

**Vacant Land At Rainford Avenue, Manchester, M20 1BR| Application number:
136512/FO/2023**

**Construction Management Plan of the proposed works to satisfy planning condition no
3**

Planning Condition no 3 states:

Prior to the commencement of any development a Construction Management Plan shall be submitted to and approved in writing by the City Council as local planning authority. The development shall be implemented in accordance with the agreed plan and where appropriate shall include:

- The routing of construction traffic;
- The hours of site working;
- Detail the vehicular activity associated with the construction including appropriate swept- path assessment;
- Details of the location and arrangements for contractor parking;
- The identification of the vehicular access points into the site;
- Identify measures to control dust and mud including on the surrounding public highway including: details of how the wheels of contractor's vehicles are to be cleaned during the construction period;
- The details of an emergency telephone contact number for the site contractor to be displayed in a publicly accessible location;
- For large schemes a highway dilapidation survey including photographs and commentary on the condition of carriageway/footways on construction vehicle routes surrounding the site.

Description of the Task/Activity

The development comprises 2 bungalows together with external works.

Proposed sequence of construction and access to the site

The scheme involves the site clearance and establishment of the boundaries followed by the construction of the foundations and traditional construction. Service connections for water and electric are required and these will be taken from the adjacent footpath – All road closure / crossing to be undertaken by ENWL / UU Water

The site is enclosed on 3 sides so access will be taken directly from Rainford Avenue – As Rainford is a reduced width road in places vehicles where possible will be taken on to site for unloading

Proposed Start Dates and Times

Proposed Contract Start Date: February 2024

Proposed Contract Overall Finish Date: December 2024

Daily Start and finish times are:

Monday to Friday – 8 am until 4.30 pm
Saturday 8.30 am until 2 pm

No Sunday Working

Site Manager

Site Manager details are John Corris and his contact no is 07968-715463 – All contact is to go through our office in the 1st instance – our office no is 0161-834-8525. Once we have the site signage the contact information will be clearly displayed on the Herras Fencing in a prominent position at the site access point from Rainford Avenue

Contractor contact details for working and non-working hours.

During working hours

Monday – Friday 8 am – 4.30 pm - Office – 0161-834-8525

Outside working hours

Tony Maden – 07836-724887

Site Manager – 07968-715463

Tree Protection works

Reference has been made to Ascerta's Arboricultural Impact Assessment report for the location and position of tree protection fencing and the areas where careful excavations are to take place where indicated on the plan. The fencing will be in place before any construction works commence on site. The herras fencing will be erected in the areas highlighted to restrict excavations, placing/storage of materials, spoil, plant movement and car parking etc. Photographs of the installed tree protection will be issued to Ascerta for comment / site visit arranged if required once all tree protection works have been installed and a report if necessary, will be provided / submitted.

All tree protection fencing will be retained in position for the duration of the works and reinstated if it gets damaged etc.

The tree protection is installed to the rear of the site offering protection to tree T1 which is located in the garden of 14 / 16 Rainford Avenue. Once foundation excavations have been completed there will be limited impact on the tree / roots as the tree is at the rear of the

development property and will not have any vehicles or storage taking place which could damage the tree

Plant and delivery vehicle movements (especially wide or tall loads, cranes, telescopic handlers etc) and unloading will be co-ordinated by the site manager to avoid any impact on the tree protection areas / fencing erected.

Erection of the scaffold will be outside of the tree protection fence lines however scaffold will be reviewed at the time the scaffold order to ensure no impact on the trees

All materials (oils, bitumen, cement etc) that are likely to influence the health of trees will be kept a minimum of 10 m away from the tree trunks of any retained trees

No fires will be lit on site

Cement mixing will be carried out on top of plywood boards outside well away from the tree protection area for the duration of the contract

Tree protection will be removed on completion of the development when no further plant movements or works are scheduled

Site Office / Compound Set up

Trees protection as noted within Ascerta's Arboricultural Impact Assessment and noted above will be carried out.

Site facilities are to comprise combined office / storage / welfare facilities due to limited space on site and installed on side boundary in the area noted as vehicle turning area on the attached site set up drawing. The cabins are to be positioned to avoid putting any pressure on the existing drainage systems. Records have been obtained noting its location

Herras fencing will be installed to the from of the site facing Rainford Avenue. Herras fenced gates will be provided for both vehicle and pedestrian movements. A safe pedestrian route form the gates to the cabins will be formed with pedestrian barriers

The area marked on the site setup plan will be used for the location of site toilets, skips and storage of the smaller materials. This is unlikely to change as works develop due to limited space on site. Chemical toilets will be provided.

No access on site for site cars, smaller vehicles or turning and manoeuvring

All access will be taken from Rainford Avenue

Due to the restricted nature of the site and the estate road servicing the site no onsite carparking will take place and all site vehicles will be parked on the nearby Hassall Avenue. This will be done in a sensitive manner so that there is no impact on adjacent traffic users / residents

A swept plan analysis has not be provided due to the limited size of the development and deliveries, waste collection and the like remain the same once the development is completed. Mode transport and planning prepared a transport note ref 327225 and formed part of the planning application

When a vehicle arrives at site he will report to the site manager and they will then be directed to the area where unloading can take place. Due to the limited area for manoeuvring around the site vehicles arriving site will either reverse to or away from the site. This will be carried out with the aid of a banksperson

All deliveries are to be organised to restrict disruption to other traffic users & neighbours and will not arrive unannounced.

Where necessary the neighbours will be notified of larger deliveries likely to take place so that any alternative arrangements for arriving / leaving can be agreed

Material deliveries/storage

Materials will be delivered on rigid vehicles to site and will be unloaded by HIAB / moffet – this will be carried out within the site boundary / compound – Smaller materials will be stored within the secure storage containers adjacent the site cabins. All larger materials will be unloaded at stored in the area noted on the attached site set up plan.

Scheme, Direction and Health and Safety signage

All scheme signage including directional sign where necessary and Health and Safety signage will be installed on the herras fencing.

Scaffolding and hoardings

Independent scaffolding will be erected at the appropriate time. Detailed method statements will be obtained from the specialist scaffolding contractor

Wheel Washing of vehicles leaving site

Where vehicles are leaving site be it cars or site delivery vehicles wheels will be washed with a hose before leaving site to remove any mud / detritus material. Should the road outside the site become contamination with excavated materials they will be cleaned by site personnel / a street cleaning machine be hired in to keep the street clean as necessary.

Skips & disposal of excavated materials, imported stone etc

All skips, vehicles leaving site with excavated materials or imported stone vehicles will be sheeted over to restrict the spread of materials onto adjacent highways when arriving and leaving site.

Material Recycling

Skips will be located within the site compound area adjacent to the site office

All our skips will be provided by Premier Waste – Premier waste remove all skips to their waste transfer station and segregate on our behalf into the various recyclable materials. We are issued with waste reports monthly to show how much material is recycled and how much if any goes to landfill.

Some segregation will take place on site in skips marked for the material type

The attached web link details the service that they offer to us for materials removed from site

<https://www.premierwaste.uk.com/waste-recycling-services/materials-recycling-facilities-mrf/>

Dust - Measures to be adopted for the control of the emission of dust and dirt during construction

Redmore environmental produced an Air Quality Assessment for the development site and the impacts from both the construction and operational phase were both predicted to be **not significant**. Copy attached

Dust is a nuisance which takes many different forms and on this site dust is likely to be created from excavations, foundation & road construction, visible exhaust smoke, moving of materials, transport of dusty, dry materials, fine materials & aggregates, stockpiled materials, liquid storage & spills, materials disposals – wagons and skips, cutting, grinding, drilling, sawing, planning & sanding and the like operations

The site manager will carry out regular site inspections (with increased frequency of inspections especially during known particularly dusty operations) to identify potential dust issues on site when activities with a high potential to produce dust are being carried out and during prolonged dry or windy weather conditions. Where reasonably practicable the intention will be to control dust production at source however in dry windy conditions areas will be damped down regularly to prevent dust forming on site. Any sawing or drilling works will only take place if water suppression systems or dust extracts are in place. Flexible plastic sheeting will be used to surround work activities where appropriate with personal wearing the correct facemasks to avoid inhalation. Any skips located on site will be positioned to limit dust and rubbish being spread with temporary sheeting installed over night to restrict debris and dust creation especially on windy days. Dust will be suppressed by using a water hose pipe that will damp down during operations / activities that create large amounts of dust.

Hosepipes used for this purpose will be checked to make sure they are of the correct length, with correctly fitted joints to avoid leaks and be in a good state of repair and not perished or taped where existing damage might exist leading to leaks.

Storage of plant, material and machinery will be located away from adjacent residential neighbours.

To control material being transferred onto local roads or accessing water courses appropriate measures when installing sewers and forming roads will be implemented including bunging and tankering of existing sewers, scraping of the road / carparking areas once formed to remove as much dust producing materials as possible and placed in suitable receptors.

Noise

A noise impact survey has not been carried out due to the location of the site being on a cul-de-sac and not affect by major transport links.

Noise creation during construction activities is unavoidable however where the potential to create excessive noise and vibration exists the proposed work method will be the subject of a Risk Assessment with controls measure implemented including, but not restricted to the following:

Off-site manufacture/process control (where possible)

Use of silenced and low vibration plant and equipment (where possible). This will be stipulated on our order with subcontractors and suppliers of equipment with careful selection of plant, construction methods and programming with noise and vibration monitoring taking place for activities likely to produce excessive amounts of noise

Noise control zones are unlikely to be required due the nature of the project however we will ensure that adequate supervision is provided to ensure compliance with the noise regulations and any restricted zones that are required will remain in place for the during of the planned works. Any areas subject to the Noise Control Zone will be clearly marked and mandatory hearing protection signs are erected.

Where exceptionally noisy operations are to be carried out an acoustic enclosure / screens or barriers are to be considered

Use of ear defenders and other PPE for those working in and adjacent the area where the noise is being created / generated

Site rules will only allow radios to be used within the welfare facilities at break and lunchtimes – they will not be allowed within the work area.

Site plant such as generators and compressors are to be located as far away from the working area and also the neighbours / residents to limit the effect of noise generating equipment

Risk Assessments and Method Statements produced by our subcontractors will be reviewed with regards noise and vibration and authorised where deemed appropriate

Highway dilapidation survey

A highways dilapidation survey will be carried before commencement on site and will be made available to Manchester Planning and Southway Homes. This will involve videos / photos of all the footpaths outside of the site. A written report will be provided to accompany and amplify the details shown on the videos / photos. The videos / Photos will be reviewed at completion and any damage caused by the construction works will be rectified

Location of the nearest Hospital with A & E Facilities

Manchester Royal Infirmary, Oxford Road, Manchester M13 9WL

Tel: 0161-276-1234