



CONSTRUCTION MANAGEMENT PLAN

GORTON MARKET

Nov 2024 REV B

Contents

1. Introduction
2. Management Structure
3. Programme Details
4. Site Dilapidation Strategy
5. H&S Management & Control Measures
6. Protection of Existing Services
7. Hours of Operation for Construction Works
8. Details of Site Compound and Storage of Plant and Materials
9. Temporary Highway Works
10. Vehicular Activity During Construction, Site Access, Deliveries and Unloading
11. Deliveries and Traffic Management
12. Parking of Vehicles for Operatives and Visitors
13. Pedestrian Management
14. Clean Road Policy
15. A Scheme for the Recycling and Disposal of Waste
16. Site Safety
17. Site Security
18. Communication Plan & Emergency Contact Details

Appendices

1. Introduction

The purpose of this document is to detail, in draft format, the high level strategy requirements to enable Wardens Construction as Principal Contractor, to create and maintain a working environment that is:-

- Mindful of the construction works required and the impact on the local community/ Business including its Market staff and general public.
- Understanding of key planning to deviate from unnecessary disruptions.
- Values and operations within the local area are respected.
- To maintain a proactive approach and attitude when working alongside local occupiers and authorities.

This Construction Management Plan relates to the redevelopment of the TESCO car park into a public informal square and alterations of the existing Market Hall. Works will include extending the existing entrance area to create a new Café Terrace seating facilities and new external market stall area.

Site Address – Gorton District Centre, Garratt Way, Manchester M18 8LD

The site is located off Garratt Way. Please see figure 1.



2. Management Structure

All works will be in accordance with Warden Management Systems.

Head of Operations Contact Details:

James Flitcroft -james.flitcroft@warden.co.uk

The site management structure comprises the following roles and responsibilities:

- 1no Contracts Manager – Craig Norcross
- 1no Site Manager – TBC
- 1no Banksman/ Labourer

3. Programme Details

The current programme for the works is as follows.

Commencement November 2024

Construction 24 Calendar Weeks in Duration.

Sequencing will incorporate a two phase process to assist in maintaining access to the existing Market Hall. Exact dates to be agreed with client once on site.

The projected construction programme of works, consists of the following elements:-

- New landscaping/ planter beds
- Extending the existing entrance to create a new raised terrace seating area
- Alterations to the existing Ramp leading to the main entrance
- Alterations to the existing cladding around the main entrance
- New external lighting
- Altering the existing carpark entrance road markings
- Alterations to the existing surfacing to provide a new play and seating area.

4. Site Dilapidation Strategy

A photographic dilapidation survey of the adjacent highways areas which could be affected has been undertaken and is enclosed.

A further full and comprehensive highway and site dilapidation survey will be carried and shared upon the request of the project stakeholders and prior to any commencement on site.

5. H&S Management Control Measures

Dust:

It is the policy of Warden Construction is to reduce any hazards arising from exposure to dust that is produced on Wardens sites as far as reasonably practicable. Such measures outlined below and within our policy document, relate to all on site works including enabling and construction activities.

Exposure to (especially containing respirable crystalline silica) can lead to the slow development of the irreversible lung disease Silicosis. Heavy and prolonged exposure under conditions that are sufficient to cause Silicosis can also lead to an increased risk of lung cancer.

All contractors carrying out activities such as demolition, mechanical cutting and grinding of stone, concrete and site transport that create substantial amounts of dust will ensure the following hierarchy of prevention is implemented:

- Adequate ventilation provided, or
- Water suppression system used, or
- Local ventilation system (vacuum) system used.

In addition, a dust mask to p3 standard must be worn by the operators of machinery creating the dust by persons carrying out sweeping up activities.

Where the above hierarchy cannot be employed those exposed to the dust must wear Respiratory Protection Equipment (RPE) – to grade APF 40 (full face respirator with filter to p3 standard).

Contractors must ensure that dust created by their work activities does not affect the health of other workers, residents and members of the public.

Please find attached Wardens Standard Working Practice document – “Control of Dust” to help illustrate the above point further.

Noise:

It is the Policy of Wardens Construction to reduce any hazards arising from noise exposure that is produced on Wardens sites as far as reasonably practicable. Such measures outlined below and within our policy document, relate to all on site works including enabling and new build activities.

Contractors must ensure that plant and machinery brought onto the Group’s sites are in good working order and suitably fitted with noise reduction measures, where necessary, and that the assessed level of noise of the plant / machinery is provided by the supplier/owner and made known to those who may be affected.

Where it is not practicable to reduce noise to an acceptable level, the Principal Contractor will arrange for 'Noise Protection Zones' to be established with noise warning notices displayed. All persons entering these areas must wear suitable hearing protection. Contractors will be responsible for ensuring their workers are provided with the suitable hearing protection and have received information, instruction and training on noise hazards.

All Contractors must cooperate with the Principal Contractor in compliance with any noise levels and periods of permitted noise activities laid down by local authorities, which are necessary to prevent noise nuisance pollution.

Please find attached Warden Construction Standard Working Practice – to help illustrate this point further.

6. Protection of Existing Services

Road plates will be acquired and used for the protection of existing live drainage within the site working area. Warden will also acquire gully bags and gully bungs to protect all existing surface drainage to prevent silt and debris going into the main drainage waterway.



- Authority to stop work if workmanship or materials do not conform to project requirements and specifications.
- Walk the site every day to check for compliance and ensure both quality and safety standards are met.
- Review work-in-place for conformance with submittals, manufacturer's installation instructions and project specifications
- Ensure that the work is properly protected whilst construction is in progress, with temporary protection following completion, to ensure no damage ensues by other work packages.
- Ensure the site is tidy and any waste is removed, with responsibility for removal being clearly defined amongst the parties.
- Induct all third parties and supply to the project quality plan and procedures.

7. Hours of Operation for Construction Work

Monday - Friday	07:30 – 18:00 (plant operation times)
Saturdays	08:00 – 14:00 (plant operation times)
Sundays	No works planned
Bank Holidays	No works planned

It will be necessary for site supervision, trade operatives and sub-contractors to arrive 30 minutes prior to the start of each working day to allow their setting up time (unlocking, site safety inspections, setting up, offloading, and internal works) these activities shall be permitted under the direct supervision of the Site Manager

Security will consist of installing hares fencing around the perimeter of the project with signage displayed. This will be checked daily and will fall in line with our temporary works checks throughout the project.

8. Details of Site Compound & Storage of Plant and Materials

The following facilities are proposed:

1no	Site Office/meeting room
1no	Canteen / Drying Room
1no	Toilet Block
1no	Storage Container

Plant and materials will be stored on site within the boundary.

Wheel wash facility will be utilised by the site banksman when required. This will be monitored during the works to ensure no debri is transferred outside of the site boundary. If the risk of debri is evident then a road sweep will be utilised to further maintain a clean environment.

Please see traffic management plan within this document for vehicle routes.

9. Temporary Highway Works or Closures

Temporary closures / licences will be applied for with Manchester City Council as the works require facilitating.

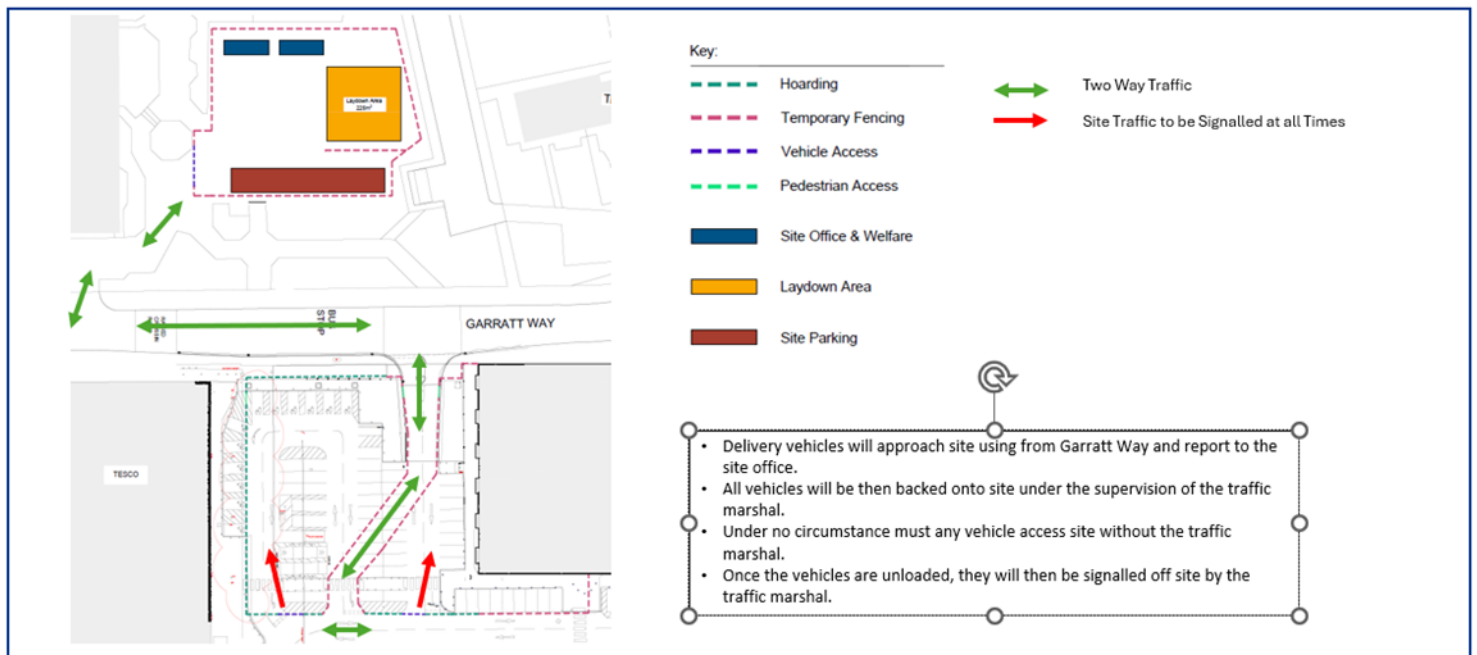
An application to close the Garratt way entrance from early January through to the beginning of April to allow works that involve crossing the entrance roadway. Works for this area have been planned to commence after the busy Christmas period when its likely that the traffic to the TESCO store and the Markets will considerably quieter.

10. Vehicular Activity During Construction, Site Access, Deliveries and Unloading

The access on to site for large deliveries such as stone deliveries, masonry and waste removal will be via Garratt Way.

Existing road surface will provide clean running surfaces for all plant and deliveries which will assist in keeping the surrounded adopted highways in good clean condition throughout the contract.

A temporary material storage/laydown area (highlighted below) will be utilised throughout the contract for large materials and unloading.



All subcontractors and suppliers will be provided with information showing the access and egress for deliveries as part of their order. All hauliers will be provided with Wardens "Traffic Management Plan" on appointment. All drivers will be instructed to contact the site manager prior to arrival on site to ensure a banksman is ready to guide deliveries in and out of site.

At all times a banksman will be provided for all vehicular activity around the site.

Access and egress points will be fully identified by signage throughout the contract.

Designated areas for loading and unloading, parking, storage etc. will be fully identified with site signage at all times throughout the contract.

11. Deliveries and Traffic Management

All construction traffic, plant and material deliveries will be undertaken outside of peak times.

All traffic will be directed and signposted from the A57 Hyde Road, through Whitwell Way, onto Garratt Way to the designated site compound and materials lay down area.

All site specific information will be shared with all suppliers prior to any engagement on site.

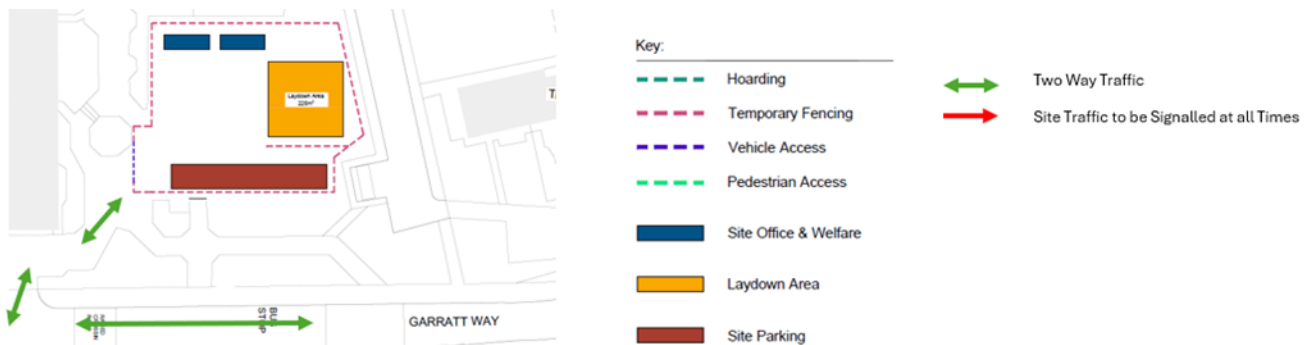
All access routes from the A57 Hyde Road shall be fully signposted to site designated delivery areas.



12. Parking of Vehicles for Operatives and Visitors

An 'off-road' policy for all contractor parking will be implemented at all times throughout the contract works.

An area off Garratt Way has been agreed with Manchester City Council, this will be designated for all contractor parking. This will be communicated to all contractors prior to arriving on site and reaffirmed during site induction process.



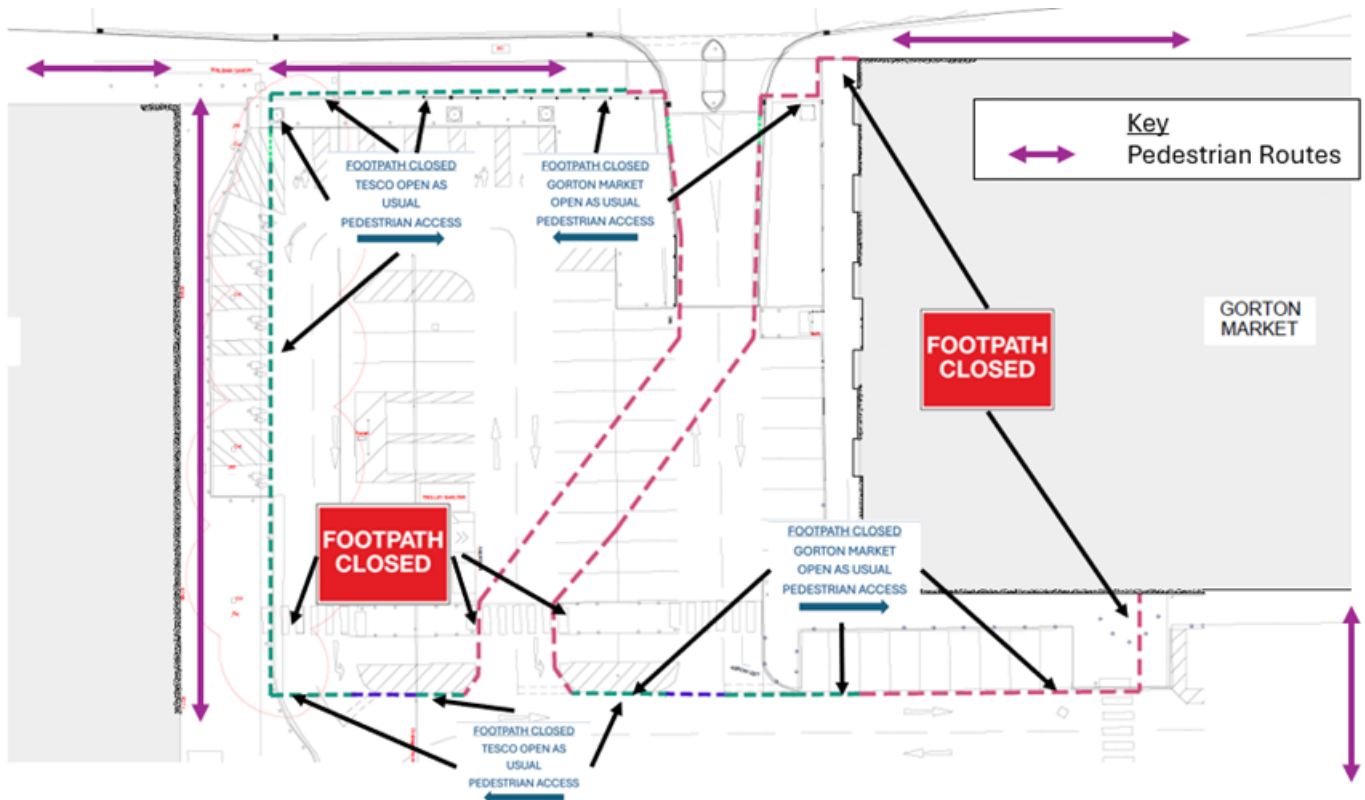
This area will be fully secure with Heras type fencing for the duration of the works.

Access to the site compound will be from Garratt way on to the shared access with the 'City of Manchester Institute of Gymnastics' as shown below.



13. Pedestrian Management

All pedestrian and non-pedestrian routes will be agreed with all stakeholders prior to commencement. Liaison with Tesco & Gorton Market staff will be made prior to any site commencement. All pedestrian management will include fully segregated safe walkways, signposted access routes, safe fencing, hoarding to identify safe passage ways.



All construction work to be contained within the site boundaries at all times with the external perimeter providing safe access to and from both Tesco and the Market access points.

Relocation of the current market entrance will take place during the works this will be fully signposted throughout the contract.

Safe pedestrian access routes will be fully signed and segregated with hoardings, fencing and pedestrian barriers at all times throughout the contract.



Safe pedestrian access from Garratt Way to the Tesco Store Entrance & Carpark by way of a physical 2400mm high hoarding along the line of the store roof overhanging canopy. All existing access will be maintained safely for the duration of the works.

Clear signage will identify pedestrian access routes and business open as usual.

All pedestrian access routes have been pre-agreed direct with Tesco store management.

14. Clean Road Policy

A road sweeper will be provided as required to ensure the roads leading to and from the site are kept in a clean, safe condition. During times when earthworks are being undertaken, the frequency and duration of the visits will be increased.

15. A Scheme for the Recycling and Disposal of Waste

Waste will be dealt with as per Wardens procedure using the Warden's Management procedures. Waste figures can be provided on request as required throughout the project and reported as part of the companies KPI's (monthly).

16. Site Safety

All persons on site must adhere to the following PPE :-

- Safety Hemet conforming to current standards BS EN 397.
- Safety Footwear.
- Hi Vis vest/ coat/ jacket/ overalls.
- Gloves where appropriate.
- Glasses/ Eye protection where appropriate.
- PP3 Compliant Masks (Face Fitted), where deemed necessary.

Site management will remove any person not following the above PPE site requirements.

17. Site Security

Site will be secured with Heras fencing around the site perimeter to suit the scheme and operations being carried out at the time, with the compound area also secured by heras

fencing. The use of chapter 8 barriers will be utilised in areas of low risk and short duration to segregate the workforce and general public.

Wardens will utilise existing security cameras on site.

18. Communication Plan & Emergency Contact Details

Warden's approach to co-ordination and communication strategy aligns perfectly with most clients, we know that meaningful communication plays an important role in every project we undertake and with all of our internal operations. Coordinating and communicating with clients starts from project inception. Developing a strong communication plan from inception enables all parties to understand the clients' specific and unique requirements and a robust strategy to deliver them.

Warden communicates with our clients through regular face to face communication, where face to face is not possible then we will communicate via emails, phone calls and social media correspondence, where appropriate. Direct Client communication will take place weekly, as a minimum with monthly progress meetings monthly as a minimum. Progress meetings report all areas of the project, such as subcontractors and cost updates – progress meetings allow early identification of any risks, which Warden will coordinate a mitigation strategy, to ensure smooth running of the project.

As part of our communication strategy the following information will be shared.

Site Manager Name & Phone Number will be located outside site on notice boards and shared with all local stakeholders.

Emergency contact details will be located outside site on notice boards and shared with all local stakeholders.

Head office contacts and escalation process to be shared with all local stakeholders.

Appendices

Documents attached to the Construction Management Plan are as follows:

