CMP

REVISIONS

DATE	VERSION	AUTHOR	APPROVED BY
14.03.22	R0	LL	RB
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1.0
Introduction

This **Construction Management Plan (CMP)** is to minimise construction impacts and relates to all construction activity both on and off-site that impacts the wider environment.

The approved contents of this CMP must be complied with unless otherwise agreed with the Local Planning Authority (LPA) in writing. **BXTR** shall work with the LPA to review this CMP if problems arise during construction, and any future revised plan is to be Approved by the Local Planning Authority (LPA) and complied with thereafter.

Please note that any agreed CMP does not prejudice or override the need to obtain any separate consents or approvals such as road closures or hoarding licenses.

Revisions to this document may take place periodically.

We can confirm that the development for the above site shall be carried out in accordance with this Approved Construction Management Plan (CMP).

Signed

Position

Date

2.0
Contact Details

2.1	**SITE ADDRESS** (See Point 2.7 for Location Plan)	BXTR Ltd. House of Gods Hotel Unit 1, Bridge House Ducie Street, Manchester M1 2DQ	
2.2	**CMP Planning Application number:**	128769/FO/2020	
2.3	**Person Responsible for submitting the CMP:**	DIRECTOR	Ashley Savage Development Director House of gods Ltd. 233 Cowgate, Edinburgh, EH1 ashley@housofgodshotel.com 07468520012

2.4 Project Details and Timeframes

Commencement Dates	02/01/2024
Planned Project Duration (For programme see Appendix A)	43 Weeks

2.5 Site Description + Context

The site is a vacant unit located over 2 levels, the Lower Ground Level and Upper Ground Level of a mixed-use building located within Bridge House, Ducie Street, Manchester. The Lower Ground and Upper Ground Levels of Bridge House are classed as Commercial use and the upper floors are residential apartments and are unaffected from this development. Bridge House is situated on the south side of Ducie Street within the Piccadilly Basin Area of Manchester City Centre and is bound by Ducie Street to the north, Jutland Street to the east, Morrisons convenience store and residential apartments to the west, and the canal to the south

In the immediate location, the property is surrounded by new-build apartments and hotel developments. Manchester Piccadilly train station is located less than half a mile to the south of the site. The site is located within the heart of the city centre and is therefore near a range of shops, bars and restaurants, and other services/facilities.

The building is not listed nor is the site located within a Conservation Area. There are no buildings immediately adjacent that would be affected by the proposed development of the site.

According to the Environment Agency Flood Map, the site lies within Flood Zone 1 which has the lowest probability of flooding.

2.6 Proposed Works

This construction works consists of internal refurbishment modifications and a new pergola structure for the external terrace area. The two-story conversion will internally consist of guest bedrooms, reception, and bar area with a covered external terrace to the lower ground level at the canal side.

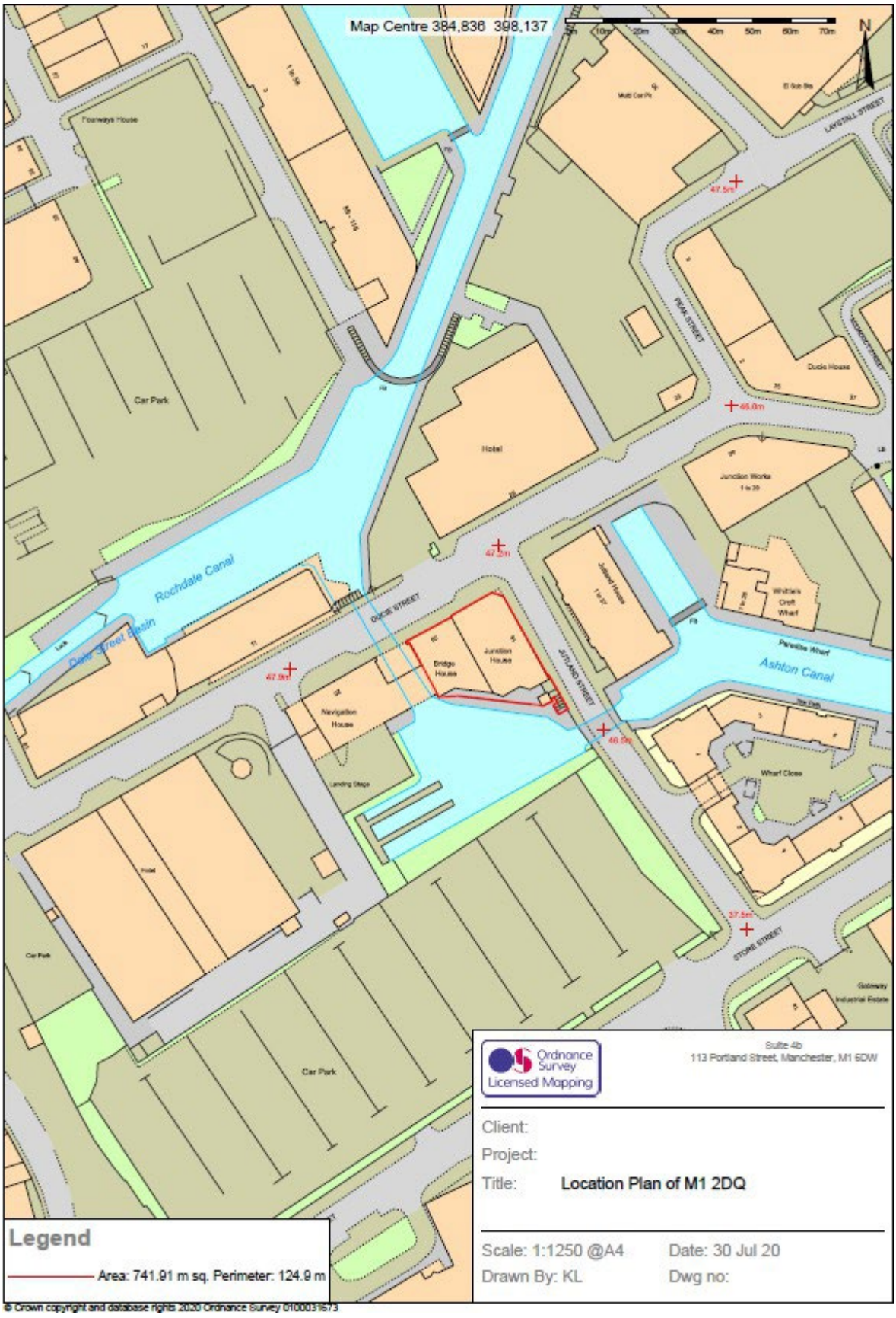
The main element of construction works for the conversion will be new Mechanical, Electrical, and plumbing, new internal partitions, ceilings, a raised floor, and soft furnishings and furniture throughout.

Any works to the outside terrace adjacent to the canal towpath will be undertaken within the boundary fence and all works will be communicated and approved before commencement by Canals, Rivers, and Trusts with associated permits where necessary.

The site entrance for all site personnel and site materials is on Ducie Street, with a drop-off inlet parking bay for materials, and all-new material into the site will be transferred internally through Ducie street site entrance.

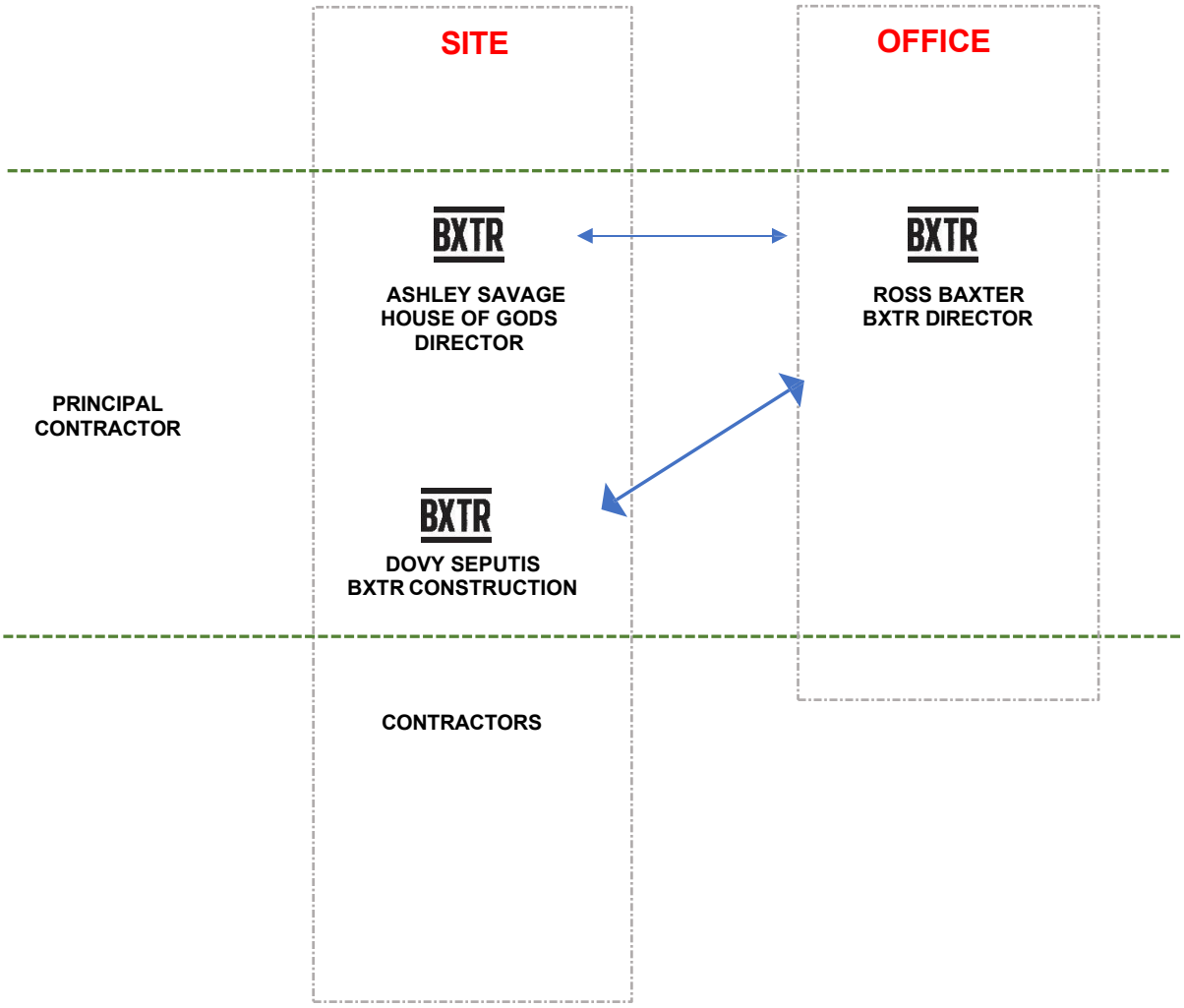
No works will be undertaken out with the site boundary.

2.7 Site Location Plan



3.0
Site Management

3.1 Site Roles and Responsibilities Organisational Chart



3.2 Company Contact Details

		POSITION	CONTACT
3.2.1	Site project manager responsible for the day-to-day management of the works and dealing with any complaints from local residents and businesses:	BXTR CONSTRUCTION MANAGER	Dovydas Seputis BXTR Construction Manager dovy@thebaxter.eu 07411 990 563
3.2.2	Contact details of the person responsible for community liaison and dealing with any complaints from local residents and businesses.	DIRECTOR	Ashley Savage Development Director House of gods Ltd. 233 Cowgate, Edinburgh, EH1 ashley@housofgodshotel.com 07468520012
3.2.3	Contact details include the address where the main contractor accepts receipt of legal documents for the person responsible for the implementation of the CMP.	DIRECTOR	Ashley Savage Development Director House of gods Ltd. 233 Cowgate, Edinburgh, EH1 ashley@housofgodshotel.com 07468520012
3.2.4	The address where the main contractor's company accept receipt of legal documents		BXTR Ltd. 233 Cowgate, Edinburgh, EH1

3.3 Site Layout + Welfare Arrangements

Please refer to the following Pages 9 + 10 for the Lower Ground and Upper Ground Plans illustrating the HSE site Requirements for Welfare Facilities, Site Office facilities, Contractors Welfare and Canteen, and temporary secure storage areas for the site.

3.4 Parking Facilities + Access

There are no parking facilities onsite however, there are local on-street parking or NCP facilities nearby. Pedestrian access to the site will be through the main entrance located on Ducie Street, with displayed HSE signs depicting Emergency Exit and muster points to ensure all routes for safe access/egress are familiar to the site team. All pedestrian routes to the work areas will be risk assessed to determine the levels of segregation required from site movements.

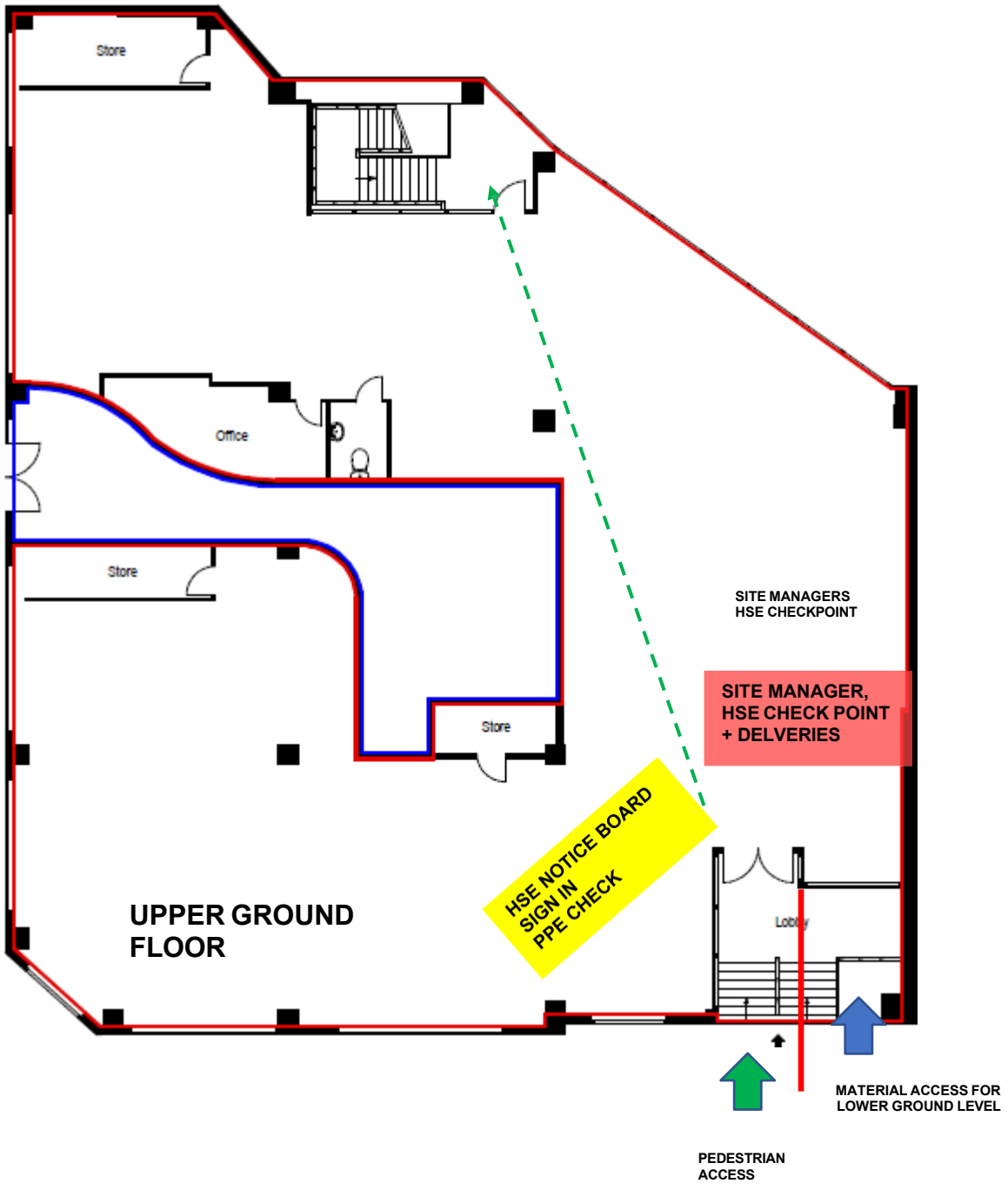
3.4 Site personnel and visitors

All visitors and site personnel are required to sign in, undergo PPE check zone, and are then assisted to the Welfare Room located on the Lower Ground floor to undertake the**" BXTR Site Induction"** presentation.

3.5 Managing materials, Site Storage, and Good Housekeeping

BXTR Housekeeping 10 Rules will be discussed at the "Site Induction" and managed and policed by the Site Manager. No materials are stored outside if they are they will be within the site demise and behind

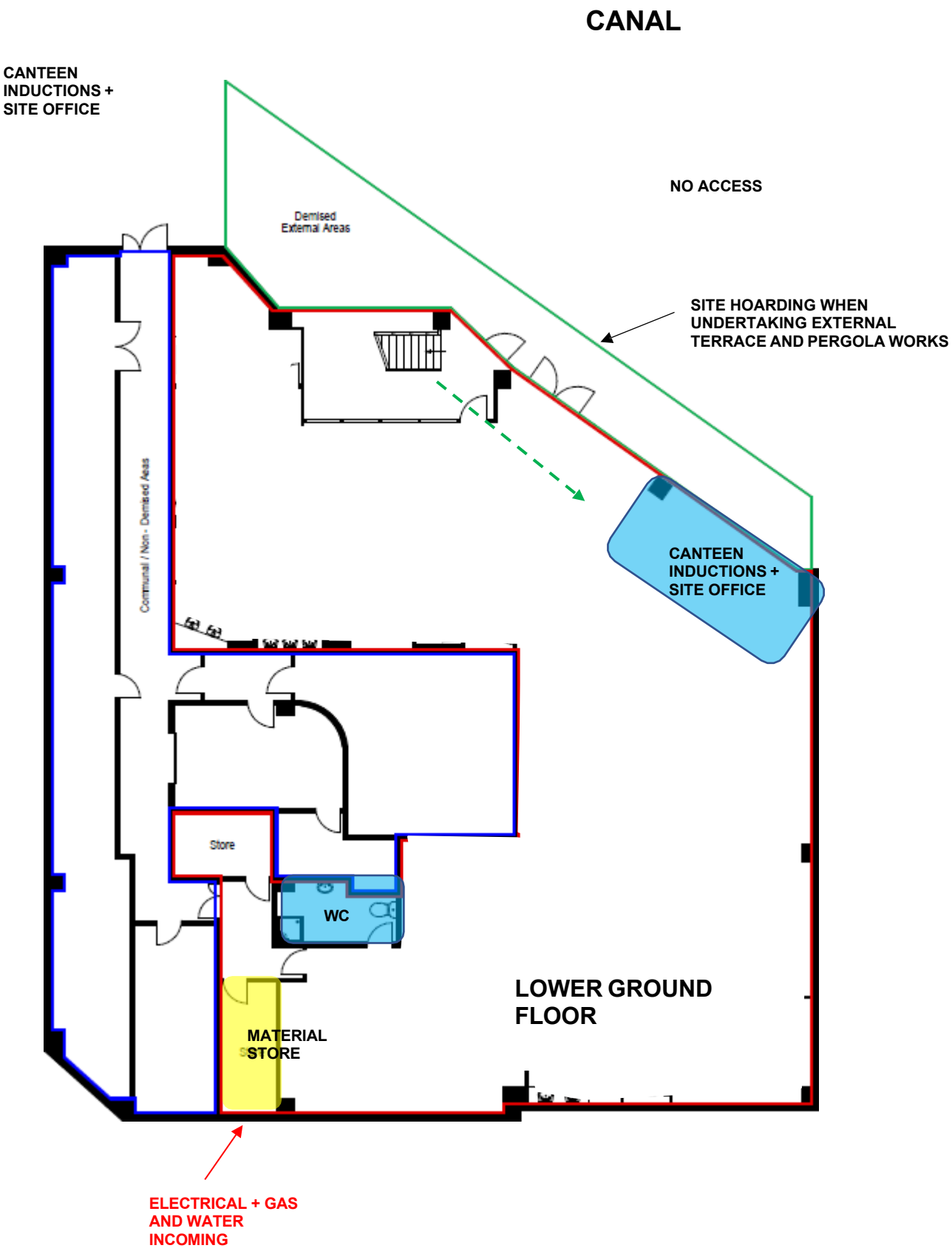
hoarding for visual.



Double Yellow line

DELIVERY DROP OFF ZONE
MANAGED THROUGH SITE MANAGER

DUCIE STREET


CANAL
CANTEEN
INDUCTIONS +
SITE OFFICE
NO ACCESS
Demised
External Areas
SITE HOARDING WHEN
UNDERTAKING EXTERNAL
TERRACE AND PERGOLA WORKS
Communal / Non - Demised Area
CANTEEN
INDUCTIONS +
SITE OFFICE
Store
WC
MATERIAL
STORE
LOWER GROUND
FLOOR
ELECTRICAL + GAS
AND WATER
INCOMING

4.0

Community Liaison, communication, and complaints procedures

4.1 Local Community Public Noticeboard

A display notice board shall be prominently displayed at the entrance of the site and shall detail the nature of the works being undertaken, a contact name, telephone number (including a telephone number to be used outside normal working hours), and a postal address where any inquiries can be sent.

The telephone number provided to local residents and businesses shall be maintained at all times whilst the development works are taking place to respond to any inquiries and complaints.

Regular communication with neighbouring residents and any community groups shall be maintained throughout the works to provide updates on the scheduled works and any changes that may occur as a result of unforeseen circumstances.

4.2 Complaints Procedure

A complaints register shall be kept on-site and shall include the complainant's details, date and time of the complaint, cause(s) of the complaint, action taken to resolve the complaint, date and time of action taken to resolve the complaint, and reasons for any unresolved complaints.

5.0

BXTR CMP Implementation, monitoring, and corrective action

5.1 CMP Management

BXTR shall appoint a responsible person to undertake regular site inspections to monitor compliance with the construction management plan and to ensure that nuisance is not caused to surrounding uses. Where non-compliance is identified, the appointed responsible person shall ensure that corrective action is taken.

6.0

Highways and development traffic management

6.1Traffic

Due to the small size of the site, the impact on traffic will be minimal. There is no parking on-site and no temporary construction access points required for the proposed development. Any site operatives and visitors will be required to use local paid on-street parking or the nearest NCP.

7.0.

Regulatory Bodies and Licences

BXTR have communicated with the following;

8.1	Manchester City Council Planning	Planning Approved Application 128769/FO/2020	Conditions to Discharge
8.2	Canals River and Trusts	**CRT Application TPW-NOR-2122-221**	Nothing outstanding
8.3	Environmental Agency	CMP Emailed 01.04.21	Awaiting Comment
8.4	Manchester City Council Building Control	Assent Building Control via MCC	Warrant Awaiting Submission

8.5	Alcohol License and Outdoor Terrace	Manchester City Council License department	Not yet applicable

8.0.

BXTR Construction HSE Site Documentation

8.1 Before commencement of works on site, BXTR will develop a Construction Phase Plan, Health, and Safety Plan, the following documentation in 9.2 to meet current HSE and CDM legislation.

These documents will be based on the Pre-Construction Phase Plan documentation assembled during the early pre-commencement phase. These documents identify all known existing site hazards and potential hazards which may be present during the construction phase for the delivery of the project.

These HSE documents along with this CMP will require continuous development and management through the construction phase and will be updated as required to reflect changing circumstances as the project progresses.

8.2 BXTR HSE for the site will include the following documentation.

1. REGISTERS
- Δ 1.1 DAILY CONSTRUCTION SITE REGISTER
- Δ 1.2 CONSTRUCTION SITE INDUCTION
- Δ 1.3 COSH REGISTER
- Δ 1.4 TOOLBOX TALK ATTENDANCE REGISTER
- Δ 1.5 CDM DESIGN RISK REGISTER

2. CHECKLISTS
- Δ 2.1 SITE INDUCTION CHECKLIST
- Δ 2.2 SITE INSPECTION CHECKLIST
- Δ 2.3 SITE SET UP CHECKLIST
- Δ 2.4 SITE VISIT CHECKLIST
- Δ 2.5 LIFTING PLAN CHECKLIST
- Δ 2.6 FIRE RISK ASSESSMENT CHECKLIST
- Δ 2.7 H+S FILE CHECKLIST
- Δ 2.8 LADDERS INSPECTION CHECKLIST
- Δ 2.9 PPE CHECKLIST
- Δ 2.10 PROJECT INFORMATION CHECKLIST
- Δ 2.11 SCAFFOLD CHECKLIST
- Δ 2.12 WELFARE CHECKLIST

3. HSE SITE INDUCTION

- Δ 3.1 SITE INDUCTION PRESENTATIONS - LISTED, GENERAL + FIRE

HSE SITE FILE
- Δ 3.2 SITE SET UP BOARD + SIGNAGE
- Δ 3.3A BXTR COVID POLICY
- Δ 3.4A PRE-CONSTRUCTION PHASE PLAN DEMOLITION
- Δ 3.4B PRE-CONSTRUCTION PHASE PLAN MAIN BUILD
- Δ 3.5 CONSTRUCTION PHASE PLAN
- Δ 3.6 BXTR CONSTRUCTION HEALTH AND SAFETY POLICY
- Δ 3.6 BXTR CONSTRUCTION HEALTH AND SAFETY STATEMENT
- Δ 3.7A CONSTRUCTION FIRE SAFETY PLAN
- Δ 3.7B CONSTRICTION FIRE SAFETY POLICY
- Δ 3.7C FIRE PLANS
- Δ 3.8A SITE FIRE AND EMERGENCY PLAN
- Δ 3.8B HOSPITAL LOCATION MAP
- Δ 3.9 SITE PLAN, PROGRAMME, DRAWINGS
- Δ 3.10 ASBESTOS REPORT + CLEARANCE CERT
- Δ 3.11 DISCONNECTION CERTIFICATES
- Δ 3.12 F10
- Δ 3.13 DEMOLITION WARRANT
- Δ 3.14 ENVIRONMENTAL ASPECTS REGISTER
- Δ 3.15 PI INSURANCES AND POLICIES
- Δ 3.16 QUALITY PROCEDURES
- Δ 3.17 AUDITS
- Δ 3.18 TRAINING CERTIFICATIONS
  - FIRST AID COURSE
  - FIRE MARSHALL
  - MASK FITTING
  - PASMA MOBILE TOWER COURSE
  - GENIE
  - SSSTS
  - SMSTS

4. RAMS
- Δ 4.1 RISK ASSESSMENT
- Δ 4.2 METHOD STATEMENT
- Δ 4.3 COSHH ASSESSMENT
- Δ 4.4 COVID ASSESSMENT

5. ACCIDENT BOOK
- Δ 5.1 ACCIDENT REPORTING PROCEDURE
- Δ 5.2 ACCIDENT REPORT
- Δ 5.3 NEAR MISS REPORT FORM

6. TOOLBOX TALKS
- Δ 6.1 SITE MANAGER CHECKLIST + STAFF SIGN-OFF

8.3 Site Safety Induction

A project-specific site induction will be developed for the site, site Inductions will be mandatory for all site personnel, and all visitors. Any visitors who have not been inducted will be accompanied at all times. It will include but not be limited to the following: -

8.3.1 BXTR HS&E Expectations
8.3.2 Site Plans
8.3.3 Alarms & Testing, Muster points & Emergency Routes
8.3.4 Site security, Rules & Regulations
8.3.5 Location (Including key contacts)
8.3.6 BXTR site rules (Including welfare, Security, work equipment, PPE, etc)
8.3.7 Asbestos awareness
8.3.8 RAMS,
8.3.9 Hazard Identification or reporting (COSHH)
8.3.10 Incident reporting and investigating
8.3.11 Waste Management
8.3.12 Emergency response
8.3.13 Prohibited Items

On completion of the Site Induction, all attendees will be requested to sign and date the site induction register, before being allowed access to the site.

8.4 Highly Skilled and Certified site employees

There may be a specific requirement for further HSE training to ensure alignment with the HSE documentation and site works undertaken, any such requirements will be identified and completed before mobilization on-site and will be provided for within the HSE folder located on-site.

8.5 Visitors

All visitors are required to notify the BXTR Construction/Site Manager **before** their arrival on site. At the site entrance. All visitors will be required to complete the 'Site Register Book' located within the BXTR site office. All visitors will be given site induction that will be valid for the day of the visit **only** and will require an escort whenever going onto the site

8.6 First Aid

There will be a qualified First Aider on-site at all times and BXTR will provide a first aid kit located in the site office.

Further details of first aid are covered in the Construction Phase Plan and within the Site Induction presentation.

9.0.

Noise and vibration mitigation

	BXTR 10.1 BXTR Noise and Vibration Policy
1	*All vehicles and plant used during the development will be maintained in good and efficient working order, and in accordance with the manufacturer's specification.*
2	*All vehicles, mechanical plant, and machinery used during the development shall be fitted with proper and effective silencers and shall be maintained in good and efficient working order.*
3	*All plant and machinery in intermittent use shall be shut down in the intervening periods between works.*
4	*Plant and machinery capable of generating significant noise and vibration levels will be operated in a manner to restrict its duration.*
5	*Static plant and machinery shall be sited as far away as possible from inhabited buildings or other noise-sensitive locations.*
6	*All compressors shall be 'noise reduced' models that are fitted with properly lined and sealed acoustic covers which shall be kept closed whenever the machines are in use. All ancillary pneumatic percussion tools shall be fitted with mufflers or silencers of the type recommended by the manufacturers.*
7	*Wherever possible mains electricity or battery-powered equipment shall be used instead of diesel or petrol powered generators.*
8	*The handling of materials shall be conducted in such a manner that minimises noise, including minimising drop heights into hoppers and lorries.*
9	*No stereos or similar amplified devices shall be audible at the site boundary.*

9.2 BXTR Noise and Vibration Statement

***"BXTR Ltd** is committed to meeting British Standards (BS) that provide codes of practice for the control of noise and vibration on construction and open sites (BS 5228-1: 2009 + A1: 2014 and BS 5228-2: 2009 respectively). The measures and procedures contained within these documents are considered to represent the best practicable means for noise control on construction sites. These codes of practice should be used to inform your proposed site-specific control measures included within this construction management plan."*

BXTR HSE noise + vibration Statement 2022

10.0

Dust and Mud mitigation and Air Quality

BXTR 11.1 Dust and Mud Mitigation and Air Quality Policy	
1	*All plant and equipment shall be maintained in accordance with the manufacturer's recommendations to ensure emissions to the atmosphere are minimised.*
2	*Delivery activities, plant, stockpiled materials, and/or any other activities liable to significant dust generation shall be located as far away as possible from the development site boundaries and neighbouring properties.*
3	*Skips, chutes, and conveyors shall be covered and if necessary enclosed to ensure that dust does not escape*
4	*All vehicles carrying dusty materials shall be securely covered.*

10.2 Dust Impact Assessment

Due to the nature of the refurbishment, minimal dust will be produced externally from the internal works undertaken. Internal dust mitigation and management will all have Risk Assessment and Method Statements provided as part of the HSE documentation located on-site within the site manager's office.

As there is no vehicle on-site access, this site will not contribute additional mud or dust to the highways, however, any delivery vehicles for the site could transferred from their existing journey.

Vehicle skip collections from the site will have Risk Assessments and Method Statements incorporated in the BXTR HSE documentation. Where the manual transfer of bagged waste from the site entrance to a waiting skip vehicle crosses the pedestrian highways, the site manager will provide temporary signs "pedestrians please cross the road" and a allocated marksman to ensure this is managed safely. The site manager will then sweep the path clear of any debris if necessary, as part of the RAMS.

10.3 Dust Suppression Techniques

All cutting of concrete will be done with water systems to control dust and all timber and plasterboard cutting will be done with mechanical extractions, general site housekeeping will be done with hoovers and not brushes and water, BXTR housekeeping rules regarding this are presented at the site induction.

Further information on Dust impact assessments can be found incorporated under the BXTR Risk Assessments and Method Statements located within the site office for the independent tasks undertaken on site.

11.0
Artificial lighting

12.1 Floodlighting, security lights, and any other obtrusive external lighting

Lighting shall be sensitively located to avoid nuisance to neighbouring properties and will only provide the necessary luminance for the relevant task(s).

12.0
Waste management

12.1 BXTR Site Waste Management Policy

	13.1 Waste Management Policy
1	*There shall be no burning of waste at any time on development sites.*
2	*The appointed contractor(s) shall have an appropriate means of waste disposal in place for the duration of the development works. Appropriate waste transfer and/or disposal documentation shall be made available for inspection by the local planning authority on request*
3	*The appointed contractor(s) shall ensure that any waste materials stored on the site are adequately secured to prevent unnecessary and unsightly dispersal of the materials around the site and public areas (streets, laneways, footpaths, and reserves).*

12.2 Measure for Waste Management

The proposed refurbishment works involve no Demolition, however, will produce minimal material waste requiring removal from the site. All waste will be bagged and securely stored in a secure waste storage area on the lower ground floor and will be manually transported to a waiting skip, on a "30-minute wait and load" per mixed, rubble. Due to minimal waste, the site expects there will be an average of one skip a fortnight.

Further information on Waste Management and Assessments can be found incorporated under the Risk Assessments and Method Statements located in the site office for the independent tasks undertaken on site.

12.3 Hazardous and Dangerous Materials

Due to the nature of the refurbishment, all works will be in the HSE folder on-site under COSHH and RAMS.

12.4 Asbestos

We can confirm that there is No Asbestos in or on the site as the building was completed in 2000.