

Construction Management Plan (CMP)

SITE: 87 GREAT WESTERN STREET, M16 7PA,

WORK TO BE DONE: CHANGE OF USE OF THE BUILDING KNOWN AS
THE BIG WESTERN TO 21 (ONE, TWO and THREE BEDROOMS) SELF-
CONTAINED APARTMENTS.

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Project Starting Date: 15/04/2024

INTRODUCTION

This document will outline construction, logistical and environmental management processes required to be implemented on site by the Project Manager (Dr. Mustafa AlChelabi) engaged for the redevelopment of The Big Western located at 87 Great Western Street.

Exact measures implemented may be subject to slight alteration subject to consultation with the Project Manager and Contractors.

1. Scheme Overview

This document has been prepared to support the approved planning application for the redevelopment of The Big Western, Moss Side, Manchester. The site occupies a prominent location in Moss Side, fronting onto Great Western Street, Whitnall Street, and Grierson Street. It currently comprises a vacant 2-storey, one-storey outbuilding, and car park which has been vacant for many years. The approved planning application to which this CMP relates is for mainly internal alterations to the existing building as part of a wider internal redevelopment of the property. The approved proposals seek to create a new high-quality 21 self-contained apartments.

2. Site Working Hours

All demolition and construction work, and ancillary operations, including deliveries to and dispatch from the site shall be confined to the following periods:

Between 07:30 and 18:00 Monday to Friday

Between 08:30 and 14:00 on Saturdays

No planned works on Sundays and public Holidays.

The operation of plant/machinery/power tools and any noisy operations will be limited to the core hours stated above.

It is recognised that there may be exceptional circumstances where the restriction on hours of work cannot be adhered to, in which case all reasonably practicable mitigation management procedures will be implemented, such as the Project Manager will provide advance notification and justification for any extension to the working hours to the Planning authority and notify any affected neighbours before works start outside normal hours.

3. Site Security

The construction works are primarily within the border of the existing building (figure 2), with contractor office and welfare setup also intended to be accommodated internally. The service yard area to the rear to the building (car park) will remain securely controlled via the existing gate to Whitnall Street and Grierson Street, and internal access from with the existing buildings. Flood lights will be installed in the service yard area to ensure that the property is illuminated during the night to deter intruders.

Site hoarding: The building is already secluded from the general public due to the existing of two meter brick wall which surround the rear of the building from Whitnall (east of the building) and Grierson streets (west of the building). In addition, a two metre brick wall separates the north of the service yard area from the neighbouring residential houses (Figure 1). There is no access to the public, deliveries and contractors into the site from any available entrances except the site gate allocated on Whitnall street (Figure 2). These restriction measures will ensure safety to public and staff.

Security will be in place to manage access to and from the site.

Out of hours,: the site access will be locked. 24/7 CCTV cameras with siren and flashlights will be installed.

The site personnels and vehicular entrance/s and exit/s will be clearly marked.

The integrity and effectiveness of site security arrangements will be subject to a daily recorded check by the Project Manager with any adaptations or amendments required addressed as a matter of urgency.

4. Measures to Control Dust

Dust can be created on the site during most stages of construction and will be managed throughout. However, the majority of works under this project are internal to the existing building, and so dust to external areas is expected to be minimal.

Where such conditions do exist or arise, measures will be taken to minimise and control dust on site through industry standard measures such as dampening down. Other than isolated situations, the majority of dust likely to escape the building to the outside locally is created from the use of waste

chutes. For that reason the Project Manager and contractors will not use waste chutes, waste shall be transported in bins via a goods hoist or internal existing lifts.

Generally good housekeeping should be employed to reduce the amount of dust created. The Project Manager in conjunction with contractors shall ensure dust generated from site activities does not become a risk to others and in doing so shall assess the dust risk for each work package, ensure adequate controls are in place and review these controls with their contractors.

Measures will be taken to eliminate, or at least minimise, dust generation with consideration given to material usage, type of work equipment used and work methods applied. Where dust creation is unavoidable, dampening down techniques will be applied.

5. Waste Minimisation and Management

Introduction

This procedure applies to the minimisation, storage and disposal of all wastes generated during the construction works. It is also concerned with the establishment of procedures for complying with statutory and good practice requirements for waste management. The Project Manager is responsible for ensuring that the relevant documentation is completed and held on site. In addition, all operatives are responsible for adhering to the requirements of the procedure.

Relevant Legislation and Guidance

- Environmental Protection Act 1990, Part II;
- Environmental Protection (Duty of Care) Regulations 1991;

- Hazardous Waste Regulations, 2005;
- Controlled Waste (Registration of Carriers and Seizure of Vehicles) Regulations 1991;
- Site Waste Management Plans – Guidance for Construction Contractors and Clients, Department of Trade and Industry; July 2004. The National Construction Best Practice Programme advocates ‘lean production’ methods and the minimisation of accidental on-site material wastage. The reuse of materials should take place wherever possible. Any remaining waste should be considered for recycling.

Waste Reduction

Over ordering of materials should be avoided, and deliveries of materials should be arranged for the appropriate stage of construction. Packaging from raw materials should only be removed immediately prior to use, to avoid damage to the materials and waste generation.

Initiatives to reduce waste streams should be incorporated where possible. These may include obtaining information on materials packaging from manufacturers and suppliers and avoiding purchase of over-packaged materials, liaison with the suppliers to enable packaging material to be sent back for reuse, use of off-cuts where possible and the recycling of off-cut material by the supplier e.g. plasterboard.

Recycling

Materials to be recycled will be sorted on site and stored in an appropriate container or stockpile ready for collection. The amount of waste reused, recycled or sent to landfill should be recorded by

Contractor and compared with the targets for waste re-use and recycling.

At least five of the following materials will be recycled:

- Ceramics such as bricks, tiles, toilets and sinks;
- Inert materials such as soils, clays, sand, gravel and natural stone;
- Metals such as radiators, metal formwork, metal sinks, cables and wires;
- Packaging such as paint pots, pallets, cardboard, bubble wrap, cable drums and wrapping bands;
- Plaster/cement such as plasterboard, render, plaster, cement, fibre cement sheets;
- Concrete such as kerb stones, paving slabs, rubble and solid blocks; Timber; and
- Chemicals and oils.

Waste Disposal

Waste should be segregated into recyclable, inert, non-hazardous or hazardous waste and retained in clearly labelled stockpiles, skips or drums in designated areas. All waste removed from site (including recyclable waste) must be taken to a licensed or exempt waste disposal facility by a registered waste carrier. The Project Manager will ensure that all waste carriers and waste disposal facilities are licensed. Non-hazardous waste will be covered by a Waste Transfer Note. The Transfer Note must include an accurate description of the type, quantity and containment of waste. Sufficient information must be provided to ensure that the waste disposal operator is aware of any potential hazards of the substance.

6. Waste Storage

All waste will be stored in an appropriate container to prevent escape of material and the site must be left in a clean and tidy condition at the end of each day. Separate designated skips shall be sited, in the rear service yard, for separation of recyclable and non-recyclable waste. Food waste will be collected regularly to avoid attracting vermin to the site. More frequent cleaning will be carried out around canteens and toilets. All roads, pavements, construction equipment, temporary structures, materials and machines will be kept clean and tidy at all times with litter and rubbish removed promptly. On completion of the works, each contractor must clear away, and move from the site, all plant, surplus materials, rubbish and temporary works. When leaving the site, appropriate measures will be taken to prevent waste escaping onto the public highways, for example containers must be secured and open skips must be covered by sheeting.

7. Traffic activities

All Vehicular activities (construction and contractor vehicles, deliveries, and others) will access the site via double gates located on Whitnall street. See (figure2) and Swept Path assessment.

Throughout the project, **none** of the roads surrounding the construction site will be blocked due to the ease access to the service yard via the double gates located on Whitnall street. The gate will be manned during working hours. Secondly, no major external work will be done to the building.

8. Deliveries and Storage

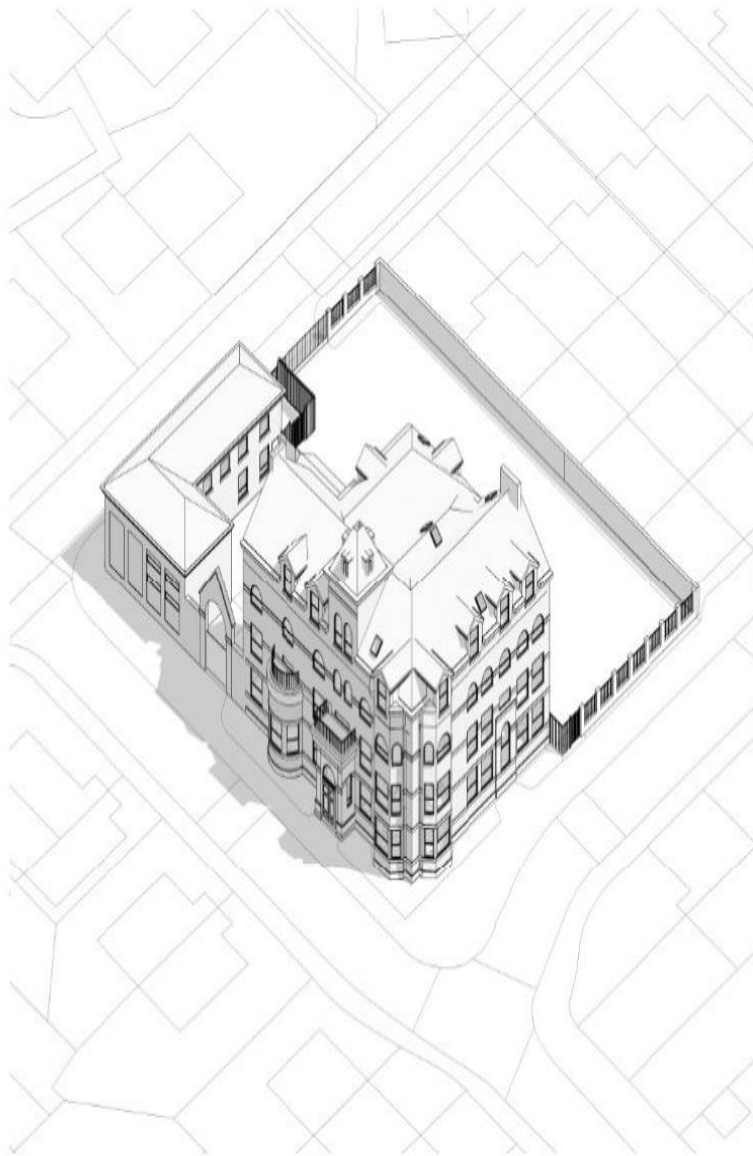
Materials will be left in a safe and secure manner at the end of each day within the extent of the site. All Plants and materials will be stored inside the main building on the ground floor (see figure 4). All windows and gates will be secured. No materials and plants will be placed outside the building at any time.

Furthermore, all loading and unloading of materials and plants will take place at the rear service yard throughout the construction timeline.

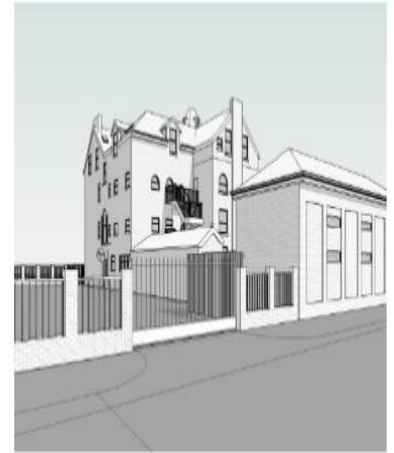
9. Parking of Construction and Contractor Vehicles:

All Vehicles including all staff will be parked in allocated parking spaces at the rear service yard which is accessible via the double gates allocated on Whitnall street. (see figure 2).

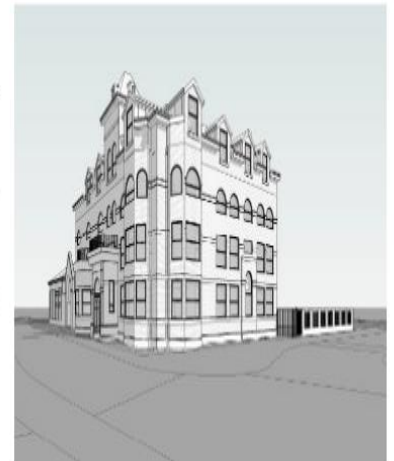
Development of 87 Great Western Street, M16 7PA
The Big Western



Aerial View



Street View



Street View

Figure (1)

Development of 87 Great Western Street, M16 7PA
The Big Western

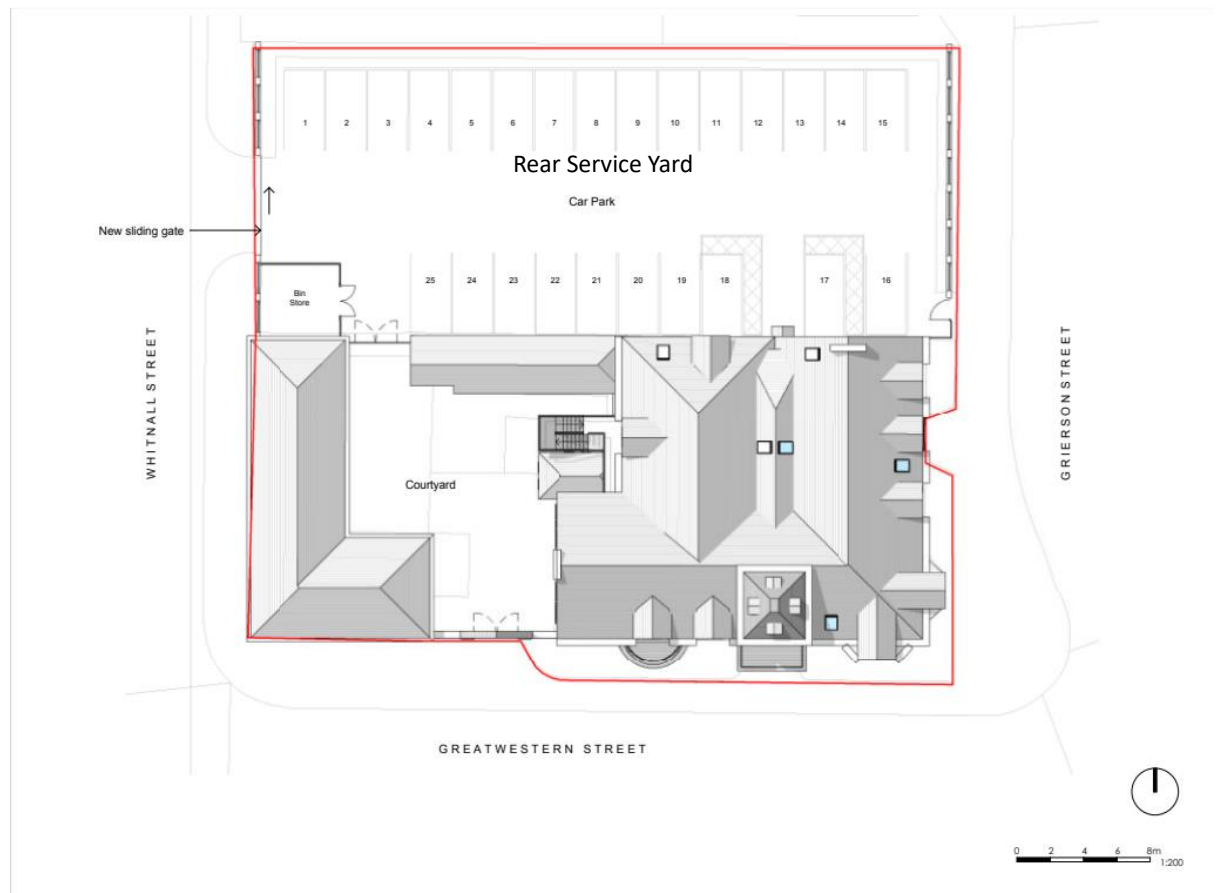
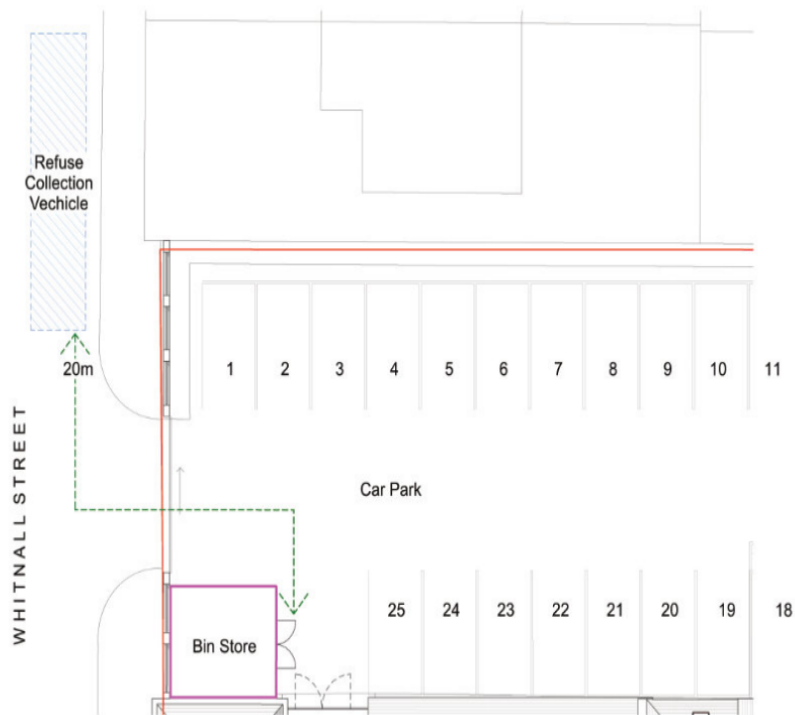


Figure (2)

Development of 87 Great Western Street, M16 7PA The Big Western



WASTE MANAGEMENT

A bin storage area will be provided within the car park located adjacent to Whitnall Street and the rear entry point. This allows the bins to be accessed easily by both residents and the waste collection company.

The bin store will be constructed from 2.1m high timber close-board panels on hand standing to allow for easy cleaning and washdown.

Sufficient space will be provided for the appropriate number of bins and circulation, allowing each bin to be accessed and wheeled out individually.

The number of bins has been calculated based on local council guidance. Please refer to the waste management proforma for further details.

Each apartment will be provided with separate bins to separate different waste material types. Residents will be responsible for taking out their bins and place them in the relevant recycled or waste bins in the bin store. On collection day, the building caretaker will move the bins to the kerbside ready for collection and will place them back in the bin store following collection.

Figure (3)

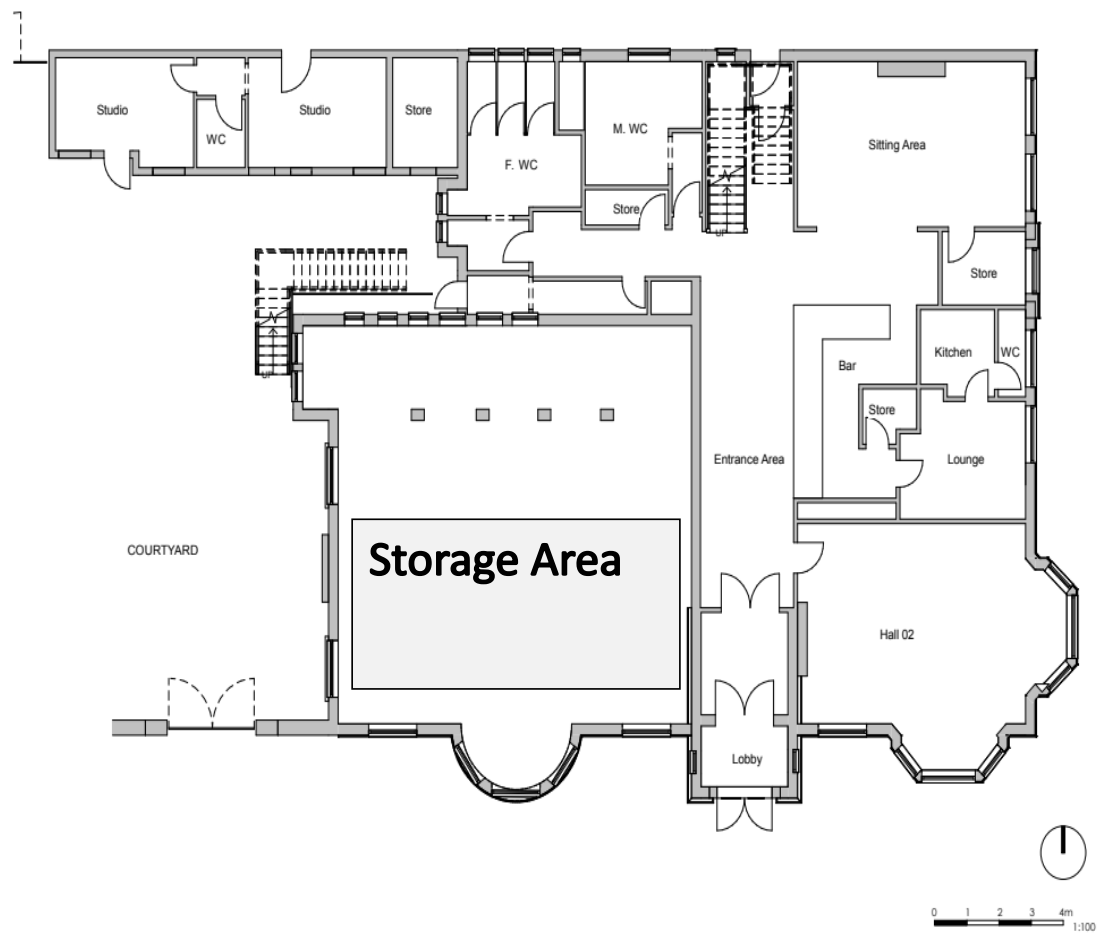


Figure (4).