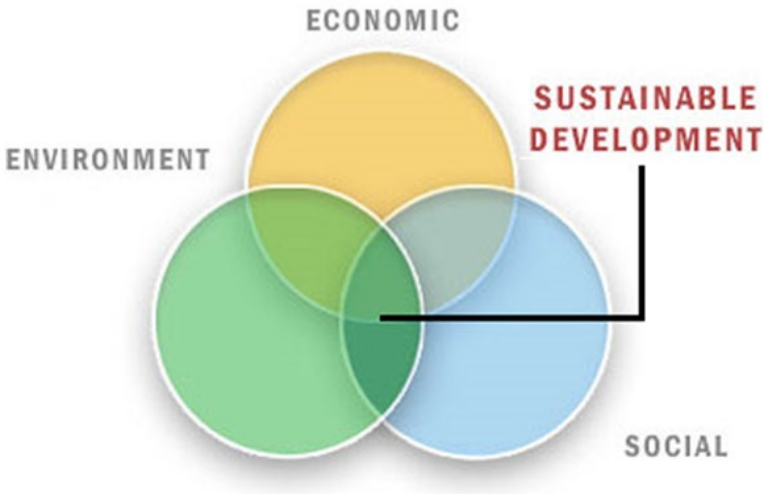
CONSTRUCTION MANAGEMENT PLAN

Upper Campfield Refurbishment

Issue No: 3



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	Construction Management Plan	**Client**	Allied London
		Date of works:	WC 08/07/24

Site Address	Upper Campfield Market Hall, Barton Street, Manchester M3 4NN	**Date of Issue**	21/06/2024

	Date:	**Version Number:**	**Changes:**	**Job Reference:**
Review status	**10/07/2024**	**1**	**First Issue**	**3474**
	12/08/2024	**2**	**Update following consultant review**	
	12/09/2024	**3**	**Update following consultant review & changes to local traffic routes**	

NOTE:	**This Construction Environmental Management Plan should be read in conjunction with any relevant TJM Construction Phase Plan, Risk Assessments, SSOW, Method Statement, COSHH Assessments, Emergency Arrangements and Manufacturer's instructions.**
Document Issue:	This record confirms all relevant documents included or referred to within the construction phase plan. All recipients should ensure the relevant information is reviewed continually and updated information reviewed as current works proceed. Any discrepancies (such as the above revised information) should be notified to the principal designer who will ensure information is re-issued to the relevant party as required.

Document Title	**Reference**	**Applicable**	**Prepared By**	**Date of Issue**	**Issued to / by Comments**
PCI Document	**PCI**	**Yes**	**ORSA**	**Jan-24**	
Contamination Survey	**CS**	**Yes**	**Hirst Conservation**	**Feb-22**	
Schedule and Specification	**Spec**	**Yes**	**Allied London**	**Nov-23**	
Emergency Procedures	**EMP**	**Yes**	**TJM**	**Jun-24**	
Project Drawings	**DWG**	**Yes**	**Various**	**Various**	
Site Waste Plan	**N/A**	**N/A**	**N/A**	**N/A**	
Fire Risk Assessment	**FRA**	**Yes**	**TJM**	**Jun-24**	**No current legal requirement**
Site Rules	**SR**	**Yes**	**TJM**	**Jun-24**	
Traffic Management	**TMP**	**Yes**	**TJM**	**Jun-24**	

Section 1 Introduction

1.1 Introduction:

1.1.1 TJM have been instructed to Carry out the internal refurbishment of Upper Campfield. TJM as part of their project planning have produced a Construction Management Plan (CMP) for the works. TJM operate an Integrated Management system (IMS) to ISO 14001, 45001 and 9001. This document is to be read in conjunction with the TJM IMS.

1.1.2This CMP has been developed to provide the management framework needed for the planning and implementation of construction activities in accordance with environmental commitments identified in the IMS and in regulatory requirements.

1.1.3The CMP should be considered by TJM project team as a 'live' document with reviews being undertaken at predetermined intervals and data added as appropriate. The measures identified in the CMP should be:

Viewed as mandatory and common practice on-site.
Embedded within the company's policies and site procedures

1.2 Purpose

1.2.1 The purpose of the adopted CMP is to:

Identify stakeholder requirements.
Set out the Management System requirements (in line with ISO 14001, 45001 and 9001).
Ensure compliance with current legislation.
Effectively minimise any potential adverse environmental effects during construction including how site specific method statements will be developed to avoid, minimise and mitigate construction effects on the environment.
Translate committed mitigation, set out in the IMS, into committed site procedure.

1.3 Structure

1.3.1 This CMP has been drafted during the planning phase to ensure that the necessary measures become incorporated as the project progresses.

1.3.2 Prior to construction, this CMP may be revised to address all construction issues and ensure that any residual effects following the planning process are mitigated as far as reasonably practicable.

1.3.3 Section 2 provides a summary of the works and principal components. Section 3 sets out the Environmental Management Framework. Section 4 sets out the legal and other requirements. Section 5 addresses operational control requirements. Section 6 provides an outline pollution control and contingency plan.

Section 2 Scope of Works

2.1 Location

2.1.1 The site is located On Liverpool Road in Central Manchester. There is good access into site from surrounding routes, the main access road to site will be via Tonman Street. Upper Campfield is a grade II listed building.



2.2 Description of the works

The project consists of the soft strip and refurbishment of the historic grade II listed former market halls to create mixed use buildings as part of the Campfield Enterprise City masterplan. The project will provide 40 new studios for media, creative & digital industries, with associated meetings rooms, offices, tea points and amenity spaces.

The planned works entails soft strip of non-structural block walls and removal of existing fixtures and fittings. The installation of double height mezzanine. Creation of studio spaces with block & stud partitions. Decoration throughout. Creating and forming new openings within the building envelope. Bespoke joinery. Mechanical & electrical works including new drainage runs and new incoming supplies. Flooring works.

2.1.1 There are sensitive environmental receptors within or adjacent to the site, these include:
Local housing, within 10m to the North of the site.
Lower Campfield Grade II listed within 30m

2.2.2 The main construction activities are:
Site establishment.
Demolishing non heritage blockwork
Breaking out existing concrete slab to facilitate installation of mezzanine floors
Excavating for internal & external drainage runs
Installation of ducting for services
Construction of digital studios working sympathetically with the building and its listed status.

2.3 Construction Programme	
Date planned for the start of the construction phase:	**16/06/2024**
Mobilisation / preparation period:	**4 weeks**
Planned duration of the construction phase:	**35 weeks**
Standard site working hours:	**Site opening hours will be 7.30 am to 6.00 pm Monday to Friday with working hours from 8.00am to 6.00pm**
Weekend working hours:	**When required, there will be working from 8.00 am to 1 pm on a Saturday. There will be no work done on Sundays or bank holidays.**

2.4 Plant & Equipment

2.4.1 TJM will have a construction specification excavators on site during the works including breaker and bucket accessories. TJM hires in specialist plant from reputable suppliers who maintain and service the plant on a regular basis to ensure that it operates at its peak condition to minimise our impact on the environment.

Section 3 Environmental Management Framework

3.1 Environmental Policy

3.1.1 The project will be carried out in accordance with the policies / objectives listed below:
TJM Environmental Policy and Environmental Management system (IMS)
Application No: 138377/FO/2023; 138346/LO/2023

3.2 Environmental Aspects & Impacts

3.2.1 A schedule of potential significant environmental aspects and impacts relating to the construction activities has been developed by TJM and are included within the IMS.

3.2.2 The aspects and impacts will be reviewed and updated at each project phase or where changes are made to the project scope, changes should be reflected in the CMP and Impacts and Aspects register.

3.3 Objectives & Targets

3.3.1 Environmental objectives for the construction phase have been developed and refer to legal compliance and environmental good practice, these include:

Zero pollution incidents.
Minimise waste sent to landfill.
Minimise disruption to occupiers, contractors and local residents (and therefore complaints).
Protect biodiversity.

Procedures for monitoring construction processes against the project environmental objectives will be carried out by way of site audits (internally and or external)

3.4 Management structure and responsibilities

3.4.1 TJM are committed to protecting the environment this is lead from senior management all the way down. Roles and responsibilities are detailed in the IMS for Illustrative purposes key roles and responsibilities are set out in Table 1 below.

Allied London are the client for these works and OBI are the contract administrator. ORSA have been appointed as principal designer with Project3 acting as Architect. Civic Engineers are the structural engineers with the M+E designers being MEP Design. TJM Projects Ltd have been appointed as principal contractor.

3.4.2 A TJM company organogram is included within the CPP file for reference. The list of TJM individuals with specific responsibilities on this project currently are:

Table 1: Roles & responsibilities	
Contract manager	Responsible for management of the construction phase of the project. Has overall responsibility for the environmental performance of the project.
Project Manager TJM	Responsible for implementing the Site Waste Management Plan during the construction phase to ensure that waste is disposed of legally, economically and safely.
SHEQ Manager	Compliance with environmental legislation, consents, objectives, targets and other environmental commitments, including those arising from the Environmental Statement.
Site Staff	To receive general environmental awareness training, and undertake work in accordance with Method Statement Briefings and toolbox talks. Trained personnel to manage particular tasks such as refuelling plant and equipment, managing the stores, water quality monitoring and supervising the segregation and collection of waste.
Client Project Manager	To ensure that the Contractor complies with all the relevant legal requirements, commitments and targets agreed for the scheme.
Community Liaison Officer	Communications with the public and interested parties, outreach and education, where appropriate.

3.5 Training Awareness & Competence

3.5.1 Site staff shall be competent to perform tasks that have the potential to cause a significant environmental impact. Competence is defined in terms of appropriate education, training and experience.

3.5.2 Environmental awareness and training shall be achieved by:
Site induction, including relevant environmental issues.
Environmental posters and site notices.
Method statement and risk assessment briefings.
Toolbox talks, including instruction on incident response procedures

3.5.3 All managers and supervisors will be briefed on the CMP.

Method Statements will be prepared for specific activities prior to the works commencing and will include environmental protection and mitigation measures and emergency preparedness appropriate to the activity covered. The Contracts Manager will review key Method Statements prior to their issue.

3.5.4 Method Statement briefings will be given before personnel carry out key activities for the first time.

3.6 Liaison and communication

3.6.1 The CMP will be distributed to the project team, including sub-contractors, to ensure that the environmental requirements are communicated effectively. Key activities and environmentally sensitive operations will also be briefed to staff and Contractors. Project, client and company environmental policies, where available, should be displayed on site.

3.6.2 TJM have define procedures within the IMS for internal and external communication. The client may require that any communication with external parties such as environmental regulators or the public is undertaken through a nominated client representative.

3.6.3 During the construction phase, internal communications may include a regular review of the following:

Training undertaken
Progress reports
Inspections, audits and non-conformance
Complaints received
Visits by external bodies and the outcome or feedback from such visits
Objective / target achievement, including reporting on environmental performance.

3.6.4 External communication, including letter drops or meetings, and liaison with statutory authorities will be overseen by the TJM Project Manager.

3.7 Complaints, Compliments, and Inquiries

3.7.1 If required a Community Liaison Officer will be available on site and a telephone number will be published for use by members of the public wishing to complain, provide other feedback, or make enquiries.

3.7.2 All complaints or information requests will be made aware to the Client Project Manager and will be logged promptly.

3.7.3 Noise may be a key subject of complaint where construction works take place close to residential areas. Working hours, plant types, construction methods and noise mitigation measures are likely to be subject to Section 61 consent, under the Control of Pollution Act which is granted by the local authority. Close liaison maybe necessary with the local authority environmental health team is likely to be necessary to develop mitigation measures.

3.7.4 If necessary liaison will also be undertaken with local councillors and town/parish councils as representatives of the local community to discuss and address any issues.

3.7.5 The local authority environmental heath team may also be the first to be contacted by residents affected by noise and will require to be kept appraised of progress, programme and upcoming phases of works that are likely to give rise to disturbance in order that they can respond to complainants.

3.7.6 Careful monitoring of complaints received, including recording details of the location of the affected party, time of the disturbance and nature of the noise can assist with managing the works to reduce the likelihood of further complaint.

3.8 Checking

3.8.1 Environmental monitoring e.g. via site audits, noise monitoring, vibration monitoring may be undertaken in order to provide information to be taken into account during construction and to feed back into the CMP and method statements, and to evaluate the environmental effects of the construction process.

3.8.2 Pre-construction monitoring should be considered, in order to set a baseline against which construction effects can be assessed. The IMS should be referred to in establishing baseline conditions.

3.9 Arrangements for Monitoring and Reviewing

3.9.1 The following guidance will be used for monitoring compliance:
Legal Requirements
The procedures for contractor selection and management of trades
Special requirements for public interfaces

Routine Inspections

3.9.2 The site will be inspected periodically throughout the duration of the works, inspections may include site managers, Project Managers, SHEQ Managers and by our external Consultants as necessary.
A formal weekly inspection will also be carried out by the site manager this will be used to record the observations made and any remedial actions to be taken. Issues will be raised at weekly progress meeting to ensure safety messages are effectively communicated to all parties.

Further Inspections

3.9.3 When on site, project managers will carry out informal inspections and report any findings back to the site manager/supervisor for corrective action to be taken.
TJM Projects SHEQ Manager will make regular unannounced site visits to carry out site inspections. All such inspections will be formally recorded and adverse findings will be communicated to all those involved including at Director level within TJM Projects and management level within sub contractors where their operatives may be involved.

Compliance Monitoring

3.9.4 Compliance monitoring will be carried out to verify that agreed procedures and methods are being implemented and are producing the required results.
Compliance monitoring will be carried out by the Site Manager / Supervisor.
Visiting personnel, including Project Manager, Safety Manager & Project Director
Observations and actions arising from monitoring will be tabled at the weekly meetings.

3.10 Non-conformance and Corrective / Preventative Action
3.10.1 Procedures for addressing non-conformance and corrective actions are to be provided. These include, for example: A Non Conformance Report (NCR) that will be raised to record any environmental incident and work that has not been carried out in accordance with the CMP or Method Statement. Where a deficiency is identified as a result of monitoring, inspection, surveillance and valid complaints these will be recorded in Site Audits and the Site Diary. Any actions identified shall nominate an owner to follow through the action to be taken, along with a specified timescale for it to be closed out.
3.11 Control of Records
3.11.1 Environmental records, including waste management records, noise and vibration monitoring where applicable will be maintained in accordance with the TJM procedure and legal requirements. The records are to be maintained, in either hard copy or electronic format as required. The procedure in the IMS section 5.4 that the records relate to also specifies the retention time for the records and who has authority to dispose of them.
3.12 Management Review
3.12.1 The outputs from section 3.8 Checking, will be reviewed on an on-going basis at progress meetings to ensure continual improvement in accordance with TJM IMS.
3.12.2 Review of the CMP will be carried out at each project phase and where changes are made that affect the scope of the works to ensure its continuing relevance and accuracy.
Section 4 Legal & Other Requirements
4.1 Legislation
4.1.1 TJM have identified a schedule of appropriate environmental legislation and good practice within the IMS that will be adhered to. TJM maintain the legal register (at head office) on a regular basis and identify how we comply with the legislation.
4.2 Consents & licenses
4.2.1 Environmental consents and licenses that may be required to enable the construction works are given in Table 2. TJM and the clients Project Manager are to establish responsibilities for obtaining consents and permits.
Environmental Consents & Licences
Legislation License / permission requirement
Planning Act 2008 Consent for the scheme. Any requirements attached to the consent will need to be adhered to. Control of Pollution Act 1974 Prior consent to carry out construction works from the Local Authority under Section 61. A license may be required if protected species are disturbed by a development e.g. bats Environmental Permitting Regulations 2007 It is not anticipated that a waste management permit will be required as part of the works. However certain activities are exempt from waste management licensing and must be notified to EA in advance.

5 Operational Control Procedures

5.1 General

5.1.1 Specific management included in the CMP are to be developed relating to the following topics:

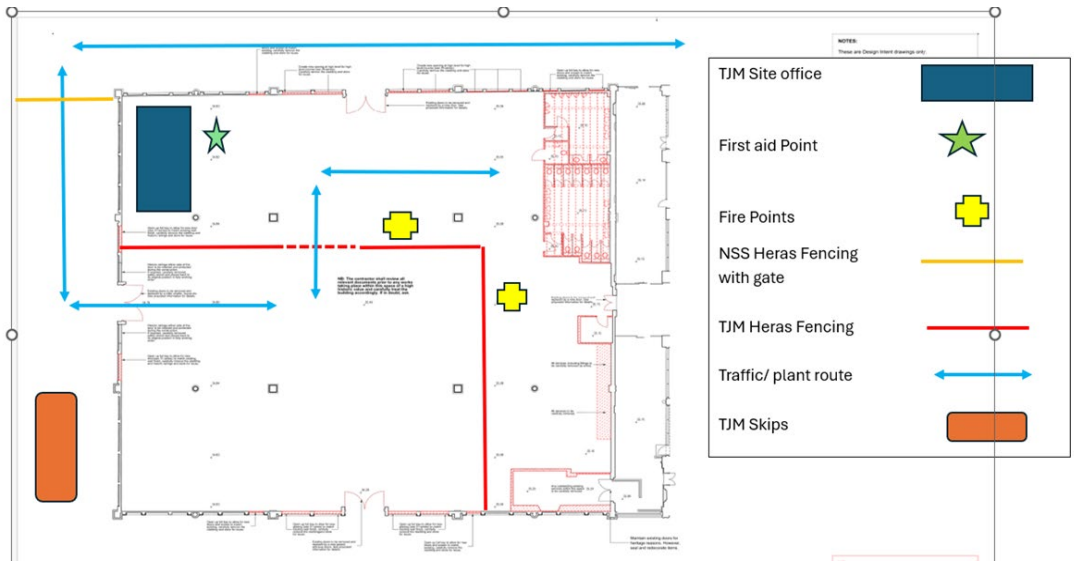
Site establishment
Boundary fencing
Protection of existing environmental/ historical features
Access routes/points
Site housekeeping
Water quality and drainage
Nature conservation
Noise and vibration
Air quality
Archaeology and cultural heritage
Contaminated land
Waste
Energy
Materials
Transport/ deliveries

5.1.2 Outline management proposals for each of these topics are described in sections 5.2 to 5.19 below.

5.2 Site Establishment

5.2.1 Facilities will be established to minimise risk to the environment and promote efficient use of resources. This will include:

Temporary protective fencing will be erected to delineate the working areas, site boundaries and protect sensitive features from disturbance.
Temporary offices, and secure storage of equipment.
Any necessary fuel and oil will be stored in accordance with The Control of Pollution (Oil Storage) Regulations (2001). Refuelling will only be undertaken in a designated area, designed to contain contaminated runoff, and by trained personnel. Emergency spill kits are to be readily available.
Materials storage areas will be set up and managed internally to Upper Campfield, no external storage should be required for these works.
Waste segregation areas will be established utilising containers of an appropriate design to ensure that no waste can escape.
Sewerage effluent from the site office and welfare facilities will be via mains sewer connection.
Temporary lighting will be designed to minimise spillage of light, and oriented away from residential properties.
Site parking for contractors and visitors will be either pay & display on street parking or local car parks.



5.3 Boundary Fencing
5.3.1 The site has a temporary road closure on Barton Street to facilitate the works, this is fenced at Liverpool road end with Solid hoarding and at Tonman Street there is heras fencing in place. This is provided and managed currently by NSS who are completing external works outside of TJM Control.
5.4 Protection of Existing Environmental Features
5.4.1 There are trees located on Tonman Street however these are on the opposite side of the road and will not be impacted by the works at Upper Campfield.
5.5 Access Routes / Points
5.5.1 Every effort will be made to arrange delivery times will be 8.00am – 4.30pm, Monday to Friday and where required 8.00am - 1.00pm on a Saturday. All access will be via Tonman Street for deliveries, there will be no unloading permitted on Liverpool Road to minimise traffic disruptions. Deansgate is now one way following a recent change in traffic arrangements by MCC. Contact will be made by delivery drivers of larger vehicles before reaching the site to arrange a banksman to meet the driver, control and monitor the movement of the vehicle on and off site. Plant and material deliveries will be carefully planned and closely monitored to minimise nuisance and inconvenience to nearby residents.
5.6 Site Housekeeping
5.6.1 A 'good housekeeping' policy will be adopted across the site. This will include the following requirements: No fires on site Considerate behaviour of all site staff, including on the highways Maintenance of staff welfare facilities Removal of food waste and other rubbish at frequent intervals Maintenance of road cleanliness surrounding the site
5.7 Water Quality and Drainage
5.7.1 TJM adopt good construction management practices that will reduce the risks of accidental discharge of pollutants into streams, rivers, culverts or ponds, or contamination of groundwater.
5.7.2 A pollution control and contingency plan will be prepared to set out the requirements for pollution prevention during the works. See Section 6 for the outline plan.
5.7.3 As work is being undertaken close to a highway drainage, environmentally sensitive lubricants, such as synthetic non-toxic biodegradable hydraulic fluids, will be used. Biodegradable oils must be stored, handled and disposed of as any other oil and must not be disposed to surface water or foul drains.
5.7.4 Drainage for site accommodation during the construction phase will use the permanent drainage system.
5.7.5 TJM will give consideration to minimisation of water use during the construction phase.
5.7.6 The works shall comply with The Groundwater (England and Wales) Regulations 2009
5.7.7 TJM will consult EA if necessary and agree with them any special measures to be taken in respect of the construction, the siting of Contractor's facilities and measures to prevent the spillage of potential pollutants.

5.8 Nature Conservation

5.8.1 Plans for managing any protected species are to be finalised, implemented and monitored. The TJM SHEQ Manager is required to monitor ecological measures and ensure protected species are safeguarded.

5.8.2 The Clients Project Manager is to confirm that ecological surveys have been undertaken to establish whether protected species use the habitat types found within the site such as:

Upper Campfield

5.8.3 There may potentially be protected species using the site, these may include:
Nesting birds
Bats

Specific mitigation measures to prevent adverse impacts on protected species and high quality habitats are set out below.

5.8.4 Bats are protected under the Conservation (Natural Habitats, &c) Regulations 1994 and the Wildlife & Countryside Act 1981. Construction may need to be supervised by an ecologist and/or undertaken under control of a European Protected Species licence from Natural England.

5.9 Compensation & Enhancement

5.9.1 Habitat loss is not anticipated by TJM for the works at Upper Campfield. Mitigation measures may include:

To compensate for any adverse effects of the works.
By the use of locally appropriate species, to create semi-natural habitats that reflect and complement those existing in the surrounding area.
To contribute to appropriate local Biodiversity Action Plan (BAP) targets.

5.10 Landscape Design

5.10.1 TJM are not involved with the wider development of the site. The client are responsible for the wider development including landscape design.

5.11 Noise and Vibration

5.11.1 TJM if required, will prepare a management plan for the control and monitoring of noise and vibration.

5.11.2 If required, TJM will make any necessary separate application(s) to all relevant Local Authorities, under Section 61 of the Control of Pollution Act 1974, and obtain consent(s) to undertake the works. Application(s) shall be made at least 28 days before commencement of any activity or works, which may cause noise and vibration disturbance. The application(s) shall include the Contractor's proposals for minimising noise from the construction works to the level(s) agreed with the Local Authority.
TJM shall comply with the terms of the consent(s) so obtained. Notwithstanding the terms of any consent obtained under Section 61 of the Control of Pollution Act 1974, the Contractor is required to comply with the provisions of the statutory code of practice BS5228: Noise Control on Open and Construction Sites.
TJM will provide a draft copy of the Section 61 Agreement to the Client Project Manager for comments and a copy of the final agreement.

5.11.3 Noise and vibration will be controlled and limited so far as reasonably practicable so that sensitive receptors are protected from excessive noise and vibration arising from construction.

5.11.4 Certain activities may extend outside normal working hours to enable safe working or as a result of unforeseen events and if required the Environmental Health Team will be contacted to agree the activities required.

5.11.5 The principles of Best Practicable Means will be employed to minimise noise levels during Construction. Recommendations for the control of noise and vibration on construction sites are set out in BS 5228. The following measures will be used where appropriate:

Hydraulic plant will be used in preference to pneumatic plant where possible.
Plant and equipment will be maintained in good working order and fitted with silencers and acoustic panels where appropriate.
All plant will be shut down or throttled back between periods of use.
Methods used for concrete breaking and construction should be carefully considered, non-percussive means should be used where possible.
In sensitive locations, acoustic enclosures may be required for fixed plant such as generators.
'White noise' type reversing warnings should be used on mobile plant in preference to 'bleepers', in order to minimise intrusion.

5.12 Air Quality

5.12.1 TJM if required will prepare a Management Plan for the control and monitoring of dust, smoke and any other airborne pollutants.

5.12.2 TJM prior to the commencement of the works on site, will if required make any necessary application(s) for authorisation to the relevant Pollution Control Authority (Local Authorities and the Environment Agency) under the terms of the Environmental Protection Act 1990 and the Pollution Prevention and Control Act 1999.

5.12.3 Emissions to the air including dust and exhaust fumes can be caused from certain construction activities, including:

Earthworks / excavation / construction
Use of diesel powered plant and equipment

5.12.4 The site is close to residential properties. Best Practicable Means shall be employed where appropriate.

5.12.5 All necessary and practicable measures to control dust emissions through good housekeeping and site operational practices shall be carried out including:

Sheeting of vehicles: all HGVs carrying loose material capable of spillage or which has the potential to give rise to dusty emissions from the vehicles during transit shall be sheeted. This requirement shall be enforced by TJM and any transgressions shall be recorded in the site diary by TJM with details of measures to be taken to prevent further occurrences. The site diary shall be available for inspection by the Client's Project Manager and local authority at any time during working hours.
In the initial phase of works the site compound will predominantly be located within Upper Campfield and welfare located in Castlefield House. Where vehicles are to access upper Campfield to remove waste etc. in order to manage potential dust will be kept to a minimum by appropriate control methods, this will include the provision of jet wash for wheel washing. TJM projects will also have provision available for a road sweeper as required. This will be monitored and implemented by the site manager.
Water bowsers/sprays: Water sprays shall be applied to all construction operations as the Site Manager considers appropriate.
It is not anticipated that there will be any materials stored externally which could give rise to wind blown dusts.
Fires: these will be prohibited on site.
Compliance by construction vehicles with emissions legislation, servicing and MOT requirements: all vehicles regularly used on site shall comply with the relevant emissions standards and shall be serviced in accordance with the manufacturer's recommendations. MOT and service documentation shall be produced for the local authority's inspection. TJM use vehicles and plant that meet the latest emissions regulations.
Engine idling time: No construction plant or vehicle shall leave its engine running when not directly in use, except where the Site Manager considers that there are operational or other reasons to justify an exception.

5.12.6 TJM shall keep a site diary available for inspection by the local authorities, in order to record the following matters:

Any complaint relating to emissions alleged to be due to Construction activity received from a local resident or business, including date and nature of the complaint and any measures taken as a result of that complaint;
The date and location of cleaning of paved areas and off-site roads; and
The date and vehicle registration number of any construction vehicle that is observed carrying material that has the potential to release dust during transit and is not covered. Details of measures taken to prevent further occurrence shall be included.

5.13 Archaeology and Cultural Heritage

5.13.1 Where designated sites of archaeological sensitivity have been identified by the clients Project Manager, TJM will have measures in place to manage the risk of adversely affecting historic resources, including reporting any potential finds.

5.14 Historical buildings & monuments

5.14.1 Before commencing any work on a listed building, it's crucial to understand its listing status, as this will dictate the type of work you can carry out and the required permissions. **Upper Campfield is Grade II listed Historic England Reference: BF037597**
While work on Grade II buildings is common, gaining consent for works on Grade I and Grade II* buildings is much harder.
Work to listed buildings requires Listed Building Consent if it involves the 'fabric of the building,' i.e., the roof, walls, and windows. In addition, some interior features like fireplaces are also protected.
It's advisable to consult with experts with specific experience with historic and listed buildings. Experts range from surveyors and conservation officers to architects and structural engineers.
When working on listed buildings, it's typically necessary to use materials and techniques compatible with the original structure.
The choice of materials and techniques depends on the scope of the development – it's often possible to pair traditional methods with modern materials or vice versa.
The construction process may involve sourcing traditional building materials or employing specific construction methods to preserve the building's historic character.
A construction professional experienced in working with listed buildings, such as a structural engineer, will advise on appropriate materials and building techniques.
Regular monitoring and supervision of the work are crucial to ensure the project stays on track and complies with the legal requirements.
Monitoring includes checking that the correct materials and techniques are used, and that health, safety and sustainability measures are followed to the letter.
Carrying out work on listed buildings requires carefully preserving the structure's historical integrity while ensuring the work is safe and compliant.

5.15 Soils

5.15.1 Soil resources are not anticipated to be used by TJM on this project.

5.16 Contaminated Land

5.16.1 The Clients Project Managers are to identify any potential contaminated land before the works commence. TJM are to monitor the works as they go, if contaminated ground is identified during the works, the site supervisor will stop work and report to the Contracts Manager.

5.17 Waste

5.17.1 The Clean Neighbourhoods & Environment Act 2005 established powers to create Regulations to require the mandatory production of Site Waste Management Plans (SWMP) for construction projects. SWMPs are no longer required to be completed in England.

5.17.2 TJM, in order to reduce the need for waste disposal, minimise the generation and environmental impacts of wastes arising during the works and shall maximise opportunities for the re-use and recovery of wastes. Segregated marked skips will be positioned on site to remove, brick, block and concrete, plasterboard and gypsum waste, timber and general waste streams. Off site recycling will be carried out by registered waste handlers and waste transfer notes will be retained. TJM are a registered upper tier waste carrier.

5.18 Energy

5.18.1 In line with the UK Energy Efficiency Action Plan, energy efficiency measures and greener energy sources have been considered and implemented where possible. Using energy more efficiently assists with cutting carbon dioxide emissions:

Energy consumption is to be minimised and monitored throughout the project.
Construction plant and equipment is to be maintained to maximise fuel efficiency.
Utilise energy from renewable sources where practicable.
Ensure efficient materials handling / husbandry.
Minimise workforce travel. Records of mileage and fuel types for site operatives, visitors and deliveries to site will be monitored and recorded.
Where relevant TJM will source local materials to minimise associated transportation.

5.19 Materials
5.19.1 Likely materials to be used for the construction works include concrete, concrete blocks, plasterboard and gypsum based products, timber (FSC) and oils and fuels. Where possible TJM will obtain these from local sustainable suppliers.
5.19.2 Any timber used in permanent and temporary works, is to be from sustainably managed sources with recognised timber labelling such as FSC or from re-use where possible.
5.19.3 Local materials will be sourced to minimise associated transportation, where possible.
5.20 Transport/ deliveries
5.20.1 Road transport is a major source of local air and noise pollution and contributes to carbon dioxide emissions. Opportunities to minimise construction traffic have been considered, measures include for example, reducing the transport impacts of materials and construction staff by car sharing and using local resources.
5.20.2 Every effort will be made to arrange delivery times will be 8.00am – 4.30pm, Monday to Friday and where required 8.00am - 1.00pm on a Saturday. Surrounding traffic routes on Liverpool Road and Deansgate are heavily used by commuters and general traffic around the site. The main delivery route will be off Deansgate into Tonman Street. Any vehicles when exiting the site will not be permitted to turn left. Unloading on Liverpool Road will also be prohibited.
5.20.3 Contact will be made by delivery drivers of larger vehicles before reaching the site to arrange a banksman to meet the driver, control and monitor the movement of the vehicle on and off site.
5.20.4 Plant and material deliveries will be carefully planned and closely monitored to minimise nuisance and inconvenience to nearby residents
5.20.5 Plant and deliveries of bulk materials IE hardcore/concrete will be unloaded within the confines of the site boundary using the vehicle access gate highlighted in the proposed site set up plan.
5.20.6 Deliveries will be directed into the site by the site manager from Deansgate turning right into Tonman Street. Vehicles exiting the site will turn right only out of the site onto Deansgate following a recent change to the road layout by MCC, no left turn will be permitted.
Section 6 Outline Pollution Control and Contingency Plan
6.1 General
6.1.1 A pollution control and contingency plan will be developed by TJM and included within the site documentation to provide details of the measures to be implemented to prevent pollution of the aquifer and the actions to be taken in the event of an environmental incident or emergency.
6.1.2 An ‘environmental incident’ is defined as any event, activity or condition that causes, or has the potential to cause harm to people, or damage to property or the environment. ‘Pollution’ is defined as any harmful impact on the local atmospheric, aquatic or land environment caused by release of hazardous or nuisance-causing substances or excessive noise and vibration.

6.2 Pollution Prevention

6.2.1 Potential pollutants from the works include:
Dust
Oils and fuels
Waste materials
Effluent/waste water from site accommodation
Contamination of surface/ sub surface water bodies

6.2.2 To minimise the risk of pollution from oils on site, measures are required in relation to their storage, use and disposal. Environmentally considerate lubricants, such as synthetic, non-toxic biodegradable hydraulic fluids are available and may be used at sensitive locations.

6.2.3 If required, measures will be developed to control site runoff and prevent contamination. Account will be taken of the government Pollution Prevention Guidelines (Formerly PPG):

Polluting substances
Activities that produce contaminated water
Correct use of drains
Storing materials, products and waste
Unloading and moving potential pollutants
Construction, inspection and maintenance

6.2.4 Site manager on site set up will establish foul and surface water drains within the construction and site up zones and identify these on a site plan. TJM will provide a spill kit on site including the provision of clay drain mats which would be deployed in the event of a spill or major surface run off.

6.3 Fuel and Oil Handling

6.3.1 All fuel and oil will be stored in accordance with The Control of Pollution (Oil Storage) (England) Regulations 2001 and they will be handled in such a way that risk of pollution is minimised, this will include:

Fuel and oil storage tanks will comply with The Control of Pollution (Oil Storage) (England) Regulations 2001 and will be locked when not in use.
Storage areas will not be located within 10m of the watercourse or highway gully.
Mobile bowsers will be bunded and will comply with The Control of Pollution (Oil Storage) (England) Regulations 2001 and will be locked when not in use.
Drums will be stored in bunded areas with a minimum capacity of 25% of the total volume contained within the bund, or 110% of the largest container, whichever is greater.
Drums will be maintained in good condition, fitted with lids and labelled to indicate the contents.
Trained operatives only will carry out refuelling of plant and equipment.
Static combustion engine plant (e.g. compressors, lighting sets) will be integrally bunded or placed on drip trays.
Plant will be regularly checked for leaks and will be regularly maintained.
Spill kits will be provided within close proximity to fuel and oil storage areas and operatives will be trained in their use.

6.4 Maintenance of Plant

6.4.1 Any maintenance of plant and equipment will be carried out at least 10m away from any watercourse or drain. Spill kits will be available during all plant maintenance operations and drip trays used to contain any leakage of oil

6.4.2 Any plant or equipment considered to be a pollution risk will either be repaired or removed from site.

6.5 Notification Procedure

6.5.1 Procedures for reporting any spillages or pollution incidents are set out in the IMS.

6.5.1 Contact details for key site and emergency response personnel with responsibilities relating to the protection of the environment are kept in the Construction Phase Plan. Key contacts will include:

Contracts Manager
Site Manager
SHEQ Manager
Client Project Manager
Community Liaison Officer
Fire, Police, Ambulance
EA 0800 80 70 60

Further Actions	(Further control measures that could be implemented to improve safety)			Action by Who & Date
Further Action authorised by:	**Name**		**Position & Signature**	