Construction & Environmental

Management Plan

For the works to be carried out for the proposed

KFC Baguley

On behalf of

Soul Foods Ltd

October 2021

Revision A – March 2024 – Working Hours amended
Revision B May 2024 – Updated Site Layout

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1. Site Location & Description

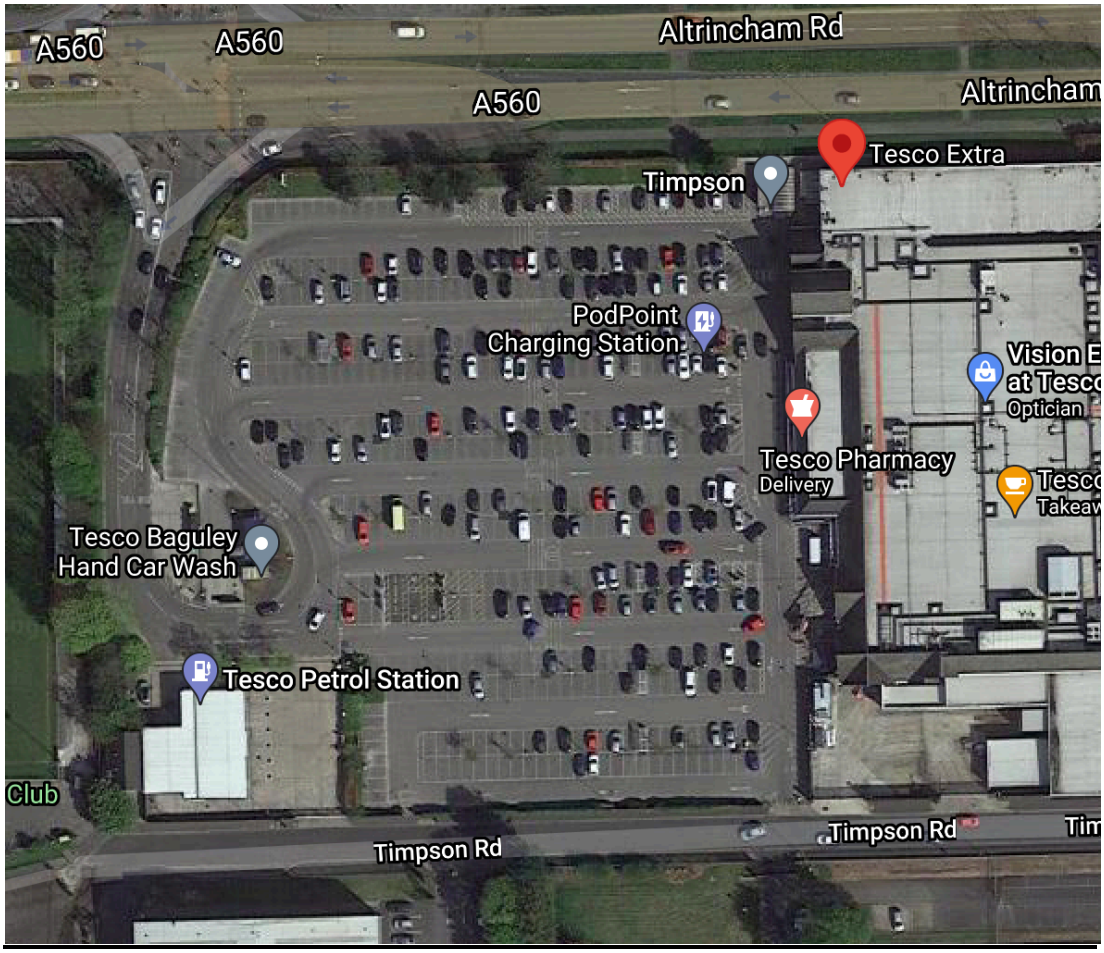
This document has been prepared to outline the various processes and methodology involved in the works to be undertaken during the construction of the new KFC Drive Through restaurant off on the existing Tesco car park, Baguley.

Site Location

The project is located at:

Section of Tesco Car Park
Altrincham Road
Baguley
Manchester
M23 9TJ

Location Plan



Site Description

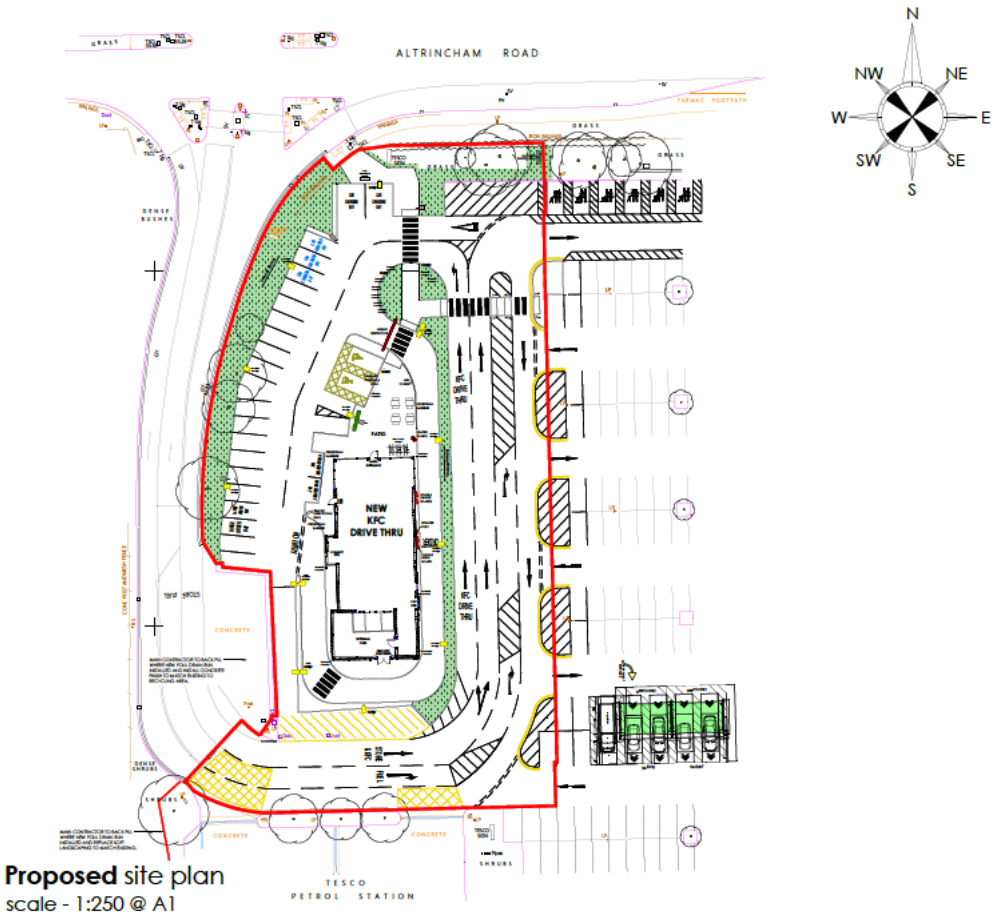
The site occupies an area of Tesco car park, located West of the Tesco Extra supermarket and South of Altrincham Road, Baguley.

The development works comprise the construction of a KFC Drive Through restaurant with associated car parking, grill bays and drive through lane.

The works will also include the installation of new foul and surface water drainage within the wider development site and the provision of new incoming water, electric and BT services.

The duration of the works is 12 weeks from commencement.

Proposed Site Plan



Proposed site plan
scale - 1:250 @ A1

2. Scope of Works

Construction Activities

- The setting-up of the site together with the provision of all protective measures deemed necessary to ensure communal health and safety about the site area.
- Concrete pad foundations at the stanchion positions, including holding down bolts cast into tapered sleeves to facilitate the erection of the steel structure.
- The construction of a ground bearing reinforced concrete floor slab.
- The erection of a pre-fabricated steel frame that comprises a pitched roof, rolled steel section portal frame, with gable columns and cold rolled purlins and cladding rails.
- The erection of Kingspan cladding panels to the building except where doors and glazing occurs.
- Feature timber effect cladding to partial external elevations.
- The installation of Renolit roofing system.
- The construction of the glazed shop front and main entrance feature.
- The installation of a steel mesh roof to the yard area at the rear of the building.
- The construction of timber or metal stud partitions with laminate facings forming staff rooms, stores, toilets, and offices.
- The installation throughout the ground floor of a suspended ceiling composed of colour coated steel tiles and modular lay-in fluorescent light fittings set in a suspended patent metal grid system. The ceiling will incorporate raft type features and a light box suspended with rigid hangers from the steel work above.
- The fitting and hanging of all internal doors.
- The provision and installation of all lighting and electrical services throughout the kitchen and trading areas.
- A full mechanical services installation comprising hot and cold water piped services and comfort cooling, heating, and extract ventilation will be provided throughout the building, with ductwork installed above the suspended ceiling, and originating from the primary plant and condensers that are located in the yard at the end of the building.
- The construction and installation of the trade counter and fascia.
- The installation and commissioning of all kitchen equipment to standard KFC requirements.

- External works: comprising the re-modelling of the existing site levels utilising any existing fill material located on site and imported materials.
- Construction of new Drive-Thru' Lane and parking areas together with the paved surround to the building.
- Alterations to layout of the existing Tesco car park to divert existing access road through Tesco car park area and formation of new access into KFC demise.
- Alterations to Tesco's existing car parking bays to accommodate new access road route.
- The construction of foul and surface water drainage and connections to existing foul and surface water drainage, including a road crossing to connect to existing drainage within fuel station demise.
- Client's Direct Sign Contractor will install signs around the drive-thru' lane, car park and access road areas.
- Full details of the phasing of the works will be developed in consultation with the landlords' representatives and will form the basis of the Construction Programme.
- All works will be carried out in accordance with the approved current site layout.
- Car Park lighting to be installed to comply with planning requirements for lighting levels.

3. Site Establishment & Procedures

- The site welfare and associated facilities will be sited within the Contractors Compound, which will be wholly located within the allocated site demise area and will be suitably arranged and secured in order that it causes minimum disruption to the adjacent properties, customers, deliveries and staff.
- Heras type security fencing will be used to secure all boundaries. This will be inspected weekly and repairs/damaged panels replaced/ undertaken as required.
- Vehicular and pedestrian routes will be clearly identified with adequate signage and will be isolated from the site operations by the fencing described above.
- Temporary access and egress points will be provided to the area of the proposed KFC unit for deliveries, site parking, etc.
- Site Personnel, Operatives and visitors will not be permitted to park on the Tesco carpark or access road and should ensure that their vehicles are contained within the curtilage of the site compound at all times.

- The Traffic Marshal will ensure that the access road and adjacent car parking areas outside the KFC demise are kept clear of site personnel's vehicles, materials, tools and equipment at all times.

Statutory Services and Water Authority Drainage.

- All services providers to be consulted to ascertain existing services locations and requirements for new development.

Storm and Foul Drainage Connections and Statutory Services Installations

- Storm and foul drainage connections and Incoming Services installations will be carried out within the wider site (Tesco) demise.

Incoming Services

- Although not envisaged at this time, any services work that may require a temporary shutdown of the surrounding businesses supplies will be programmed and resourced in such a way as to ensure no disruption to the occupiers is encountered.
- Careful consultation with Statutory Authorities will be undertaken and their intentions communicated to the affected business as necessary.
- Any works requiring shutdown of services will be carried out during non-business hours and/or temporary plant provided to ensure uninterrupted supplies are maintained.

4. Hours of Work, Site Access, Deliveries, Materials Storage & Travel Plan.

Site Hours will be as follows:

Monday to Friday: 7.30am to 6.00pm
Saturday: 8.30am to 2.00pm.
Sundays and Public/Bank Holidays: No Noisy Works

- Any works required to be undertaken outside these hours (such as power-floating the concrete slab) will only be carried out following consultation with the local authority, with their express permission.

- No site works that impact on access and parking between 5pm and 6pm Monday to Thursday, 3pm and 6.30pm on a Friday and 11am and 2pm on a Saturday.

Site Access Arrangements and Deliveries.

- Access for deliveries will be via the newly diverted access route through Tesco's carpark. Site vehicles will exit via the same location.
- This access will be formed during the initial "enabling works" part of the construction programme to ensure a clear, safe flow of delivery and construction traffic into the site without impacting on Tesco customers and staff.
- No offloading/loading will be undertaken within Tesco's access road or car park at any time.
- No storage of materials or plant will be permitted within Tesco's access road or car park at any time. The site compound storage area shall be used at all times.
- Large deliveries such as structural steel, cladding, etc. shall be timed so as to minimise disruption during peak traffic times.
- The proposed KFC car park area will be capped with stone to allow clean and clear access and egress for site deliveries. Existing surfacing will also be retained as long as possible in order to maintain a clean working zone.
- Suitable traffic management/separation of working area along the vehicle routes will be provided to allow a safe segregated working zone.
- A suitably trained, clearly visible and identifiable Traffic Marshal/Gate-Man will be present to manage all vehicular movement to and from the site at all times.
- The Traffic Marshal will ensure that the roads outside the KFC demise are kept clear of site personnel's vehicles, materials, tools and equipment at all times.
- Site Operatives & Staff Transport/Travel arrangements.
- Construction operatives and staff will, where possible, share means of transport to and from site.
- Locally employed staff/operatives will be encouraged to use public transport and environmentally friendly means of transport, e.g. cycle to and from site.
- Accommodation for operatives staying away from home will be provided within the site or within a 2-mile radius of the site as necessary. Local hotels will be utilised for visiting staff and contractors whenever possible.
- All staff and operative's vehicle parking will be confined to the allocated area within the site demise.

5. Site Operations & Control Measures

Temporary lighting for the works

- Where temporary site lighting is required, it will be sited as to not interfere with, or distract vehicles on the adjacent highway or occupiers of nearby buildings.
- Lighting will be arranged as to ensure that visual intrusion and light spillage are kept to a minimum, particularly in close proximity to surrounding properties and busy roads, where it may cause nuisance or distraction.
- Where necessary, lighting should be provided to site boundaries to ensure the safety of passing pedestrians.
- The requirement for temporary lighting to the site will be carefully considered and avoided unless deemed absolutely necessary for H&S/Environmental reasons.

Vehicle Wheel Cleaning

- The Tesco car park and access road will be kept clean and free from debris and detritus at all times. Cleansing will be undertaken by means of a lorry mounted mechanical sweeper periodically throughout the project duration as necessary.
- During site strip and ground works operations, vehicles exiting the site may inadvertently carry deposits of clay or wet concrete, trapped on their tyres, out on to the surrounding car park and estate roads.
- To ensure that this does not occur, a wheel-cleaning regime will be implemented throughout the duration of the contract.
- The wheel-cleaning operation will be carried out as follows by an operative wearing appropriate Personal Protective Equipment:
- A suitable area will be allocated close the exit point of the site.
- A filter bed of large single size granular material will be placed into an excavation over an area of approximately 3m by 10m by 0.3m deep.
- The excavated area will be lined with a filter membrane prior to single size stone being placed.
- The granular fill area will allow water from the cleaning operation to filter into the substrate and not migrate off site.
- Before exiting the site area, all vehicles will stop within the clearly defined and signed area and turn off the engine.

- If necessary, any heavy deposits will be removed manually prior to accessing the area of granular fill. This will prevent excess mud deposits entering the soakaway area.
- The vehicle will move forward onto the granular fill area where the wheels will be washed using a high-pressure jet wash lance, ensuring that any residual deposits lodged in the tyres are removed.
- The vehicle will move forward during the cleaning process to ensure that the complete circumference of the wheel is clean.
- On completion wheels will be inspected and confirmed that the vehicle is fit to leave site.

6. Noise, Dust, COSHH, Sediment Control, Waste Monitoring, Ecological Control Measures and Management:

Noise

- All activities will be assessed to alleviate the potential for noise pollution.
- Noise monitoring will be undertaken by site management and regular consultation with surrounding businesses will take place, to ensure that any operations that may result in noise audible beyond the site boundary, is carried out with minimal disruption to the surrounding businesses.
- Where unavoidable, noise generating activities will be planned to ensure that they are located away from sensitive receptors and are undertaken at times which minimise disruption and disturbance where possible.
- The use of barriers to mitigate the impact of noisy operations will be used where possible. This may include the retention of part(s) of the original buildings during the demolition process to act in this capacity.
- The selection and use of machinery to operate on site, and working practices to be adopted will, as a minimum requirement, be compliant with the standards laid out in British Standard 5228.
- It is not envisaged that any piling works will be required. If this changes and is deemed necessary, prior to the commencement of any piling works, a full method statement shall be agreed in writing with the Planning Authority (in consultation with Pollution and Environmental Control). This will contain a rationale for the piling method chosen and details of the techniques to be employed which minimise noise and vibration to nearby residents.

- If there is a requirement to work outside of the recommended hours the applicant or contractor must submit a request in writing for approval by Pollution and
- Environmental Control prior to the commencement of works.

All operations will be carried out in compliance with the following legislation:
The Control of Noise at Work Regulations 2005

The Noise Regulations 2005 require employers to prevent or reduce risks to health and safety from exposure to noise at work.
The regulations require employers to:

- Assess the risks to your employees from noise at work.
- Take action to reduce the noise exposure that produces those risks.
- Provide employees with hearing protection.

If noise exposure cannot be reduced adequately by using other methods, we will:

- Ensure Legal Limits of noise exposure are not exceeded.
- Provide employees with information, instruction and training.
- Carry out Health Surveillance where there is a risk to health.

Control of Dust

The methods utilised to control dust pollution during normal construction activities will eliminate as far as practicable, the movement of airborne dust particles and have been chosen to ensure minimal exposure of the occupants of the adjacent units and operatives on site.

Monitoring of the weather conditions and their resultant effects on the level of dust pollution will be undertaken by site management. Methods such as water sprays for damping down and dust suppression using water tanks on cutting equipment will be utilised.
Site operatives will use suitable dust masks to prevent inhalation of particles that may lead to respiratory diseases.

COSHH

The following materials will be used on site:

- Diesel and petrol (associated with the operation of plant and machinery).
- Cement (predominantly pre-mixed concrete and mortars).
- Brick cleaner.
- Plaster.
- Paints and solvents.
- Sealers, sealants and fillers.
- Glues and adhesives.

All chemicals to be stored, used and waste disposed of in accordance with the materials COSHH data sheets, certificates, and Site Waste Management Plan.

Site Waste Management & Emission Control:

- A site waste management plan will be implemented on site and monitored throughout the project.
- All waste arising from the demolition process, ground clearance and construction processes to be recycled, or removed from the site subject to agreement with the Local Planning Authority and other relevant agencies.
- All waste resulting from the works that cannot be recycled on site will be transferred to a waste transfer station and will be segregated for recycling or be segregated on site prior to removal.
- No materials produced as a result of the site development or clearance shall be burned on site
- Wheel wash facilities shall be implemented prior to vehicles exiting the site to avoid sediment being deposited on public highway.
- Any sediment deposited on public highways shall be removed by mechanical vacuuming or sweeping with all material deposited on site for subsequent disposal.
- All vehicles to use designated access routes on site and to access the site.
- All bulk carrying vehicles accessing the site shall be suitably sheeted to prevent nuisance from dust in transit.

- All reasonable steps, including damping down site roads, shall be taken to minimise dust and litter emissions from the site whilst works of construction and demolition are in progress.

7. Contractor Monitoring & Training

Sub-Contractor Orders:

- This Construction & Environmental Management Plan will form part of our enquiries to all sub-contractors and material suppliers and will form part of the sub-contractor's contract with ourselves.

Details of Staff/Contractor Training:

- All personnel including visitors involved with the project will undergo a site **induction**, which will include a section on complying with this Construction & Environmental Management Plan.
- All contractors who come onto site are required to provide the manager with copies of any relevant documents to ensure he has been adequately trained to do the job. Copies of the documents are kept on site with the operative's site induction.
- Further onsite training and awareness will be undertaken through tool-box talks etc., as works proceed.
- Any Health and Safety requirements specific to the project, will be communicated to all operatives, staff and visitors during the site inductions.