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In association with Townland Consultants H.K

CONSTRUCTION MANAGEMENT PLAN

**PROPOSED DEVELOPMENT
AT 58 RICHMOND STREET
MANCHESTER, M1 3LY**

**ON BEHALF OF
MR TAHIR AHMED Ltd**

Job Ref: 12,764

MAY 2019



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1.0 Introduction

- 1.1 This Chapter describes the proposed methodology of construction and the programme duration for key activities to be carried out on the Site.
- 1.2 Planning for construction is necessarily broad at this stage and may be subject to modification during the Developed Design Stage, following targeted site & ground investigations and consultation with specialist earthwork contractors and during detailed construction planning.
- 1.3 Prior to implementation and once a principal contractor is appointed, the successful contractor will be required to produce a definitive construction management and phasing plan prior to start on-site

2.0 Relevant Policies

- 2.1 The present method assessment will be written in accordance with the following policies:
 - British Standard 5228 – Noise and vibration
 - Health and safety at work Act 1974
 - Line search and Utilities enquires
 - Construction Regulations 2015

3.0 Training

- 3.1 Only qualified / certified or otherwise competent personnel will be permitted to undertake the work. All operatives are to receive training on manual handling techniques, asbestos awareness and work at height.
- 3.2 All workers to undertake site induction prior to commencing work. Tool box talks will be carried out at weekly intervals during the works to raise awareness of relevant H&S issues.

4.0 Site Preparation and Logistics

- 4.1 The Site will utilise a metallic fence hoarding or similar during all phases of construction. The hoardings will be positioned at a safe distance from the line of any variable height boundary works, piled or perimeter retaining walls allowing the minimum safe space for operation of construction plant within the hoarding. Gates and banksmen will be provided along with appropriate traffic management.
- 4.2 The Site will be fully secured based on an access permit system and security staff at vehicular entrances. The Site will have a CCTV and/or utilise the fully monitored permanent CCTV system to be installed within each Cluster and linked to the Police surveillance system.



- 4.3 Any temporary road closures associated with the construction phase will be agreed with Manchester City Council's Highways Department together with any special logistical requirements.
- 4.4 Appropriate wheel wash and banks men facilities will be provided by the Contractor.
- 4.5 Any temporary road closures associated with the construction phase will be agreed with Manchester City Council's Highways Department together with any special logistical requirements.
- 4.6 During the construction phase, standards of best working practice will be implemented to minimise likely significant effects on sensitive receptors. Contractors for the demolition and construction works would adhere to the Considerate Constructors Code.

5.0 Access to Site

- 5.1 Work at height will be eliminated where possible, through changing work procedures or using alternative equipment. Step ladder and ladders are only to be used for access and short duration work, and only when there is no suitable alternative such as full access scaffolding, tower scaffold or MEWP. Tower scaffolds to be erected by PASMA trained operatives. MEWPS to be used by suitably trained operatives.
- 5.2 Access equipment will be securely stored at the end of each shift to prevent unauthorised use. Exclusion zones will be established in the area below any overhead works, using suitable barriers and signage, to protect people below from risk of any falling tools or materials.
- 5.3 Access equipment will be securely stored at the end of each shift to prevent unauthorised use. Exclusion zones will be established in the area below any overhead works, using suitable barriers and signage, to protect people below from risk of any falling tools or materials. Where access into the trench is required safe means of access, e.g. fixed ladder, provided.

6.0 Delivery and Storage

- 6.1 All required materials to be delivered to site prior to works commencing and they will be labelled and stored at a designated location in accordance with manufacturer's instructions and any applicable COSHH assessments.
- 6.2 Materials will be stored safely away from access routes and will be unloaded using mechanical aids with sufficient safe working loads. Materials stacked no higher than 2 pallets in a safe manner on level ground within the site boundary. Materials to be stored within storage units or otherwise protected from weather conditions and kept dry.



7.0 Construction Process

7.1 It is envisaged that the majority of the new build elements will have in-situ concrete frames and floors in order to satisfy acoustic and fire requirements of residential developments but prefabrication, particularly of the non-structural elements will be considered at the outset in order to reduce construction timeframes and associated logistics requirements.

7.2 The following construction methodology for demolition and enabling works is an assumed sequence and is subject to detailed consideration by the appointed contractor:

- Prepare the ground for piling rig, which will include reduced level dig and installation of a piling mat to the requisite depth.
- Remedial work and the few elements that need to be removed from the existing building could start straight away.
- Upon completion of the piling operation, reduced level dig and pile cropping can commence to install new reinforced concrete pile caps at shear wall and column positions.
- Install core, either by slip form or jump form, contractor's preference, along with rising elements and slabs.
- Construction of concrete frame, cores and floors up to the roof level utilising concrete.
- Installation of window systems and mobile lifting equipment from roof
- Installation of Mechanical and Electrical Services and Lifts; external plant.
- Completion of finishes.
- Removal of hoardings.
- Construction Activity Plant, chosen in accordance with acoustic recommendations.
- Completion of public realm.

8.0 Hours of Work

8.1 Construction and demolition works will be confined to the following hours unless otherwise agreed by City council.

- Monday-Friday: 7.30 am to 18.00 pm
- Saturday: 8.30 am to 14.00 pm
- Sunday / Bank holidays: No work.

8.2 Entry onto the Site will be restricted to authorised people only. Before entry, all persons will be required to undertake an induction dealing with site specific construction activities, site hazards, site rules, enforcement and nonconformity procedures, welfare facilities, first aid facilities, emergency procedures.



9.0 Site Rules

- 9.1 All operatives and contractors requiring access to site must be in possession of, and wear, hard hats, safety boots, overalls and protective gloves when working on this project. When dust is created, dust masks and eye protection will be worn. Eye protection will also be worn when handling or working around sharp objects.
- 9.2 For hot work, appropriate clothing (masks, gloves and overalls) will be worn as per risk assessment. Ear protection to be mandatory on this project for all operations with noise levels exceeding 80dB(A).
- 9.3 Persons working externally must wear hi-visibility clothing, as they will be proximate to traffic routes. Any operatives needing to work at a level at which a significant injury could result from a fall, must wear safety fall-arrest harnesses, which must be attached to a line or load-bearing structure, before the operative commences work.
- 9.4 All operatives to be trained to the correct use of PPE. All operatives to receive health and safety induction prior to commencement of work. All operatives (including sub-contractor's operatives) to produce certificates of competence to operate plant and specialist equipment to the Principal Contractor. Test and inspection certificates for plant brought onto site must be available for site inspection at all times.
- 9.5 Sign and fence any open boundaries to the site. Construction safety signage at the site entrances and on perimeter fencing.
- 9.6 Welfare facilities to be established within a welfare cabins at site compound to provide WC, canteen, washing and rest area facilities. Water and power to be connected from suitable supply, to enable the provision of hot water and facilities for making hot drinks. Accommodation to be cleaned regularly.
- 9.7 Disconnect all services and isolate within working area as required. Power to site working area to be created via a 110v temporary supply (set up from a transformed 240 volt supply, connected from outside of the working area, transformed to 110v and centre-tapped to earth).
- 9.8 Supply to be installed and connected by a competent electrician, with hand-over test certificate to the Principal Contractor.



10.0 Traffic Management

- 10.1 Traffic management plan to be established to segregate pedestrian and vehicle traffic on site where possible. One way system to be implemented where possible to reduce reversing and turning on site.
- 10.2 Any turning or reversing must be carried out with the aid of a banksman. Banksman to wear a high visibility vest/jacket. Manoeuvring of any large loads or vehicles to be carried out with banksman in attendance, to ensure that third parties are kept clear of site operations.
- 10.3 All site plant and vehicles to access the allocated compound area for deliveries and collections. Parking is only allowed in recognised allocated vehicle parking areas.
- 10.4 Delivery routes for the delivery of large items of construction plant (tower crane sections, piling rigs etc.) and building components (steelwork, M&E plant, etc.) will be discussed and agreed with Manchester City Council's Highways Department, with operations undertaken during agreed periods, to minimise disruption to local traffic and the normal workings of the surrounding properties.
- 10.5 Each contractor to ensure unnecessary delays do not occur that could obstruct vehicle/pedestrian movements.
- 10.6 Drivers must take care when other vehicles and pedestrians are in any area through which they are moving. Where possible audible and visual signals should be used for reversing.
- 10.7 General construction items will be delivered within site working hours and subject to planning approval.

11.0 Workspace and equipment

- 11.1 All good practise guidelines regarding the provision of sufficient clear working space will be observed. Prior to the commencement of any works, sufficient clear working space (taking into account the nature of the work, the location in which the work is to be undertaken and the needs of any other building / site occupants) will be made available, so far as is reasonably practicable.
- 11.2 Suitable warning signage and barriers (as appropriate) shall be positioned around the work area, so as to restrict other persons from entering said area. During the works, attention will be paid at all times to the maintenance of a clear working space. If during the works, the maintenance of a clear working space is impracticable, the person undertaking the work will liaise with the site management / principal contractor.



- 11.3 All current legislation and codes of practice regarding work equipment usage will be complied with. Only those persons who have received suitable and sufficient instruction and training will be permitted to use work equipment. All work equipment to operate on 110v.
- 11.4 Any mains powered 240v work equipment will operate, via a transformer or other power reducing device, at a reduced voltage of no more than 110v.
- 11.5 Prior to using any item of work equipment, it will be inspected to ensure that it is in good condition and unlikely to cause injury or harm to any person as a result of its correct usage. Equipment guards to be correctly fitted before use.
- 11.6 All personnel are advised to check tools before each use and to take unsafe equipment out of service immediately, for repair or replacement. Periodic testing and maintenance of all equipment carried out in accordance with regulations and manufacturer's instructions.
- 11.7 When not required for immediate use, all items of work equipment will be securely stored so as to prevent any unauthorised use or accidental contact with any sharp / rotating blades.

12.0 Manual Handling

- 12.1 All manual handling will be minimised through the provision of mechanical aids where practicable. Where possible materials will be supplied in loads under 25kg. Operatives are not expected to handle loads any items weighing more than 25 kg on the site without assistance.
- 12.2 If items above 25kg are to be lifted, or unusual, unstable or hazardous items, the supervisor / site manager will determine a safe method of handling through completing a risk assessment and specifically instruct nominated individuals. Any items or loads above 25kg to be handled through mechanical aids or team lifting.
- 12.3 The following manual handling general precautions will be taken:
- Deliveries and materials handling will be planned to minimise the extent of manual handling of materials.
 - Routes by which materials have to be carried by hand will be checked for, and kept free of obstructions.
 - Appropriate PPE will be worn to make sure that materials can be handled safely, e.g. gloves and safety footwear.
 - Two or more operatives will carry larger or heavier items.



13.0 Excavations

- 13.1 Any area to be excavated will be clearly marked on the surface. Safe digging practice with hand tools implemented to locate and protect services within work area. All digging within 600mm of buried services completed by hand. Any discovered service lines to be exposed, supported and isolated.
- 13.2 Machinery only operated by trained and competent operatives. Machinery tested and maintained in accordance with manufacturer's instructions. A banksman will be used to assist in the safe operation of the plant and to observe the area being excavated to ensure there are no undiscovered services.

14.0 Health and Safety

- 14.1 Health and Safety is an integral part of the planning process for each project. Implementation of the Principal Contractor's comprehensive Health and Safety System and Procedures will ensure every facet of the construction process is planned, managed, and monitored. This will also ensure compliance with statutory obligations.
- 14.2 The Principal Contractor will produce a detailed construction programme based on the current information and the pre-tender Health & Safety Plan. The plan will set out the arrangements for managing and monitoring the project.
- 14.3 Sub or trade contractors engaged by the Principal Contractor to carry out works on the project will be issued with this Health and Safety Plan so that they can integrate the project management philosophy into their Health and Safety Plans. The project team will implement the plan assisted by the Principal Contractor's own Health and Safety Advisors
- 14.4 All persons on the project will be encouraged to express their views and concerns about Health and Safety. This will be achieved by the formulation of various routes. These include:
- Project Health and Safety committees.
 - Safety representatives from each contractor
 - Toolbox talks including a feedback process
 - Discussion and briefing on method statements and risk assessments
- 14.5 An 'open door' policy will be employed whereby any individuals can discuss Health and Safety issues with any member of the project team. Site notice boards, Tool Box Talks and posters are used to convey environmental, health and safety information to persons on the project.



14.6 Entry onto the Site will be restricted to authorised people only. Before entry, all persons will be required to undertake an induction dealing with site specific construction activities, site hazards, site rules, enforcement and nonconformity procedures, welfare facilities, first aid facilities, emergency procedures etc.

14.7 Following induction all persons will be issued with an induction booklet along with an induction swipe card. Automatic turnstiles will prevent unauthorised and un-inducted persons progressing beyond the security point.

15.0 Harmful Substances

15.1 All current legislation and codes of practise regarding chemical / substance usage will be complied with. Where possible any hazardous substances will be substituted for alternative non-hazardous substances.

15.2 Only those persons who are fully conversant with a chemical / substance will be permitted to use the chemical / substance.

15.3 Adequate ventilation will be maintained at all times where hazardous chemicals / substances are used.
When not required for immediate use, chemicals / substances will be kept in suitable closed containers and in a secure location, so as to prevent their unauthorised use.

15.4 If during the works, the provision / maintenance of a well vented workplace is impracticable, the person undertaking the work will liaise with the site management / principal contractor with a view to resolving the issue.

16.0 Waste Disposal

16.1 All current legislation regarding the prevention of environmental contamination (including waste disposal) will be complied with.

16.2 Any contaminated or hazardous waste created as a result of works carried out will be properly contained and disposed of by a specialist company. Waste must be transferred using a waste transfer note.

16.3 Major sources of waste within the construction process are anticipated to include:

- Surplus soils from the construction.
- Packaging – plastics, pallets, expanded foams etc.
- Waste materials generated from inaccurate ordering, poor usage, badly stored materials, poor handling, spillage etc.
- Liquid wastes, other than surface water run-off and foul drainage, such as waste oils and chemicals.



- 16.4 During the construction phase, requirements for the management of waste will be communicated to all contractors and sub-contractors to ensure that waste is managed in accordance with the waste hierarchy and relevant statutory controls.
- 16.5 It is advised that waste management forms part of the Construction Management Plan produced to ensure that demolition and construction wastes are dealt with in an appropriate manner and in accordance with the waste hierarchy.
- 16.6 The selected contractor will be required to provide details of the waste management procedures and oversee implementation of those policies and procedures on site.
- 16.7 Procedures for the segregation and storage of waste will be detailed in the Construction Management Plan. This will include the use of colour-coded skips to facilitate segregation for re-use and recycling; inspection of containers to ensure they are fit for purpose; and the use of plastic sheeting to prevent leaching from waste soils and aggregates. There will not be any mixing of hazardous and non-hazardous wastes.
- 16.8 Any person removing waste from the Site will hold a current waste carrier's licence and all waste shall be received at an authorised waste treatment or disposal facility. The nominated person(s) with responsibility for waste will ensure that all relevant authorisations are in place prior to off-site removal. No burning of construction waste will be undertaken on the Site.
- 16.9 To prove the correct depositing of waste material and to prevent the occurrence of fly-tipping, removal of any hazardous waste from the Site will be accompanied by a Hazardous Waste Consignment Note (HWCN), signed by both the producer and the carrier of the waste, and correctly completed in accordance with the Hazardous Waste Regulations (England and Wales) Regulations 2005. This will apply to the removal of both solid and liquid wastes (other than surface water run-off and foul drainage).
- 16.10 In addition, removal of any inert or non-hazardous waste from the Site will be accompanied by a Waste Transfer Note (WTN), signed by both the producer and the carrier of the waste, and correctly completed in accordance with the Environmental Protection Regulations 1991.
- 16.11 Where it is identified that at least 500kg of hazardous waste will be generated in any twelve-month period, the Site will be registered with the Environment Agency and a hazardous waste premises notification code obtained.



17.0 Fire Prevention

- 17.1 All current legislation and codes of practise regarding fire prevention will be complied with. Where possible any flammable substances will be substituted for alternative non-flammable substances.
- 17.2 Prior to the commencement of any works that may involve the use of a naked flame, all combustible material/pressurised containers will be removed from the immediate vicinity. Prior to the commencement of any works that could create a fire, suitable portable fire fighting equipment will be positioned accordingly.
- 17.3 During any works which involves the use of a flammable article/substance, all appropriate measures will be taken so as to keep sources of ignition away from said flammable articles/substances.
- 17.4 Skips and storage of flammable materials will be positioned away from any potential sources of ignition and protected from any foreseeable risk of arson. Upon completion of any works which may have given rise to the risk of fire / explosion, the area will be checked and left in a clean condition. A 1 hour fire check will be in place for all hot works.

18.0 Mitigation Measures

- 18.1 The environmental controls (or mitigation measures) to eliminate, reduce or offset likely significant adverse environmental effects during the demolition and construction phase are identified below. It is anticipated that these controls would be secured by appropriate planning condition or obligation:
- Preparation of a Construction Environmental Management Plan (CEMP) which clearly sets out the methods of managing environmental issues for all involved with the demolition and construction works, including supply chain management.
 - Requirement to comply with the CEMP included as part of the contract conditions for each element of the work. All contractors tendering for work will be required to demonstrate that their proposals can comply with the content of the CEMP and any conditions or obligations secured through the planning permission.
 - In respect of necessary departures from the above, procedures for prior notification to the Council and affected parties would be established.
 - Establishing a dedicated point of contact and assigning responsibility to deal with demolition and construction related issues if they arise. This would be a named representative from the construction team.
 - Production of a regular newsletter to be circulated to the surrounding neighbours and authorities
 - Regular dialogue with the Council and the local community.



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