CONSTRUCTION MANAGEMENT PLAN FOR

Development of (former) Clever Clowns Nursery, Greenbrow Rd, Wythenshawe, M23 2UH.

Report Reference: CMP/001/CleverClowns

Revision Number: 001

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Developer	Stockport Developments Ltd 97 Northgate Rd Stockport SK3 9PQ
Principal Designer	D2 Architecture Soughton House, Nicholas St Mews, Chester CH1 2NS
Principal Contractor	Stockport Developments Ltd 97 Northgate Rd Stockport SK3 9PQ
Local Authority	Manchester City Council

1. **Description of Development**

   The demolition of former detached 'day nursery' building, and erection of three storey new build apartment building, consisting of seventeen 1Bed Apartments and three 2Bed Apartments.

2. **Site Address**

   The site is located on (former) Clever Clowns Day Nursery, Greenbrow Rd, Wythenshawe, Manchester, M23 2UH.

3. **Background**

   This Construction Management Plan is prepared to satisfy planning requirements and avoid any pre-commencement conditions.

4. **The Parking of Vehicles of Site Operatives and Visitors**

   All parking for contractors and visitors will be within the construction site where possible, or safely along Greenbrow Rd making sure to cause no restrictions to any persons or vehicle passing by.

5. **Loading and unloading of plant and materials**

   Deliveries will be coordinated with suppliers to avoid peak periods and offloading of both plant and materials will be restricted to within the site, there will be no offloading of plant or materials on the existing access road.

6. **Storage of Plant and Materials**

   Material laydown areas (hardcore areas) will be put in place adjacent to each unit within the fenced site boundaries. Plant & Materials will be stored within the site compound and checked in/ recorded after each delivery.

7. **The Erection and Maintenance of Security Hoarding**

   Existing boundary conditions will be utilized and supplemented by a mixture of Hoarding and Heras fencing. This will provide as a minimum 2m high boundary protection. The general public will be able to view the site through this Heras fencing as well as see boards stating contractor and developer site safety requirements along with contact details should local residents need to contact.

8. **Control of Debris**

   Contractor will monitor ground conditions and will endeavour to control traffic on site to traffic clean stone areas, however, should there be a risk that site traffic could cause mud on neighbouring highways then pressure wheel washing facilities will be put in place and where necessary road sweepers will be deployed.

9. **Measures to Control the emission of dust and dirt.**

   Dust levels will be regularly monitored visually in accordance with the mitigation measures in the Air Quality Assessment.

   In the event of any materials being taken off site then covered vehicles will be employed to minimise dust liberations. When aggregates are delivered to site, these too will be delivered in covered tipper vehicles and their tipping will be supervised by a manager or banksman. The manager or banksman will ensure that tipping is done in a controlled manner to avoid the creation of dust clouds.

   No mechanical cutting of materials will be undertaken without suitable and sufficient measures in place for the control of dust. This will include dust suppression attachments in place and in use for wetting down at the cutting edge or the provision of at tool extraction.

In the case of adverse weather conditions (hot/dry weather), a full wetting down operation will be undertaken utilising towed water dispenser bowsers and vehicles will be restricted to determined routes on site.

Emissions from plant/vehicles will be kept to a minimum by keeping plant properly maintained and regularly serviced and machines/plant in intermittent use will be shut down in intervening periods between work.

With respect to air quality, generally it will be a site rule that there shall be no burning of ANY materials on site and contractor construction will ensure that this rule is implemented and complied with.

10. Recycling/Disposal of Waste from Demolition

It is the contractor's policy to dispose of waste in skips which are sent to sorting depots who segregate the waste for recycling.

11. Measures to control Noise and Vibration

The contractor appreciates that noise from construction works can be intrusive or disruptive and for this reason, activities and deliveries will only be undertaken between 8am and 5pm, Monday to Friday.

Noise levels will be measured and monitored regularly using a noise meter at boundary points and recorded within the site diary.
Mitigation measures will include the following:

- Noisy operations will be eliminated where practicable and use of alternative measures where possible.
- Site Plant for the purpose of the works will be fitted with effective exhaust silencers.
- Machines/plant in intermittent use will be shut down in intervening periods between work.
- Plant and vehicles will be started up sequentially rather than all together. Plant will be well maintained and serviced regularly.
- Wherever practicable tools of low noise emission will be used.
  The above measures will be incorporated in the Method Statements and Risk Assessments developed for the works.

The contractor will be in partnership with the considerate constructor's scheme, a condition of which is that all the sites are registered accordingly with this scheme which sets out and monitors the site against industry standards and helps to integrate the site with its surroundings and adjoining neighbours, as well as focusing on site appearance/safety/welfare environmental and community issues.

A proactive approach will be taken to keeping site neighbours informed. A letter drop will be completed for businesses in the immediate vicinity. Site contact details will be issued and displayed around the site.