Condition 4
Construction
Management Plan

May 2024

for

Land At 50 Amos Avenue, Manchester, M40 2RS

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1 Introduction

This preliminary construction management plan has been prepared in support of the planning application for a new development of a detatched dwelling located at 50 Amos Avenue, Manchester, M40 4RS.

2 Description and Location

The property is located at Amos Avenue in the Newton Heat area of Manchester. The site is bounded by residential properties.



3 Scope of the Works

The proposed works include the erection of 2 new dwellings with associated access, parking and landscaping. The proposal will also include two proposed vehicular points on the new front driveways.

4 General Considerations

4.1 Site Access & Security

Site access and security will be provided, to ensure the works that are being undertaken as segregated from the public areas outside. Designated site personnel will be responsible for providing security and controlling access to the site. Vehicle and pedestrian access will be segregated. Access gates will be closed when not in use and manned during the hours of operation of the works.

4.2 Access for Deliveries

The site is situated on a main road. As part of this statement, lorry access routes will be defined and implemented. Pre-booked deliveries will be made during the prescribed hours working hours.

4.3 Considerate Constructors Scheme

The project will be registered under the Considerate Constructors Scheme. The CCS code of practice will be implemented on site.

4.4 Hours of work

Subject to any further agreements regarding hours of operations, normal construction hours will be worked at the site (8am – 6pm Mon to Fri; 8am – 1pm Sat). So far as reasonably practicable the site team will coordinate noisy operations in order to minimise any adverse impact.

4.5 Travelling to Work

There is street parking for private or commercial vehicles. The site is also on a bus route and all employees will be couraged to use public transport.

4.6 Welfare

Site welfare facilities will be available throughout the construction period. These will be located initially within temporary site cabins; and relocated to within the building to suit the progress of works.

5 Supervision, Managing and Delivering the Project

5.1 Site Management

An experienced site based Project Management team will be responsible for delivering this project and the associated Health and Safety requirements.

Anyone that is charged with putting men to work must be holders of, as a minimum, a certificate for the CITB's Site Supervisor Safety Training Scheme.

Along with visits by the site safety consultant, the Project Management team will manage the works and safety challenges on the site. Regular safety audits will occur and these will be audited.

5.2 Programming and Phasing of the Works

The detailed construction programme will be produced as part of the pre-construction activities. Subject to planning consent, the primary work phases will include:

- Enabling works and incoming services
- Demolition
- Sub-structure/Foundations & drainage
- Structural frame
- External Envelope & roof finishes
- Internal works and finishes
- External works and finishes
- Testing and Commissioning

The works on site will be coordinated and sequenced to ensure efficient construction and minimising disruption.

6 Specific Site Safety Arrangements

6.1 Delivery and distribution of materials

All deliveries are to be coordinated with the Site Project Manager.

Where possible, deliveries will be offloaded within the site perimeter fencing (within the vehicle lay-by). The site Management and security team will ensure that all deliveries are unloaded safely and that all lorry and vehicle movements are supervised. Tipper cranes are to be used to off load and distribute larger materials around the site.

Mobile cranes may also be used; to suit the progress of works. Where the delivery or distribution or installation of materials requires the use of a crane, a lifting plan will be produced in order to assist with the management of the operation.

External goods hoists will be used to provide materials and personnel access to the individual floors.

Materials will be stored neatly on site, and in designated areas. Materials deliveries will also be phased to suit the progress of works on site.

6.2 Temporary Works

All temporary works will be designed in accordance with current structural engineering standards and accepted principles by a competent person with recognised qualifications.

The designs are to take into account the current condition and design constraints of the building/supporting structure; as well as relevant loads from the construction operations and other factors such as prevailing weather conditions; elevation & exposure; other temporary works that will be in-place during the relevant activity.

Activities requiring Temporary Works design, include (but are not limited to):

- Loading platforms (to take into account storage requirement and Hoist)
- Hoist base and building ties
- Temporary support of structures undergoing demolition
- Temporary support of excavations
- Crane base design and building ties
- Access Scaffold systems
- Temporary support of structural elements and plant under construction

Temporary works designs shall be produced as; and be an integral part of the Method Statement.

6.3 Waste materials

Waste building materials will be segregated into waste types and placed within the designated refuse points. Waste types include:

- Metals
- Inert materials
- Wood
- Gypsum
- Packaging

The waste will be removed from site on a regular basis, by a registered waste carrier, and taken to a waste management facility. The waste materials will be recycled where possible.

Information regarding proposed and actual types and quantities of wastes will be included within the Site Waste Management Plan (SWMP). The SWMP will provide information as to how waste materials can be reduced, re-used, recycled and if necessary disposed with minimal environmental impact.

6.4 Construction Phase Environmental Considerations

As part of the pre-construction method statement the environmental and dust mitigation measures will be defined. These will include:

- Damping down during demolition and other activities liable to result in dust
- Correct selection of construction plant
- Coordinating, where possible, noisy operations
- Monitoring processes
- Managing excavated material and vehicle movements

The above will take into account good practice and correct sequencing of construction operations. Where possible the existing hard standing areas will be retained during the initial phases of works, to allow a working platform for plant and delivery vehicles.

Particularly during the initial phases of the project delivery vehicles will be inspected prior to leaving site. Jet washing of vehicle wheels to remove mud/debris will be undertaken and any the roads surrounding the site entrances will be checked regularly. Where mud from the site has found its way onto the road, the site general works team will remove this as soon as it is safe and practicable to do so. Where necessary a road sweeper will be deployed as soon as practicable.

6.5 Lighting

All necessary lighting for safe access around the site and on the perimeter hoarding will be provided during the construction operations.

6.6 PPE

All operatives will be required to wear the personal protective equipment to suit the progress of works.

- Safety Boots
- Safety Helmet
- Hi-Visibility Jacket
- Any other protection as defined by the risk assessment.

7 Health & Safety principles and objectives for this project

Central to the construction strategy is achieving a high standard of Health & Safety. The site will operate under a comprehensive Health and Safety Management System, with the construction team assisted by Health and Safety professionals and advisors.

The main aim of this contract is to complete it on time and with zero accidents.

The site team will only employ competent operatives and specialist contractors, who themselves comply with their legal obligations and ensure that suitable and sufficient training is given to their staff.

The site team will also take a proactive approach to liaising with local residents and businesses. Appropriate signs and suitable perimeter safety fencing will be maintained throughout the project.