

CONSTRUCTION MANAGEMENT PLAN

ROBOTICS LIVING PAVILION - LIVING LAB

Cavendish St
Manchester
M15 6BJ



ISSUE – 01

DATE – -6th December 2023

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1. Introduction

The works comprise the construction of a new timber frame building within an existing Manchester Metropolitan University building courtyard.

Works include, but are not limited to; new concrete pad foundations, new service routes connecting into existing services, masonry wall upstand, skeletal timber frame structure, external timber cladding, felt roof system, new timber floor construction, external windows & doors, mechanical/electrical installations, internal wall panelling, floor finishes, and general FF&E.

A more detailed analysis of the works are shown on our contract programme (Appendix A) and the contract drawings.

2. Project Team

Client / Project Management

Manchester Metropolitan University
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The management structure employed by the contractor during the works is indicated in Appendix C.

The roles and responsibilities of the individuals employed concerning Health & Safety are detailed within Section 3 of our Health & Safety Policy.

The nominated City Build Site Manager for the project is, Mr Anthony Walsh, who will be assisted on-site by City Build Contracts Manager, Mr Damian Woodman.

Emergency Contact Numbers

City Build Manchester Ltd
Damian Woodman, Contracts Manager – 07790 778 845
Antony Walsh, Site Manager – 07970410520
Toby Rexstraw, Quantity Surveyor – 07964 303 882

Note: Anthony's number will be displayed on the site sign board at the main entrance

3. Programme

Site Commencement	15 th January 2024
Project Completion	30 th May 2024

The works are in accordance with the attached Contract Programme (see Appendix A). The outline main phases of work are generally as follows:

Ground Works	January 2024 – Feb 2024
Substructure Works	Jan 2024
Superstructure Works	Feb 2024 – April 2024
Internal Fit-Out	April 2025 – May 2024

4. Site Working Hours

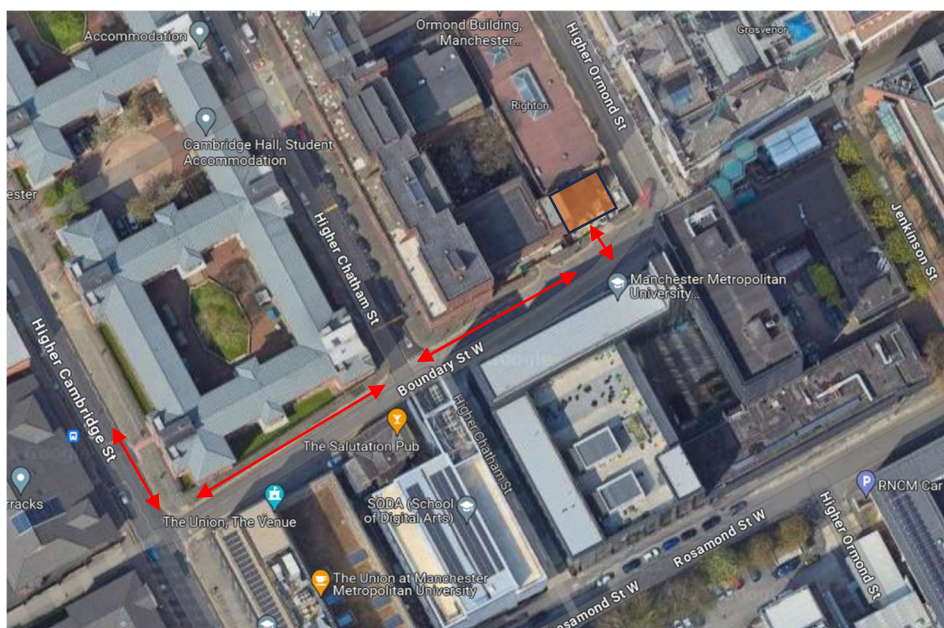
In line with local planning restrictions, the site activities will be carried out during the hours of:

Monday to Friday	7:30 - 16:30hrs (No noisy works are to commence until 09.30a.m)
Saturday	No working
Sunday	No working
Bank Holidays	No working

5. Vehicle Routing Strategy

Movement of traffic to and from the site will be restricted and controlled at sensitive times and programmed so as not to conflict with peak periods of the day.

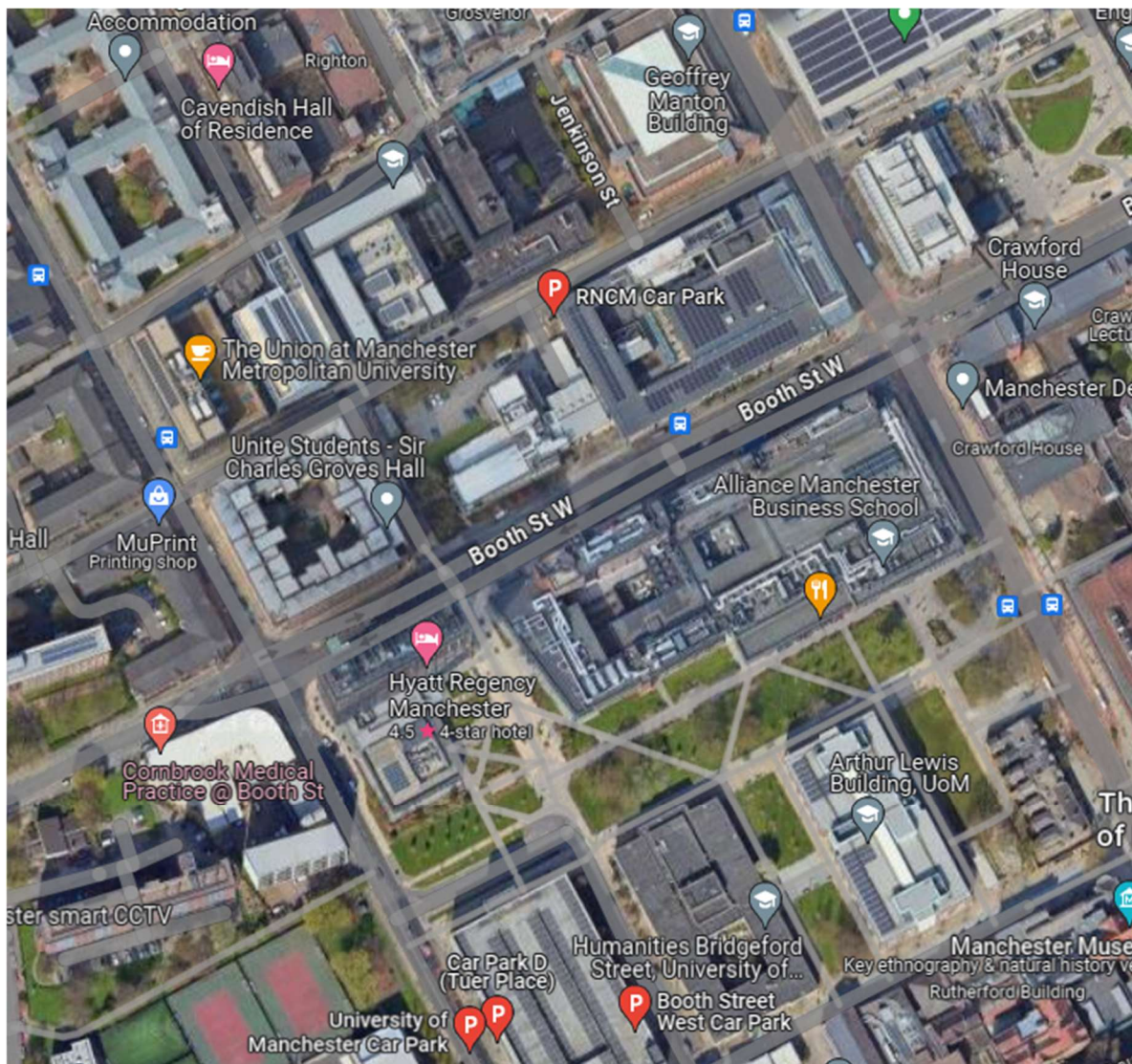
Our egress and access routes to the site are as follows (Appendix B).



Vehicles will travel along Higher Cambridge Street, turning onto Boundary Street West, towards the site entrance. Upon arrival at the site entrance, they will reverse into the compound with the assistance of a trained bank person. Once offloaded/loaded they will drive in a forward motion turning to the right out of the site compound down Boundary Street West and turning back onto Cambridge Street.

6. Visitor & Operative Parking

There will be **no** onsite parking available within the site compound or on the site. The proposed Robotics Phase 2 Project is located in an area of limited on-street parking and a number of premium car parks as illustrated below.



In line with our Environmental Policy and bearing in mind the limited parking options we will promote the use of public transport and designated drop-off points where possible.

7. Site Compound

7a. Hoarding

Existing hoardings are currently erected on the perimeter of the rear access route situated on the corner of Boundary Street West & Higher Ormond Street. These will be maintained and kept in good order throughout the project lifecycle.



A secondary Heras Fence will be added within the existing courtyard area to prevent access into the construction area from the existing courtyard doors.

The position of these hoardings is indicated in Appendix D.

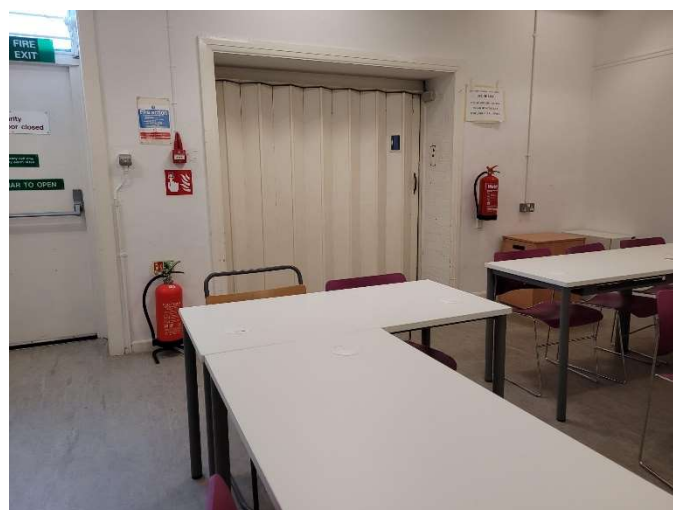
7b. Access to Adjacent Premises

Due to the site utilising the existing hoarding to the rear access to the adjacent properties will remain as per the existing arrangements. However, we are conscious of other local construction projects in close proximity to the site namely the Conlon Construction Project with site access gates positioned on Higher Ormond Street.

We are also aware of the student accommodation located in the surrounding area and the high volumes of student pedestrians in close proximity to the works area and our site access.

7c. Site Accommodation / Storage / Unloading & Loading

Due to the restricted nature of the site and in order to limit our impact on the adjacent premises and the surrounding environments we have agreed with the client to utilise existing spaces within the Fashion Institute building where the existing 1st-floor office space will be utilised as our site office, canteen, and site toilets.



With regards to unloading of materials, removal of waste and the distribution of materials all vehicles will enter the compound from Boundary Street West and exit the compound back onto Boundary Street West. (see Appendix B)

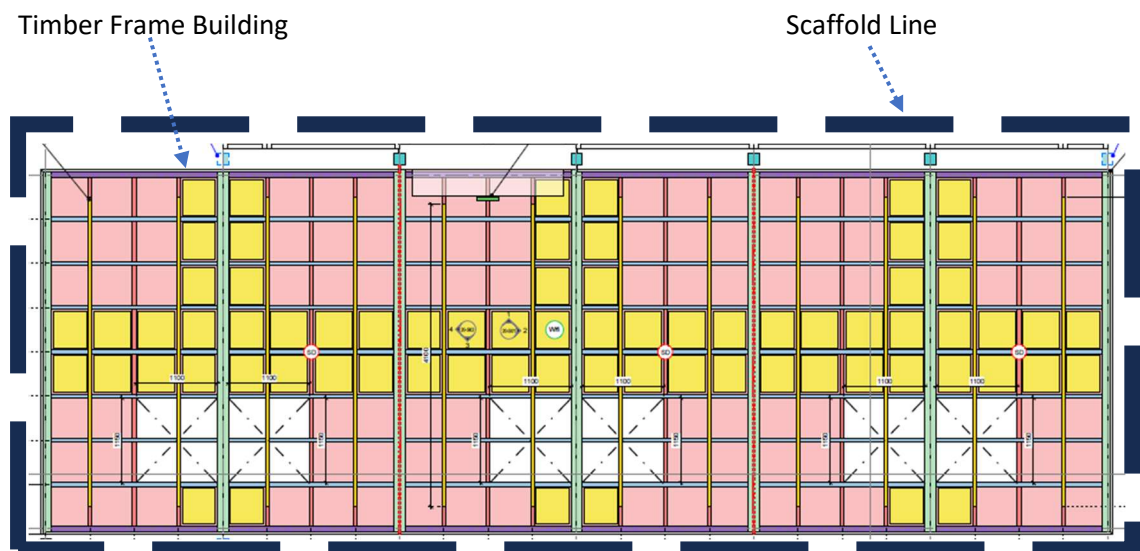
The site has limited space for external storage therefore upon delivery, all materials will be distributed to their point upon being unloaded.

7d. Scaffolding

Scaffolding will be erected to the perimeter of the timber frame structure once it is completed to facilitate the installation of the roof finishes.

Upon completion of the main roof finishes, the fixed scaffold will be removed and the remainder of the works completed with the use of mobile tower scaffolds.

The scaffold footprint is indicated on the site plan below.



The scaffolding will be erected in accordance with BS 5973: 1981.

8. Waste Management

In general City Build shall look to reduce the need for waste disposal, minimise the generation and environmental impacts of wastes arising during the works, and maximise opportunities for the re-use and recovery of waste.

Measures of how we intend to reduce, re-use, recycle, and manage waste include the following:

- Ensure that all material removed from the site is taken to waste recycling stations and separated for recycling.

- Records of the waste recycling will be provided by the recycling stations.
- Enforcing good housekeeping measures e.g. proper storage of materials to minimise spillage
- Monitoring the generation of waste in order to identify trends and areas for further investigation.
- Identifying recyclable and salvageable materials and where feasible and find secondary and alternative uses.
- Segregate waste types to facilitate recycling activities.
- Working with suppliers / subcontractors to minimise surplus waste delivered to site.
- Working with suppliers / subcontractors to ensure only the necessary minimum of packaging is used.
- Consideration of alternative materials with lower wastage levels.
- Ensuring that the Duty of Care and other legal requirements are complied with during the disposal of wastes.
- Consulting with suppliers to determine correct / appropriate disposal routes for waste products and containers.
- Setting waste reduction targets as well as educating and informing staff.

9. Noise Control

9a. Surrounding Areas

As the works are confined to the existing courtyard of the building, this will offer some natural protection to limit the migration of noise to the surrounding areas.

The highest level of noise and disturbance is anticipated to be during the groundworks, which will involve the saw cutting and breaking out of the existing concrete slab to facilitate service duct installation and pad foundation formation.

We propose to undertake all saw-cutting works within the initial start-up of the site to limit the noisiest works throughout the project lifecycle.

The area surrounding the site comprises the following:

- The Manchester School of Art Building – Directly facing the site entrance
- The Cavendish Hall of Residence
- The Research & Knowledge Exchange

The noise levels will be monitored throughout the construction phase and appropriate mitigation measures put in place.

9b. Mitigation Measures

Recommendation for the control of noise and vibration on construction sites are set out in BS 5228. All staff and site operatives will be briefed via the site induction and tool-box talks on the requirement to minimise nuisance from site activities. In all instances the best practicable means will be employed to minimise noise levels during construction. The following methods will be used where appropriate:

- Plant and equipment will be maintained in good working order and fitted with silencers and acoustic baffles where appropriate.
- All plant will be shut down or throttled back between periods of use.
- Methods used for concrete breaking and demolition should be carefully considered, non-percussive means should be used where possible.
- “White Noise” type reversing warnings should be used on mobile plant in preference to “bleepers”, in order to minimise then intrusion.
- Use of hydraulic or electric tools where possible.
- Strict adherence to the site working hours prescribed in section 4.
- Use of resilient materials to reduce noise impact where practicable.

It is acknowledged that certain aspects of the project such as demolition will produce greater noise levels so particular care will be taken during these times.

10. Dust Control

As discussed in Section 9 the site is in close proximity to student accommodation and the public at large, therefore practicable measures to control dust must be employed at all times. Emissions to the air including dust and exhaust fumes can be caused from certain construction activities, including:

- Earthworks / concrete breaking / excavation
- Use of diesel-powered plant and equipment

Therefore, the following measures to control dust emissions through good housekeeping and site operational practices shall be carried out. These include:

- **Sheeting of vehicles:** all HGVs carrying loose material capable of spillage or which has the potential to give rise to dusty emissions from the vehicles during transit shall be sheeted.
- **Water bowsers/sprays:** Water sprays shall be applied to all demolition operations as the Client Project Manager considers appropriate.
- **Prevention of wind-blown dust arising from storage mounds:** storage mounds shall be profiled to reduce erosion where the nature of the material could lead to it being rain washed or wind-blown. Mound surfaces shall be kept sufficiently damp to prevent wind-blown dust. Materials that have the potential to give rise to dust emissions shall be stored as far away from the site boundaries as is reasonably practicable.
- **Dust collection during cutting and grinding works:** if this is not carried out in an enclosure, tools shall be used that are fitted with dust collection devices (excluding small tools which require a continuously wet working surface).

- **Compliance by construction vehicles with emissions legislation, servicing and MOT requirements:** all vehicles regularly used on site shall comply with the relevant emissions standards and shall be serviced in accordance with the manufacturer's recommendations. The Contractor is encouraged to use vehicles and plant that meet the latest emissions regulations.
- **Engine idling time:** No construction plant or vehicle shall leave its engine running when not directly in use, except where the Site Manager considers that there are operational or other reasons to justify an exception.
- **Wash down facilities:** Any machinery, plant or vehicle that has the potential to cause an excessive dust or mud problem on the public highway will have the facility to be washed down by a spray gun.

The Contractor shall keep a log-book available for inspection by the local authorities, in order to record the following matters:

- Any complaint relating to emissions alleged to be due to construction activity received from a local resident or business, including date and nature of the complaint and any measures taken as a result of that complaint.
- The date and location of cleaning off paved areas and off-site roads; and
- The date and vehicle registration number of any construction vehicle that is observed carrying material that has the potential to release dust during transit and is not covered. Details of measures taken to prevent further occurrence shall be included.

11. Communication Strategy

11a. Operatives

It will be mandatory, for all subcontractors and operatives working on the site to undergo a formal induction prior to entering the site. A record of the inductions will be subsequently kept on site (appendix L). In addition to the induction regular tool-box talks will be delivered which will focus on particular site activities and the potential environmental risk arising from this task.

11b. Community

Prior to commencement a newsletter compiled in collaboration with the client will be delivered to local facilities & residents which will include project details such as:

- Nature of the works.
- Start & completion dates.
- Site contact and other Key personnel.
- Procedure for complaints.

Further newsletters will be issued during the project to update residents on the current progress etc.

All complaints will be logged including details of the locations affected, time of disturbance and the nature of the noise. Monitoring of the complaints can assist with managing the works to reduce the likelihood of further complaints.

12. Consideration of other Ongoing Construction Works

There are no other ongoing works within the courtyard area, however we are aware of several other live projects nearby to the building we are working within.

We are also aware that the Manchester University in general is a construction “hot spot” Therefore we will pay due consideration to work in the vicinity of the site and constantly evaluate if they will impact on our site.

13. Site Security

At the commencement of each working day all operatives must sign-in with the Site Manager at the site compound. Upon signing in all operatives will be given a hi-vis vest from City Build Ltd.’s Site Manager and an ID badge. City Build will also have a nominated individual who’s responsibility will be to control of access and ingress to the site.

The existing security arrangements which currently protect the site are to remain as long as practicable, once the progress of the works compromises this arrangement we will then install a local security company to provide a CCTV-monitored security solution.

It is acknowledged that the area of the site is in a high crime area so all members of the construction team will be extra vigilant at all times

14. Appendices

A – Contract Programme

B = Site Plan Inc Delivery Routes / Off loading / Site Accommodation

C – Management Structure