Construction

Management Plan

For

Kemps Corner, Chorlton.

REVISION C

April 2024

DJL Construction NW Ltd are to be appointed under JCT Contract Agreement to construct the three-storey rear extension and elevations alterations to the Barlow Moor Road and Wilbraham Road Frontages in connection with the creation of two retail units on the ground floor and six self-contained flats above.

This Construction Management Plan Highlights the Following:

a. Compound Locations.
b. A scheme for recycling/ disposing of waste resulting from construction works.
c. Detail of an emergency contact telephone number.
d. Parking of construction vehicles and sheeting over.
e. Traffic Management Plan
f. Noise and Vibration Management Plan
g. Dust management
h. Working Hours

During construction time Health and Safety signs will be displayed on the surrounding site fence. Along with company signs and contact telephone numbers.

A. Compound Locations:

- Throughout the main project we would set up an internal office and storage unit, we propose this would be sited within Unit 2 on the ground floor, this is shown in Green on the logistics page on the back page exact setup TBC prior to start.
- We would set up an external welfare unit in the last 6 – 8 weeks of the project to enable the completion of the internal works – this would be sited in the Deliveries area at the rear of the properties.

B. Waste disposal units will be provided on site and all materials will be split between various skips which will be removed from site by a competent company once full. Waste disposal units will be kept in the deliveries area shown on the proposed plans and secure from public access. Location is shown in yellow on the logistics plan on the back page

Separated waste as below.

- Topsoil - recycled.
- Inert soil – removed and disposed of at a locally approved and licensed tip.
- Contaminated soils / waste - removed and disposed of at a locally approved and licensed tip. (If required)
- Hardcore – recycled.
- Metals – recycled.
- Plastics – recycled.
- Green waste – recycled.
- Plasterboard – removed and disposed of at a local approved and licensed tip.
- Domestic waste (site cabins) – removed and disposed of at a locally approved and licensed tip.
- Effluent – connect into mains drainage.

C. Detail of an emergency contact telephone number:

- Managing Director – Daniel Livesey – 07516 314 012
- Construction Manager – Daniel Edwards – 07874 879 583
- Site Manager – TBC

D. Vehicle parking – there is limited space for vehicle parking at the site. We aim to leave a couple of spaces for visitors and the management teams in the newly proposed bin store area for most of the project. All other vehicles unload in the loading deliveries bay and then drive to a nearby car park. The site parking area is shown in Red on the logistics plan on the last page.

E. Traffic Management Plan – There is limited space on site so delivery Vehicles will be required to reverse in to site, but every provision will be made to ensure this is done safely. Delivery driver will be required to call and give eta’s to the site manager who

will ensure a banksman is waiting ready for the delivery to arrive and will safety guide the driver down the existing site access road, where they will be unloaded as quickly as possible. Neighboring properties will be consulted to ensure minimal disruption. Basic signage will be in place to alert pedestrians and cyclists of turning construction traffic if required.

We will impose a limit to the size of vehicles that the deliveries can be brought on. There will be a separate pedestrian access to site with a fenced walkway. Deliveries will be planned for outside rush hour times to minimise disruption to the highway. Only trained operatives to drive delivery vehicles. Temporary barriers will be placed to prevent risk to pedestrians/cyclists while vehicles are maneuvering as well as information road signs. A vehicle marshal will be allocated to direct drivers and pedestrians. Traffic Management Drawing attached.

F. Noise and Vibration Management Plan - This management plan defines the measures to control and limit noise emissions and vibration levels, at residential properties and other sensitive receptors in the vicinity of the Project. The Contractor will discuss and agree with the Local Authority whether to seek their formal consent in accordance with Section 61 of Control of Pollution Act 1974 to his proposed methods of work and to the steps he proposes in order to minimise noise.

Best Practicable Means (BPM) (Section 72 of the Control of Pollution Act 1974 and Section 79 of the Environmental Protection Act 1990) of noise control will be applied during construction works to minimise noise (including vibration) at neighboring residential properties and other sensitive receptors arising from construction activities. The general principles of noise management are given below: Control at source:

- Equipment – noise emissions limits for equipment brought to site.
- Equipment – method of directly controlling noise e.g. by retrofitting controls to plant and machinery.
- Equipment - indirect method of controlling noise e.g. benefits and practicality of using alternative construction methodology to achieve the objective e.g. selection of quieter tools/machines; application of quieter processes.

Control across site by:

- Administrative and legislative control,
- Control of working hours,
- Control of delivery areas and times,
- Careful choice of compound location,
- Physically screening site,
- Noise Monitoring, to check compliance with noise level limits, cessation of works until alternative method is found.

● Many of the activities which generate noise can be mitigated to some degree by careful operation of machinery and use of tools. This may best be addressed by tool box talks and site inductions.

Consultation: The impact on those living and working in the vicinity must be minimised as far as is reasonably practicable.
1) The maintenance of good community relations is vital. Experience shows that construction noise has the potential to cause disturbance but can be tolerated if prior warning and explanation has been given to residents. In particular advice regarding the nature of construction works, the duration of the works and mitigation measures to be implemented can help to reduce people's reaction to noise. Contractors will consult local residents/communities regarding works and to give them details of a responsible appointed person on site who will be able to deal with queries.
2) Construction working hours should be carefully managed. All works should take place between normal working hours 08:00 and 18:00, Monday to Friday
3) The local authority have no pre-defined construction noise limits however, it is requested that all works should employ best practicable means to control noise levels as far as is reasonably possible.
4) A scheme of noise and vibration monitoring should be undertaken and assessed periodically during construction. Monitoring would aim to demonstrate that noise levels are being sufficiently controlled in order to protect residents from adverse noise and vibration levels.
5) Details of complaints procedure outlined in the pre commencement letter drop for the local residents.

Control Measures: Without prejudice to the other requirements of this section, the Contractor shall comply with the recommendations set out in BS5228:2009 and in particular with the following requirements:
● Vehicles and mechanical plant will be maintained in a good and effective working order and operated in a manner to minimise noise emissions. The contractor will ensure that all plant complies with the relevant statutory requirements.
● Compressor, generator and engine compartment doors will be kept closed and plant turned off when not in use.
● Care would be taken when unloading vehicles to avoid un-necessary noise.
● The use of particularly noise plant will be limited, i.e. avoiding use of particularly noisy plant early in the morning;
● Restrict the number of plant items in use at any one time.
● Plant maintenance operations will be undertaken at distance from noise-sensitive receptors.
● Reduce the speed of vehicle movements.
● Ensure that operations are designed to be undertaken with any directional noise emissions pointing away from noise-sensitive receptors.
● When replacing older plant, ensure that the quietest plant available is considered.

● Drop heights will be minimised when loading vehicles with rubble.
● Vehicles should be prohibited from waiting within the site with their engines running.
● Local hoarding, screens or barriers should be erected to shield particularly noisy activities.
● Temporary noise screens will be used to reduce noise from particularly noisy activities and the height of perimeter hoarding will be extended where this would assist in reducing noise disturbance at sensitive receptors.
● Hours of operation should be strictly enforced and any deviations other than those previously identified will be with the consent of the local authority.

Notifications: Occupiers of adjacent properties will be informed by the Contractor up to 2 weeks in advance of the works taking place, including the duration and likely noise and vibration effects. In the case of work required in response to an emergency, the Environment Agency and local residents will be advised as soon as reasonably practicable that emergency work is taking place. Potentially affected residents will also be notified of the helpline number for the contractor.

G. Dust Management - Assessment of Dust Impacts:

- Conduct an initial assessment to identify potential sources of dust emissions.
- Consider the sensitivity of the area, health risks, and environmental impacts.
- Evaluate the risk during different project phases (demolition, construction, etc.).

Site-Specific Mitigation Measures
Water Suppression:

- Regularly dampen surfaces using water trucks or hoses to prevent dust from becoming airborne.
- Focus on high-risk areas such as demolition sites and earthworks.

Enclosures and Barriers:

- Erect barriers around work areas to contain dust.
- Use temporary enclosures for demolition and construction activities.
- Meshed heras fence to help contain dust on site.

Vacuum Systems:

- Use vacuum systems during demolition and material handling.
- Ensure proper maintenance and efficient operation.

Personal Protective Equipment (PPE):

- Mandate the use of appropriate PPE for workers.
- Respirators, safety glasses, and gloves are essential.

Trackout Prevention:

- Install wheel wash stations at exits to prevent dust from being tracked onto roads.
- Regularly clean construction vehicles leaving the site.

Material Handling:

- Minimize dust generation during material loading, unloading, and transportation.
- Use covered containers and chutes.

Waste Management:

- Properly manage construction waste to prevent dust dispersion.
- Cover waste containers and transport vehicles.

Responsibilities and Training:

- Clearly define responsibilities for dust mitigation among contractors, subcontractors, and site personnel.
- Provide training on dust control measures during induction and periodically.

Monitoring and Reporting:

- Regularly monitor dust levels using handheld devices or fixed monitors.
- Maintain records of dust assessments, mitigation actions, and deviations from the plan.

H. Hours of working

During the construction phase, there shall be no site operations on any Sunday or bank holiday nor on another day except between the following times:

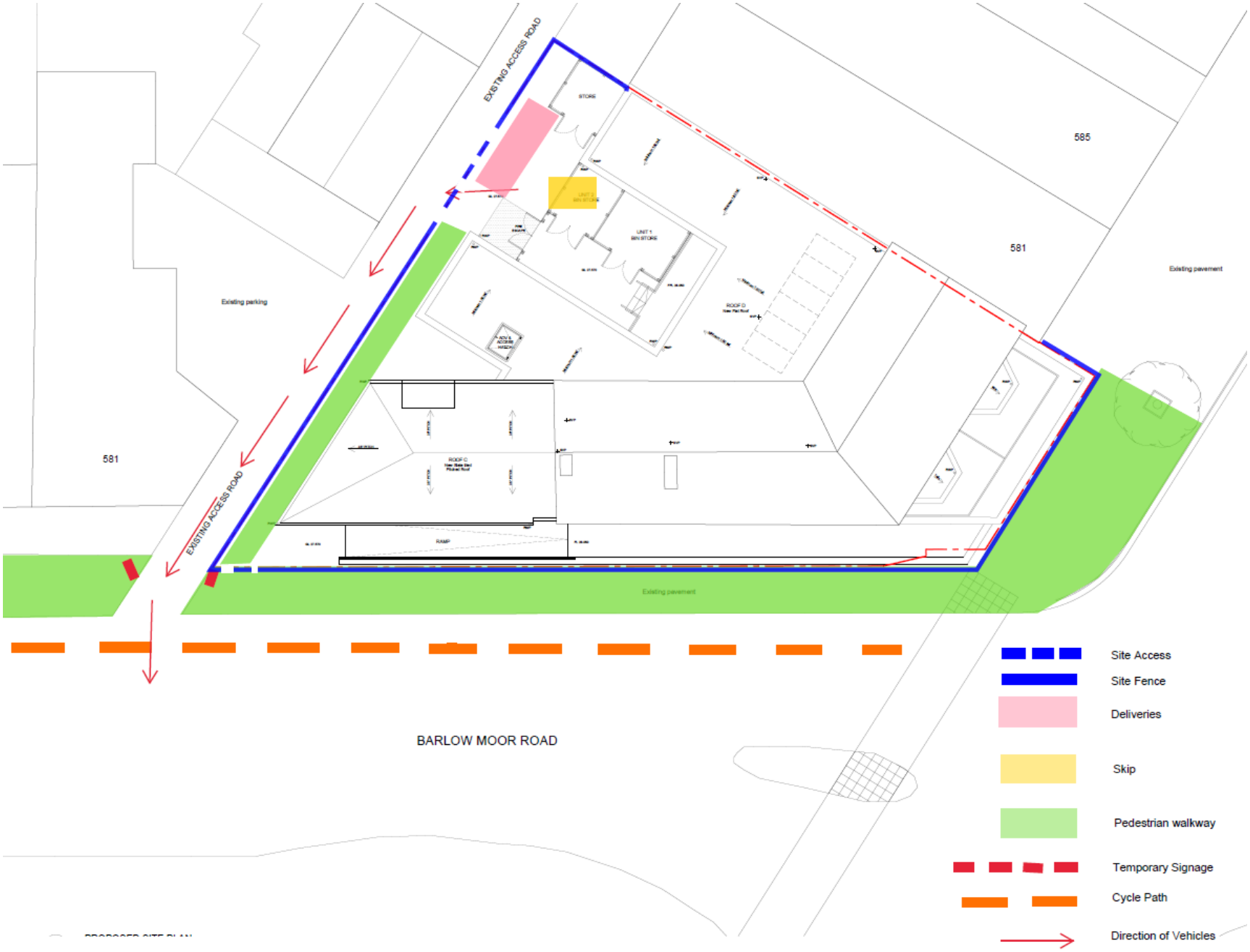
Monday to Friday 08:00 – 18:00 hours

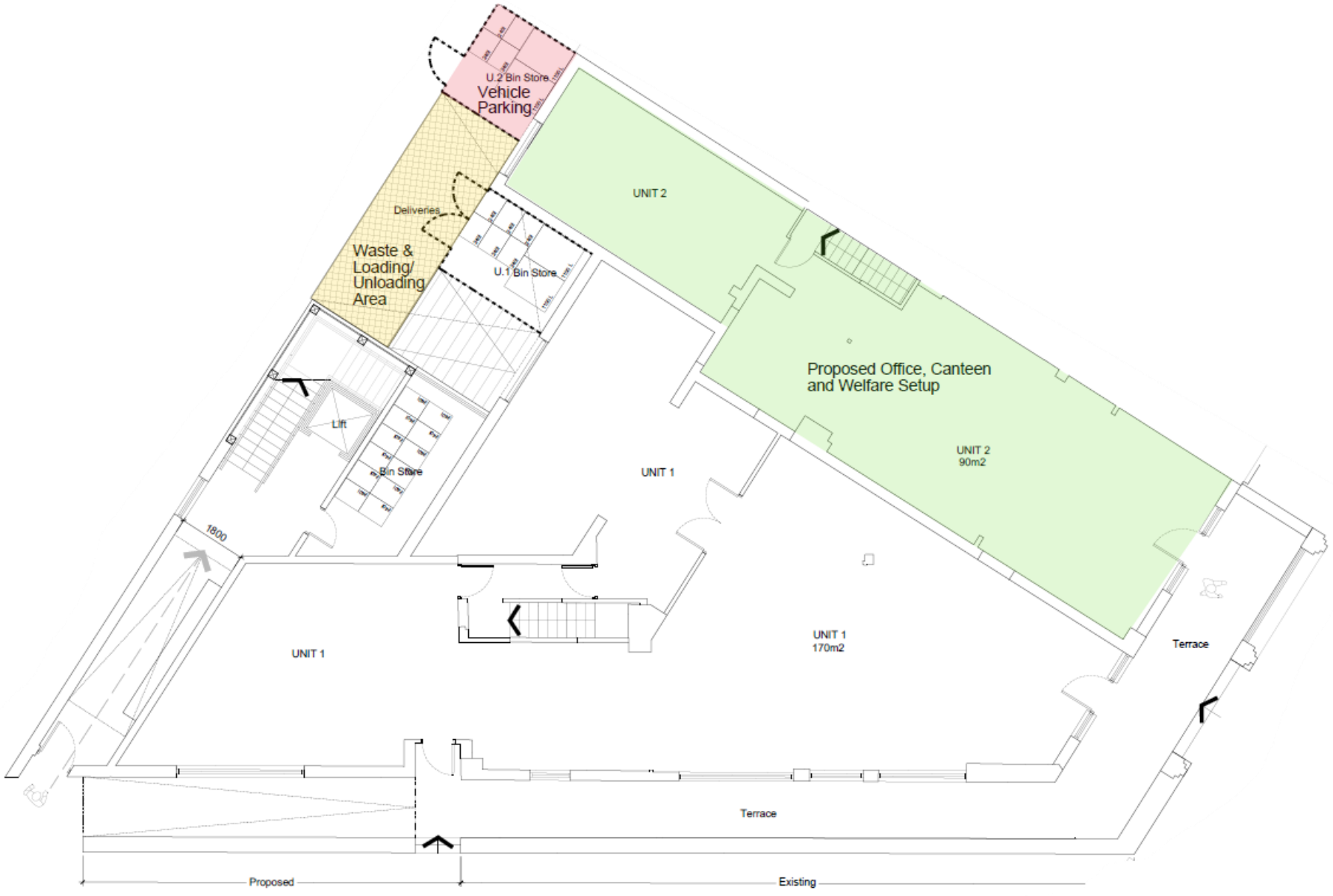
Saturday 09:00 – 13:00 hours

Sunday – Site Closed

Bank Holidays – Site Closed

LOGISTICS PLAN OVERLEAF….


EXISTING ACCESS ROAD
EXISTING ACCESS ROAD
STORE
UNIT 1
BIN STORE
ROOF D
New Flat Roof
ROOF C
New Slate Grey
Pitched Roof
RAMP
585
581
581
Existing parking
Existing pavement
Existing pavement
BARLOW MOOR ROAD
Site Access
Site Fence
Deliveries
Skip
Pedestrian walkway
Temporary Signage
Cycle Path
Direction of Vehicles


U.2 Bin Store
Vehicle Parking
UNIT 2
Deliveries
Waste & Loading/ Unloading Area
U.1 Bin Store
Proposed Office, Canteen and Welfare Setup
Lift
Bin Store
UNIT 1
UNIT 2
90m2
1800
UNIT 1
UNIT 1
170m2
Terrace
Terrace
Proposed
Existing