don't

- ✗ burn materials on site
- ✗ use poorly maintained plant – black smoke may give rise to poor health and can cause a nuisance
- ✗ leave plant and vehicles running if not in use
- ✗ ignore sources of dust and fumes on site, notify a line manager
- ✗ ignore complaints – respond politely and inform a line manager.

Appendix 4 Toolbox Talk Nuisance Noise & Vibration.

What?

- ❑ the construction industry is one of the leading sources of noise complaints made to local authorities
- ❑ something is considered 'noisy' when the sound is unwanted by the listener
- ❑ noise and vibration can disturb local residents and give rise to complaints and delays
- ❑ noisy activities include excavation, tunnelling, concrete cutting, piling, and using un-silenced generators
- ❑ sound and vibration can travel through the ground.



Why?

- ❑ **avoid environmental harm:** noise and vibration can disturb wildlife as well as humans
- ❑ **avoid prosecution:** exceeding noise limits can result in fines
- ❑ **avoid programme delay:** local authorities have powers to stop works if noise from the site is causing a nuisance
- ❑ **avoid structural damage:** vibration may cause structural damage
- ❑ **public relations:** avoid complaints and maintain good relations with the local community.

Questions

- 1 What are the working hours of this site?
- 2 Are there areas where undue noise might cause annoyance to anyone?
- 3 What potentially noisy operations are being undertaken on this project?
- 4 Where might vibration cause a problem?
- 5 What precautions can be taken to reduce noise and vibration on this site?

DO

- ✓ if possible, restrict noisy activities to agreed times of the day
- ✓ adhere to working hours – some sites are only consented to work at certain times
- ✓ plan deliveries by arranging routes and times to minimise potential nuisance to the local community
- ✓ if possible, keep noisy plant away from public areas
- ✓ minimise drop heights into hoppers, lorries and other plant
- ✓ use local screening where necessary to reduce noise when placed between plant and a sensitive receptor (i.e. house),
such as acoustic curtains when available
- ✓ keep acoustic doors, hoods and panels on plant closed – it does make a difference
- ✓ minimise vehicles and plant reversing – plan work to incorporate one-way systems

Don't

- ✗ undertake noisy works outside of normal working hours (ie evening, at night, early morning)
- ✗ leave doors and hoods open on plant
- ✗ leave plant running unnecessarily
- ✗ use poorly maintained plant
- ✗ ignore complaints from the local community. Respond politely and pass the complaint onto a line manager
- ✗ shout or talk loudly where this could cause annoyance
- ✗ undertake activities that could cause damage to nearby structures through vibration unless approved by a line manager.