



Construction Method Statement

New build development – construction of apartment block containing 24 affordable (rented) apartments by Branley Homes Limited for Irwell Valley Homes along with associated car parking and landscaping.

Site Address

Land to rear of GMT Whitehouse Club
193 Middleton Road
Crumspall
M8 4JZ



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Introduction & Objectives

The Principal Contractor (i.e. CDM Duty-holder) has prepared this Construction Method Statement in accordance with the Construction (Design and Management) Regulations 2015. It is a live document that will be added to during the course of the works and is to be read in conjunction with the other contract documents.

Principal Contractors must plan, manage and co-ordinate work during the construction phase taking account of the information contained in the pre-construction information provided by the client and any other information provided by contractors.

The Principal Contractor should work with other contractors to identify the hazards and assess the risks related to their work, including the risks they may create for others. Using this information and applying the general principles of prevention the Principal Contractor, in discussion with the contractors involved, must plan, manage and co-ordinate the construction phase. This includes supervising and monitoring work to ensure that it is done safely and that it is safe for new activities to begin. The Principal Contractor must aim to cause the minimum disruption to immediate neighbours (Staff, Members and Visitors to GMT Whitehouse Club) as well as our wider neighbours (i.e. surrounding residential properties).

The effort devoted to planning and managing health and safety should be in proportion to the risks and complexity associated with the project.

Project Overview

The works comprise the erection of one block of 24 no apartments (12 x one bed and 12 x two-beds) with associated parking and landscape including a new vehicular access off the existing Dapple Drive.

The site is currently clear and a new road (Dapple Drive) has been constructed off the existing Middleton Road as part of the delivery of the commercial element of this scheme (i.e. construction of a new build clubhouse for the GMT Whitehouse Club). The site will be developed in accordance with the planning permission granted by Manchester City Council and the conditions contained therein.

The area is distinctly urban in character, and it is mixed in terms of land use.

Welfare Facilities/Contractor Compound

The following welfare facilities will be provided on site:

- Toilets and washing facilities.
- Hot and cold water
- Drying and rest areas for operatives
- Portable water

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All storage and lay down areas will be within the constraints of the site. Please refer to the appended construction management plan. All materials will be stored in a designated store cabin. The mess room will be equipped with provision of hot and cold running water (drinking quality), tables and chairs sufficient for the site staff and the provision for heating food and drinks.

No smoking is allowed anywhere on the Site grounds, other than the designated smoking area approved by the site Manager.

Construction Working Hours

All site operatives must adhere to the following site rule regarding working hours in accordance with the planning permission granted by Manchester Council:

Monday to Friday:	8.00am - 6.00 pm (no audible site works to commence before 8am)
Saturday:	Start 9.00am and Finish at 1pm
Sundays:	No work permitted
Bank Holidays:	No work permitted

Site Security, Site Access, Site Deliveries & Relations with Neighbours

Access to the site will be off the existing Middleton Road onto the new site road known as Dapple Drive. All visitors should report to the main site cabin upon arrival so they can be signed in and inducted by the Site Manager.

Contractors will be able to park within a designated parking area set out within the site. Parking and speed restrictions must be adhered to all times and all parking and manoeuvring must be done in a safe manner with minimal risk to other users. Contractors must be mindful of the neighbouring GMT Whitehouse Club. The Club is mainly operational in the evening and at weekends when the construction site will be closed but is visited on weekdays by staff involved in its running and suppliers making deliveries. Neighbours will be consulted at the outset of the scheme and will be duly considered throughout (i.e. any disruption to be kept to a minimum and no obstruction of neighbouring driveways/access routes at any time). The site is fenced (heras panels - see further below) and offers a clear pedestrian entry route. Wheel washing facilities will be provided adjacent to the site entrance (i.e. pressure washer) and continual housekeeping throughout the construction process will minimise dirt on site, at the entrance to the site and on any approach roads to the site. All loading/unloading of plant or machinery must take place within the site with the assistance of a qualified banksman where necessary. All deliveries are to be made via the Principal Contractor's site compound and then transported to the work area on site in manageable loads. Please also refer to our internal tipping procedure (also displayed on site). Secure, double clipped, heras panel fencing will be installed along the site boundary (as indicated on the appended Construction Management Plan drawing) with adequate site safety signage. The site will also be monitored by a 24-hour external security company with clear site signage communicating this message. The site perimeter will be closely monitored by the Site Manager to ensure it is secure at all times. Our

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independent health and safety contractor will be consulted regularly throughout the project. Please cross refer to the Construction Management Plan appended to this document.

Site Transport and Vehicle Movement Restrictions

Speed and parking restrictions to the surrounding approach roads leading to the site access must be complied with at all times.

Parking for construction vehicles and operatives' vehicles will be within the site as there is limited and restricted parking on the surrounding roads to the site.

Vehicles leaving and entering the site must do so in a forward gear. Where this is not possible a competent banksman must be used.

We will provide 'lay down' areas and movement corridors for heavy plant within the constraints of the site

Contractors and construction staff vehicles must not park or manoeuvre in a manner which would endanger other road users or pedestrians.

All approach roads must be kept clear of construction related mud and debris at all times during the works.

Please refer to the attached "Construction Management Plan".

Dust mitigation measures in place during construction

Access to the site will be carefully planned to ensure minimal travel of vehicles when entering and leaving the site thus creating a reduction in dust deposits.

Traffic Management is in place to minimise movements of heavy plant thus reducing dust.

Dust Suppression Bottles must be used in those activities which generate silica dust on site (e.g. using stihl saws). The dust suppression bottle will act to control the contaminant below the airborne maximum exposure limit (MEL) for respirable crystalline silica of 0.3mg/m³ 8-hour TWA. If using a dust suppression bottle the operative must check the water suppression reservoir regularly and confirm that water suppression is working before starting work. If the water suppression is faulty, stop work until it is repaired.

No fires will be lit on site.

Arrangements during the construction period to minimise the deposit of mud and other similar debris on the adjacent highway

The site will be kept in a clean and safe environment and the areas and roads external to the site boundaries will receive regular inspection. Our site manager will inspect all perimeter fencing on a daily basis with a final inspection at the end of each working shift.

All vehicles will be inspected before leaving site and where appropriate, wheel cleaning will be carried out using pressure washing at the site entrance.

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We shall regular carry out inspections of all roads directly adjacent to our works and will ensure we keep all roads clean as works progress.

Plant & Machinery

All internal combustion engines of the contractor's powered equipment should be positioned in the open air or in a well-ventilated non-combustible enclosure. They should be separated from working areas and other buildings and sited so that exhaust pipes and exhaust gases are kept clear of combustible materials.

All plant and machinery is monitored and maintained on a regular basis.

All plant and machinery must be contained within the site and any loading or unloading of plant must take place within the site with the assistance of a qualified banksman. Details of qualified banksmen on site are displayed in the canteen and site office.

All deliveries are to be made via the contractor's compound and then transported to the work area on site in manageable loads. Where tipping is involved the delivery company must provide a copy of its RAMS in advance so any necessary preparations can be undertaken by the Principal Contractor.

All storage and lay down areas will be within the constraints of the site. Wheel Washing Facilities are provided for all plant adjacent to the site entrance. Any questions – refer to Site Manager.

Sheeting over of construction vehicles

Generally, we anticipate receiving deliveries (e.g. aggregates) from vehicles, which have an automated sheeting device. When tipping this is retracted and replaced before leaving site. With regards to skip wagons, these generally have an automated device as above and employ the same procedure. However, occasionally, older skip vehicles have a purpose fitted netting, which is fitted once the skip has been loaded onto the back of the wagon and then tied off before departing. Tarmacking wagons must have an automated sheeting which stays in place through the duration of the tarmacking to keep the heat in. Appropriate sheeting over of construction vehicles on site will be monitored regularly as part of the day-to-day site management responsibilities.

Noise Control (including vibration) during construction

Best Practicable Means (BPM) of noise control will be applied during construction works to minimise noise (including vibration) at neighbouring residential properties and other sensitive receptors arising from construction activities.

No audible works are to take place on site before 8am on weekdays (Mon-Fri) and before 9am on Saturdays. No works whatsoever are to take place on Sundays or Bank Holidays.

If necessary, readings will be taken outside of the site to determine the noise levels that may disturb residents in the surrounding areas. Working methods may be changed if these noise levels are excessive.

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Where it is necessary to carry out noisy activities, these will be carried out in strict accordance with Local Authority requirements and in consultation with any residents who may be affected.

Regular noise and vibration monitoring will be undertaken throughout the piling works by the piling contractor in consultation with the Site Manager and independent Health & Safety Consultant.

A standard wide tracked 13 tonne excavator will be used intermittently throughout the first phase of the scheme. Thereafter, an 8-tonne rubber tracked machine will be used. There is no vibration caused by either of these machines (i.e. no structural damage to neighbouring properties).

Hearing protection of an appropriate type will be issued to operatives as and when required.

Where possible, 'silenced' plant and equipment will be used. Where vehicles are standing for a significant period of time, engines will be switched off. Plant will operate at low speeds, where possible, and incorporate automatic low speed idling. All plant will be properly maintained (greased, blown silencers replaced, saws kept sharpened. Teeth set and blades flat, worn bearings replaced etc)

Radios are permitted on site but must be used responsibly without causing disruption to neighbours or distraction to other operatives.

Sub-contractors are to make best endeavours to avoid shouting and swearing on site.

Early and good public relations with the adjacent neighbours will also reduce the likelihood of complaints.

Waste Management

Contractors control all waste production with a view to minimising waste at source. Waste is segregated on site and deposited in approved skips (general, plasterboard and wood – see location on attached construction management plan). It is stipulated on site that under no circumstances should any waste be put into the wrong skip. Those on site disposing of any materials must use the designated waste transfer skips. All waste transported by our approved skip providers is sorted at waste transfer site stations and sent to various sites for disposal.

Temporary Covering Materials

When finished surfaces or fittings incorporated into a building are to be temporarily protected during demolition, then in selecting a protective covering materials regard must always be paid to the relative fire load and the potential for fire growth and spread.

Where the internal finished surfaces for fittings incorporated into a building are to be temporarily protected by flexible covering materials (such as sheeting) these must conform to the requirements of Loss Prevention Standard LPS 1207 *Fire Requirements for Protective Covering Materials*, including tests at a NAMAS accredited laboratory.

Lighting during construction

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During construction we will utilise the lights of machinery, low level lighting positioned on the building/site compound angled so they don't impact on any neighbours / highway users. All lighting will be set up so that they are only on during working hours.

The Works

Main site works include:

1. Site clearance and reduced level excavation including removal (digging out) of old foundations.
2. Form site compound including all relevant facilities and signage ready for commencement of works.
3. Excavate and form piling mat for piling as per Piling engineer's requirements. Form ring beam and construct sub floor walls up to D.P.C. Complete plot drainage including service ducts and install PCC units to ground floor sub-structure.
4. Construct traditional build masonry superstructure - walls internally (100mm 7n Concrete Block) & externally (102.5mm Face Brick) including all Catnic and concrete lintels as per build. Install first floor & second floor PCC floor units including stairs. Cavity insulation and relevant fire socks to be fitted as required.
5. Construct flat roof to architect's and engineer's drawings including installation of Sarnafil single ply membrane as per manufacturer's recommendations and including all rainwater goods.
6. Install all windows and temporary doors. Screed all floors ready for 1st fix.
7. Commence 1st Fix MF Ceilings & Studs followed by 1st fix joinery, followed by the mechanical and electrical installations internally.
8. External works - complete drainage and complete service ducts ready for services. Form car park.
9. Plastering followed by 2nd fix Joinery, kitchens, tiling, mist coat decoration, snagging and 2nd fix M&E.
10. Complete service connections and install balustrade & handrail to internal staircase.
11. Complete internal decoration and final fix joinery.
12. Complete external works, railings, installation of any gates, soft landscaping, finish to footpaths and carpark.
13. Final snagging, cleaning and handover of O&Ms.

Programme

The outline programme for the project is as follows:

- | | |
|-----------------------|---------------|
| • Start on site | December 2023 |
| • Duration | 70 Weeks |
| • Mobilisation Period | 4 weeks |

Environmental restrictions and existing on-site risks

Boundaries and access, including temporary access.

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Site access for contractors is to be off Middleton Road. The site is immediately surrounded by the GMT Whitehouse Club and residential properties. Therefore, due consideration is to be given with regards deliveries and access and care must be taken.

Warning signs should be in place in any areas of designated parking or where there is a significant risk of manoeuvring vehicles conflicting with the general public.

The Principal Contractor shall be responsible for safety and welfare of all persons working and visiting site.

All working areas are to be fenced/hoarded off with adequate signage where appropriate to protect the public at all times, especially near public footpaths. Routes for distribution and collection of materials around site should also be addressed by the Principal Contractor.

All escape and access routes shall be kept clear throughout the construction works for all personnel and visitors. Emergency services must be able to access the site if needed.

Adjacent land users

The construction site should be adequately secured where appropriate. The adjacent land use is commercial (GMT Whitehouse Club) and residential with a number of residential dwellings in close proximity to the site.

Site contact details and emergency contact details (including out of hours contact details) will be clearly displayed on the site's security fencing and at the entrance to the site for the attention of members of the public. The Principal Contractor will write to the neighbouring properties prior to commencing on site to advise of the proposed works and approximate timescales to completion. A point of contact will be provided in this correspondence for any neighbour queries. Further correspondence/updates will be sent to the neighbouring properties as and when relevant at periodic stages of the development. Disruption will be kept to a minimum throughout the construction process.

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Site Contact Details

CLIENT	Irwell Valley Homes Soapworks, First Floor, Colgate Lane, Salford, M5 3LZ Bethany Hunt (Development Project Manager) Bethany.Hunt@irwellvalley.co.uk
PRINCIPAL DESIGNER	Branley Homes Limited York House, 1 Bridgenorth Avenue Urmston, M41 9PA Neil Farrer: 07791353155 neil@branleyhomes.com Kayley Hayes: 07725363726 khayes@branleyhomes.com
ARCHITECT/DESIGNER	Grays Architecture Limited Westwood House Greenwood Business Centre Regent Road Salford M5 4QH Matthew Gray 0161 848 7263 mail@graysarchitecture.co.uk
PRINCIPAL CONTRACTOR	Branley Homes Limited York House 1 Bridgenorth Avenue Urmston M41 9PA Emergency Out of Hours Contact Daniel Hayes: 07748155451 dhayes@branleyhomes.com Kayley Hayes: 07725363726 khayes@branleyhomes.com

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INDEPENDENT HEALTH & SAFETY CONSULTANT AND CDM ADVISOR	Health & Safety Services 20 Carver Road Marple Stockport Cheshire SK6 7PS Steve Everett (Tech IOSH): 07813326648 steve@hsssafety.org.uk
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Site Management

To ensure the health and safety of all management and operatives affected by the works, the following individuals have specific responsibilities, which are listed below. Contact details for both are also displayed on site:

Site Manager – Neil Farrer (SMSTS QUAL) Tel: 07791353155

Responsible for:

1. The site works.
2. Safety on site including fire, temporary works, COSHH and lifting.
3. Site security. The site will be locked/secured during non-working hours.
4. The daily performance of operatives and subcontractors; Client and tenant liaison and for the monitoring progress of the works.
5. Maintaining the statutory registers and ensuring that all necessary method statements and risk assessments are carried out
6. Induction training of operatives and subcontractors
7. Preparing the Fire Safety Plan
8. Preparing the Health and Safety File in association with the designated safety consultant
9. Site First Aid

Safety Officer/CDM Advisor – Steve Everett - Member of the Institute of Occupational Safety & Health-PASMA-IPAF-UKATA.

Tel: 07813326648

Responsible for:

1. All matters relating to safety including inspecting and auditing the site safety performance
2. Investigation of accidents and incidents including near misses.

Emergency Out of Hours Contract – Daniel Hayes (Director, Branley Homes Limited)

Tel: 07748 255451

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Site Rules

The Site Manager is responsible for ensuring all site personnel comply with Branley Homes Ltd site rules. The site rules will be issued to visitors and to all personnel at the induction talk. They will also be clearly displayed in the site office/canteen.

Site Safety Reviews - Monitoring and Review of the Construction Phase Health & Safety Plan (CPHSP)

All sub-contractors are encouraged to bring to the notice of the Site Management any areas where the Construction Method Statement appears to be inadequate.

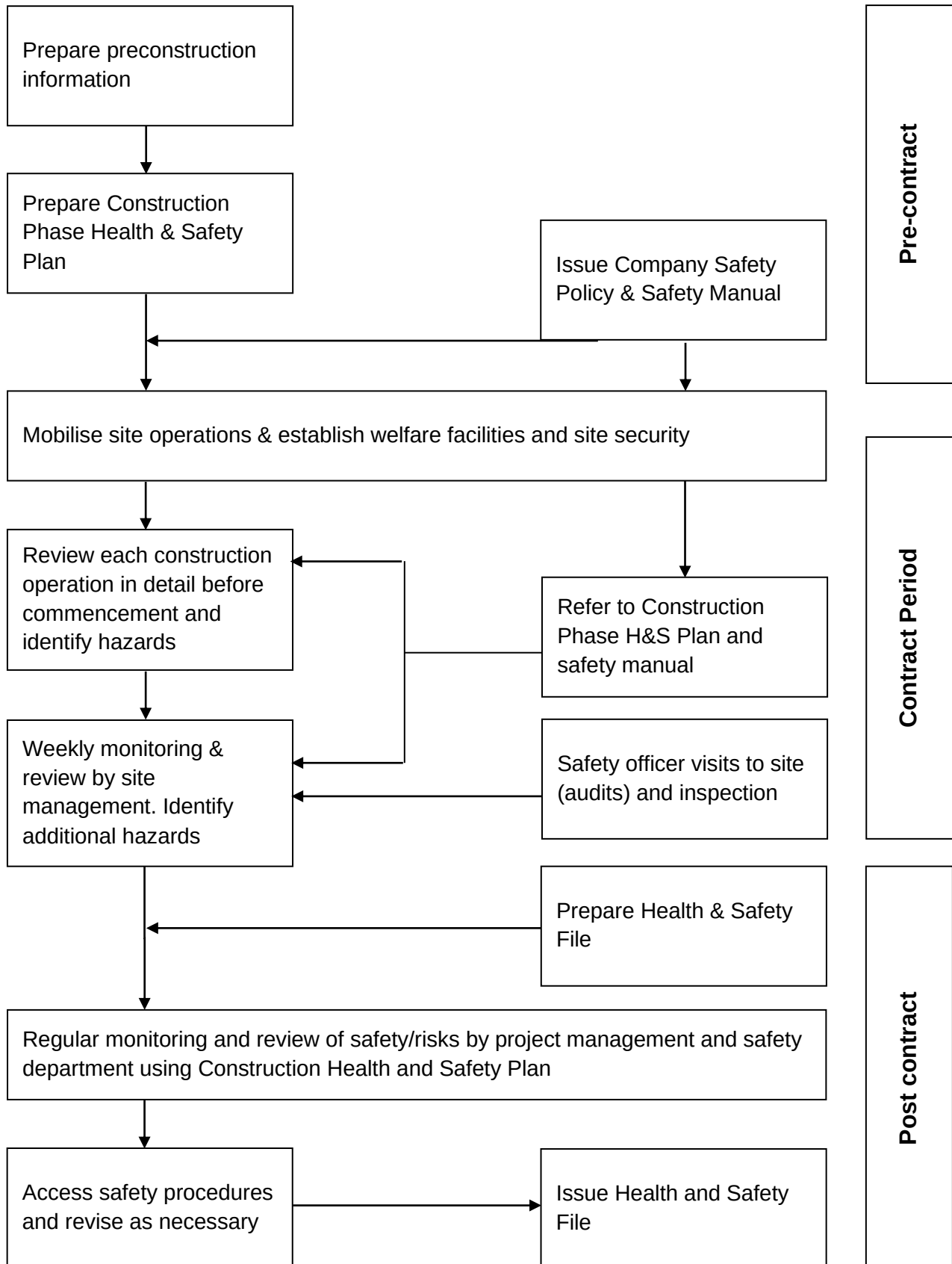
Contractors will advise Site Management of any changes in methods of work or materials to be used and of the results of new risks assessments.

The Safety Adviser will visit the site at regular intervals and will report on any hazards, defects or breaches of Regulations observed during the visit.

Contractors' representatives will meet regularly with Site Management on Health and Safety issues when required to do so by the Site Management.

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Safety Management System



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