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Elm Grange, 559-561 Wilmslow Road, Manchester, M20 4GJ

Construction Management Plan

Variation of Condition 14 (App Ref: 127506/FO/2020)

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1) Introduction

This Construction and Environmental Management Plan (CEMP) outlines the procedures and controls to be implemented for the proposed works as approved under Application Reference: 127506/FO/2020 at Elm Grange, 559-561 Wilmslow Road, Manchester.

The focus is on minimizing environmental impacts and disruption to the local community and residents during construction. The key areas covered include wheel washing, construction traffic management, dust suppression, waste management, compound locations, routing strategies and parking for construction vehicles.

2) Wheel Washing

2.1 Objectives

Prevent mud, dirt and debris from being tracked onto public roads by construction vehicles and to minimize the environmental impact and reduce the need for road sweeping.

2.2 Wheel Washing Facilities

Location: A Designated wheel wash area will be located near the site exit, ensuring all vehicles pass through before leaving the construction site.

Wheel Wash Systems: Install automated wheel washing systems with high-pressure water jets to clean wheels, undercarriages and the sides of construction vehicles.

Manual Cleaning: Provide hand-held hoses for additional cleaning when necessary, particularly during wet weather when mud accumulation is higher.

Drainage: Ensure proper drainage systems in the wheel wash area, with filters to capture sediment and prevent it from entering the local stormwater system.

Monitoring: Regular inspections will be conducted to ensure the wheel washing system is functioning correctly and debris is not being tracked onto public roads.

2.3 Maintenance

Cleaning Schedule: The wheel wash system will be maintained daily, with any blockages or malfunctions addressed immediately.

Street Sweeping: A street sweeper will be deployed as needed to keep adjacent public roads clear of debris.

3) Construction Traffic Management

3.1 Objectives

Minimize disruption to local traffic and residents and ensure the safe movement of construction vehicles and personnel.

3.2 Site Access and Traffic Flow

Designated Access Routes: All construction traffic will follow pre-designated routes, accessed directly from the existing entrance off Wilmslow Road. All construction vehicles will have the facility to enter and exit the site in forward gear and there will be no holding of vehicles along Wilmslow Road or in any of the surrounding streets.

Temporary Road Closures/Restrictions: Any temporary road closures or restrictions will be communicated to the local community in advance, with appropriate signage and alternative routes provided, although this won't be considered necessary.

Traffic Hours: Construction vehicle movements and deliveries will be restricted to off-peak hours (9:00 AM - 4:00 PM) to reduce congestion and minimize disruption to local residents.

3.3 Signage

Traffic Signage: Clear directional signage for construction vehicles will be erected to ensure safe access and egress from the site.

Pedestrian Safety: The same will apply for pedestrian crossing points near site entrances to separate pedestrians from construction vehicle traffic.

4) Dust Suppression Measures

4.1 Objectives

Minimize dust emissions generated by construction activities and ensure that dust does not impact surrounding properties or the local environment.

4.2 Dust Control Measures

Water Spraying: Regularly spray water over construction areas, haul roads and stockpiles especially during dry weather conditions to suppress dust.

Covering Stockpiles: Loose materials and aggregates stored on-site will be covered with tarpaulins or sheeting to prevent dust dispersal.

Vehicle Speed Limits: A speed limit of 5-10 mph will be imposed for vehicles on-site to minimize dust generation from vehicle movement.

Windbreaks: Temporary windbreaks around dust-generating activities such as demolition or excavation will be erected to prevent dust from spreading around and beyond the site.

4.3 Monitoring

Dust Monitoring Stations: Install dust monitoring stations at key points around the site perimeter to regularly measure dust levels and ensure compliance with air quality standards.

5) Waste Management Plan

5.1 Objectives

Minimize waste generated on-site and prioritize recycling. Ensure safe and efficient removal of waste materials.

5.2 Waste Segregation

On-Site Segregation: Waste materials will be segregated on-site into categories such as concrete, timber, metals and general waste.

Skips and Containers: Clearly labelled skips and containers will be provided for different types of waste to facilitate recycling and reduce contamination.

5.3 Waste Removal and Recycling

Licensed Waste Contractors: Licensed waste removal contractors will be appointed who will transport waste to approved recycling and disposal facilities.

Recycling Targets: Regular audits will be conducted to ensure compliance with waste reduction and recycling targets.

5.4 Waste Transport

Covered Loads: All waste transported off-site will be covered to prevent materials from falling onto public roads or creating dust.

Scheduling: Schedule waste removal will be applied during off-peak times (9:00 AM - 4:00 PM) to reduce the impact on traffic flow.

6) Site Compound Location

6.1 Objectives

Ensure the strategic placement of the construction compound to minimize disruption and maximize operational efficiency.

6.2 Compound Layout

Location: The site compound will be located as far from areas of regular pedestrian traffic as possible, i.e. areas with minimal public access as far from building entrances as possible.

Facilities: The compound will include site office, welfare facilities (toilets, rest areas) and storage areas for materials and equipment.

Security: The compound will be securely fenced with CCTV and security personnel ensuring only authorized personnel have access.

6.3 Storage of Materials

Hazardous Materials: Hazardous materials, if present, will be stored in secure, bunded areas to prevent contamination or spills.

Accessibility: Materials will be stored in easily accessible locations to minimize unnecessary vehicle movement and handling on-site.

7) Routing Strategy

7.1 Objectives

To ensure efficient routing of construction vehicles to avoid congestion and minimize disturbance to local roads and residents.

7.2 Vehicle Routing

Preferred Routes: All construction vehicles will follow the approved routes which will bypass congested areas used regularly by existing residents.

Routing Map: A detailed routing map will be provided to all delivery drivers and contractors to ensure consistency.

Vehicle Size Restrictions: Where applicable, construction vehicles will adhere to size and weight restrictions on site to avoid damage and disruption.

8. Parking Plan for Construction Vehicles

8.1 Objectives

To provide adequate and safe parking for construction vehicles to prevent disruption to local traffic and residents.

8.2 Parking Arrangements

On-Site Parking: A specific area within the construction site will be designated for the parking of contractor and delivery vehicles No construction vehicles will be allowed to park on public road or in occupied parking spaces.

Overspill Parking: If additional parking is needed, temporary off-site parking facilities will be arranged that do not interfere with public roadways.

8.3 Enforcement

Parking Marshals: Contractors will appoint an individual to manage the flow of vehicles into and out of the site and to prevent unauthorized on-street parking.

9) Hours of Working

9.1 Objectives

To Minimize disruption to the local community, ensure compliance with statutory regulations and protect the well-being of local residents.

9.2 Standard Working Hours

In accordance with the general practice, the working hours of the site will be Monday to Friday 8:00 AM to 6:00PM and Saturday 8:00 AM to 1:00 PM. There will be no working on Sundays or on any public or bank holidays. Should the

above hours need to differ in any way, the Local Authority will be notified immediately and consent requested accordingly.

9.3 Restricted Activities

Demolition, drilling, excavation and the delivery and removal of materials to and from site will be restricted to off-peak hours (9:00 AM - 4:00 PM) to minimize traffic and noise impacts.

10) Conclusion

This Construction and Environmental Management Plan outlines comprehensive strategies for the items listed above. By implementing these measures the project aims to minimize the environmental impact and disruption to local residents, safeguard the amenities of existing occupiers and ensure compliance with the relevant regulations and best practices.