

CONSTRUCTION MANAGEMENT PLAN

TeleData MCR2

Simon House, Wavell Road, Manchester, M22 5RA

13 December 2023

KEYSOURCE

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1 INTRODUCTION

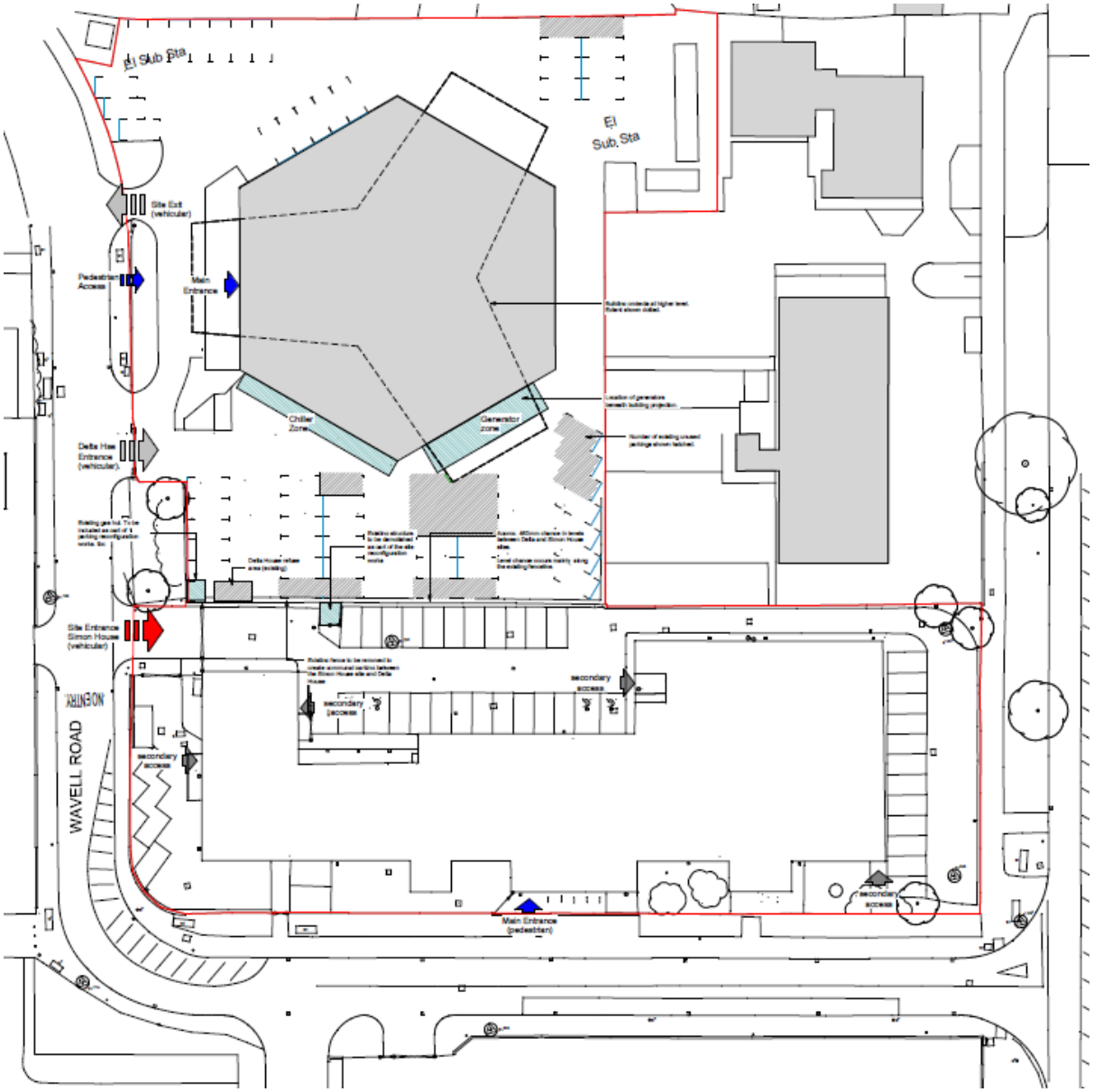
This document will outline construction, logistical and environmental management processes required to be implemented on site by the appointed Principal Contractor engaged for the redevelopment of the site.

Exact measures implemented may be subject to slight alteration subject to consultation with the Principal Contractor, Manchester City Council, Client team, and any other relevant stakeholders, however all provisions implemented on site will achieve as a minimum legislative compliance.

2 SCHEME OVERVIEW

The site has an area of approximately 7,572 sqm and is located on the corner of Wavell Road and Brownley Road in Wythenshawe. The site was originally occupied by Simon House, a vacant two storey flat roof building and Delta House, an 8 storey building to the north.

On the 20 July 2023 Prior Notification (Reference 137327/DEM/2023) was granted for the demolition of Simon House. The existing building is in the process of being demolished in accordance with the prior notification and the supporting Demolition Method Statement (including Risk Assessment documents).



On 2 October 2023 planning permission (Reference 137424/FO/2023) was granted for the Erection of a two-storey data centre (4153m² GIA), together with the reconfiguration of access arrangements and parking layout, landscaping and associated works, following the demolition of Simon House. Planning condition no.20 attached to this permission requires the submission and approval of a Construction Management Plan.

This document has been prepared in accordance with the requirements of Condition No.20 to facilitate the construction and fit out of the Teledata MCR2 data centre, in place of the current structure.

This follows on from the Framework Construction Management Plan produced by RGP at the planning application stage.

The new 2-storey building data centre, will feature data halls, supporting plant rooms and front of house services (W/Cs, security office, Goods In, meeting room, etc). In addition, the application is proposing to install the following at the side of the site.

- electrical transformers,
- air condensing units (plant gantry mounted) and
- emergency generators

The new units to be installed within the curtilage of the site are provided within the wider planning application submission including Design and Access Statement.

3 SITE WORKING HOURS

All demolition and construction work, and ancillary operations, including deliveries to and dispatch from the site shall be confined to the following periods:

Between 07:30 and 18:30 Monday to Friday Between 08:30 and 17:00 on Saturdays.

No planned works on Sundays and public Holidays.

The operation of plant/machinery/power tools and any noisy operations will be limited to the core hours stated above.

These will be adhered to throughout the demolition/construction programme, unless amended under separate agreement with the Council.

It is recognised that there may be exceptional circumstances where the restriction on hours of work cannot be adhered to, in which case all reasonably practicable mitigation management procedures will be implemented, such as the Principal Contractor will provide advance notification and justification for any extension to the working hours to the Planning authority and notify any affected neighbours before works start outside normal hours.

There is a 24-hour contact which will be directed to Keysource for any required escalation or reporting procedure, this contact is Keysource 03452 043 335

4 SITE SECURITY

The construction works are within the boundaries of the existing building, with contractor office and welfare setup also intended to be accommodated externally in the form of mobile containerised facilities. The existing secure fence line on the full perimeter will remain for the duration of the project, with Hording being erected inside the boundaries for additional security measures.

Secure access will be in place to manage access to and from the site, via a controlled secure gate.

Out of hours, the site access will be locked, and a 24/7 managed monitoring system will be in place.

The site pedestrian and vehicular entrance/s and exit/s will be clearly marked and segregated.

The integrity and effectiveness of site security arrangements will be subject to a daily recorded check by the Principal Contractor with any adaptations or amendments required addressed as a matter of urgency.

5 SITE FACILITIES

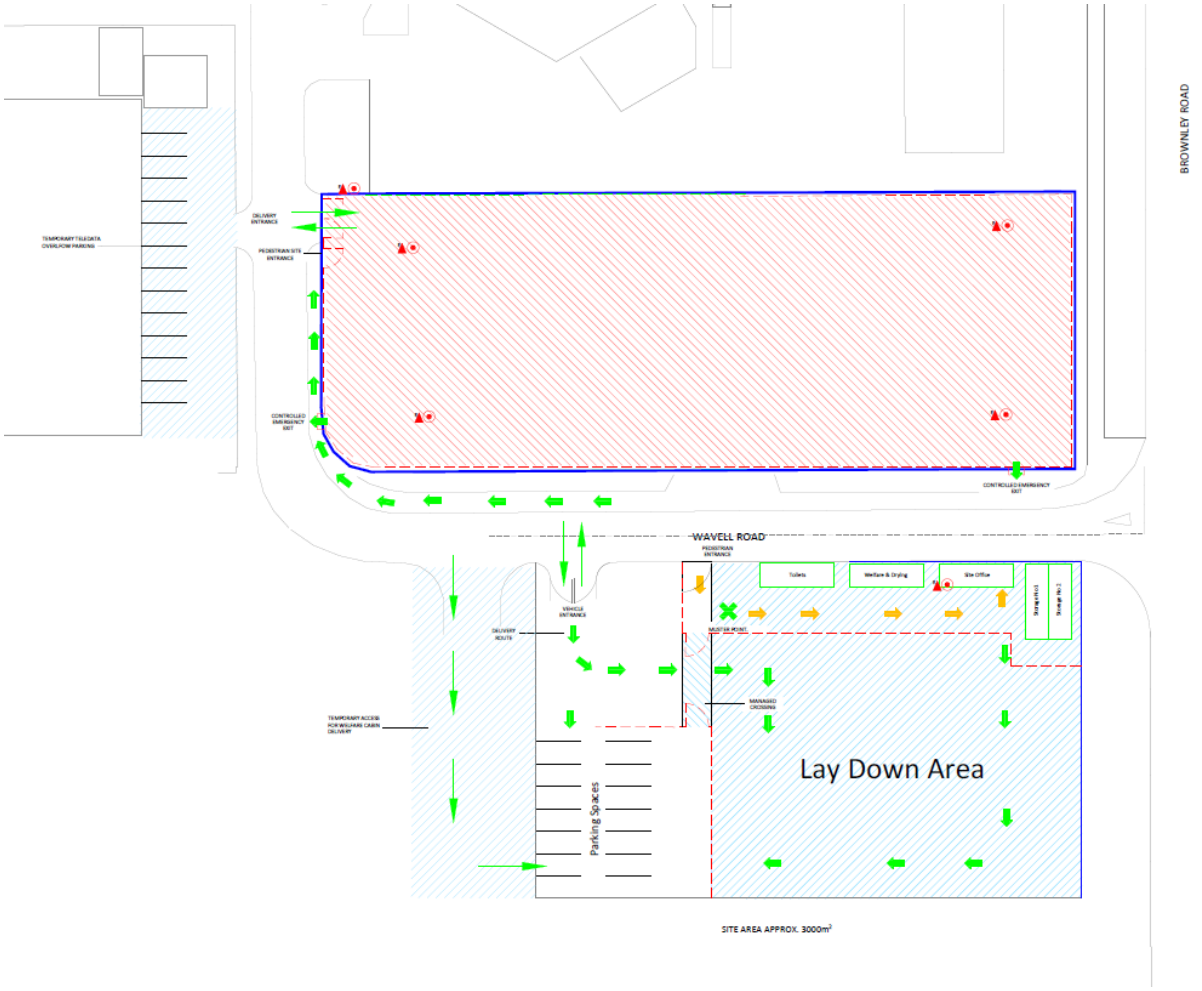
Welfare arrangements will be in line with schedule 2 of the Construction (Design and Management) Regulations 2015 and maintained throughout the construction phase.

Generally, contactor site offices and welfare facilities are intended to be accommodated within the fallow land space, located off Wavell Road, as detailed in fig,1,1, this location is adjacent to the construction works. There will be available welfare facilities, office space and parking to accommodate numbers in the region of 25 personnel, ranging from management, supervision, and tradesmen. This location will allow for reduction of transfer of mud and site waste, onto local highways.

This will allow for complete segregation of contractor parking having no implication of local parking restrictions, vulnerable road users and public transport routes.

Within the location of the site facilities, there is also available space for the storage of materials by use of mobile storage cabins, which will be deployed as required as the level of trades increases throughout the project.

Fig 1.1


BROWNLEY ROAD
WAVELL ROAD
Lay Down Area
Parking Spaces
SITE AREA APPROX. 3000m²

6 DELIVERIES, SITE LOGISTICS, TRANSPORT MANAGEMENT & PEDESTRIAN SAFETY

Please see Appendix A of this document for the site constraints plan which indicates the proposed arrangements.

The redevelopment works are within the demise of the existing boundaries. As such the key point for pedestrian control and safety will be on Wavell Road.

Visibility at junctions will be maintained appropriately, and clear signage displayed. This will be managed under an always clear policy to ensure no hold up on traffic management.

Deliveries will be managed within the program of works as to allow for offloading in the secure zone within the site demise or the lay down area as detailed in FIG1.1, and a dedicated banksman will be in place to co-ordinate traffic management, in and out of the vehicle entrance as per the dedicated traffic management plan to be implemented. Skips and waste removal shall follow a similar principle.

Materials will be procured & delivered on a just in time delivery procedure, additionally all plant will be left in a safe and secure manner at the end of each day within the extent of the site.

The appointed Principal Contractor will be responsible for ensuring that subcontractors and delivery drivers adhere to scheduled delivery slots to avoid stacked deliveries and congestion on the public highway. This will also be in coordination with any works ongoing on adjacent areas of the site.

On occasions where vehicle entrance is not possible due to the size of the vehicle. The delivery will be made via the customer demise of Delta House and offloaded via the adjoining property line connecting the two sites. this entrance benefits a separate in and out gates with traffic management route which circulates the premises.

Provision for the utilisation of nearby additional parking has been sought after to allow overflow parking due to any requirement for the staff working in the adjacent Delta house facility. This parking is located adjacent to the delta house site, in the derelict Gala bingo site parking area.

Contractors will be encouraged to utilise car sharing to minimise the requirement for parking, due to multiple contractor work packages being undertaken on site.

7 MEASURES TO CONTROL DUST AND MUD

Dust will be created on the site during initial stages of construction and will be managed throughout. Further controls will be implemented by the principal contractor if dust levels are elevated, or external conditions require.

Where such conditions do exist or arise such as during the initial groundworks phase of the project, measures will be taken to minimise and control dust on site through industry standard measures such as dampening down. Other than such isolated areas, the majority of dust likely to escape the building to the outside locally is created from the use of waste chutes. For that reason, the Principal Contractor will not use waste chutes, waste shall be transported in bins via a goods hoist and mechanical plant where required.

Generally good housekeeping should be employed to reduce the amount of dust created. The Principal Contractor in conjunction with its sub-contractors shall ensure dust generated from site activities does not become a risk to others and in doing so shall assess the dust risk for each work package, ensure adequate controls are in place and review these controls with their contractors.

Measures will be taken to eliminate, or at least minimise, dust generation with consideration given to material usage, type of work equipment used, and work methods applied. Where dust creation is unavoidable, dampening down techniques will be applied.

Due to the nature/scale of the proposed Works for this development it is not envisaged that an Air quality plan (AQP) will be required for this development.

Any delivery vehicles requiring access to the site via the delivery entrance will be monitored for transfer of mud onto local highways, and use of a wheel cleaning facility will be completed by the dedicated labourer who will also complete the role of banksman, co-ordinating vehicle entrance and exit, which will be via the main vehicle gate, with any turning completed in the site demise.

In addition, regular cleaning works will be undertaken by the same operative on scheduled intervals daily to ensure the cleaning of any pathway and access and egress areas, to ensure elimination and control of contamination of dust and mud onto local pedestrian pathways.

8 MEASURES TO CONTROL NOISE AND VIBRATION

This section outlines the noise and vibration management controls that are to be adhered to for the proposed construction work in order to minimise noise and vibration impacts on neighbouring sensitive properties.

As part of the pre-planning process of work activities, those works which may bring about excessive or high levels of noise will be pre-assessed, including the impact upon construction operatives and residents/neighbours in nearby premises.

The requirements described within The Noise at Work Regulations 2005 and the British Standard BS 5228 Noise and Vibration Control on Construction and Open Sites will be adhered to fully.

There are various noise and vibration sensitive receptors in the vicinity of the site. These

include residential and educational premises (Nursery adjoining to the North).

In brief, The Principal Contractor will limit as much as is practical high noise operations and where this is unavoidable measures will be taken, such as the selection of plant and equipment or work processes, which does not emit high noise levels or equipment, which is fitted with silencing/anti-vibration equipment.

Mitigation

All construction works must be undertaken adopting the *"best practicable means"* for undertaking the work. Mitigation can include:

• The selection of plant or working methodologies (including the selections of non-percussive methods, where possible);

• Management controls (e.g. restricting the hours of working for higher impact activities);

• Engineering controls to reduce the propagation of noise (e.g. location of plant, use of acoustic enclosures/screens, etc.);

• Engineering controls to reduce the magnitude of noise incident on or transmitted to neighbouring receptors (e.g. use of screening or additional sound insulation);

• The implementation of appropriate noise monitoring (to identify activities that may have the potential to have an increase adverse impact on neighbouring receptors); and

Implementation of *Best Practicable Means"

- The Contractor shall, at all times have regard to the practical guidance set out in BS 5228-1: 2009+A1: 2014 and BS 5228-2: 2009+A1: 2014.
- All plant shall be selected to be as quiet as possible when operating.
- The use of electrically operated plant (which avoids the use of temporary power generation) shall be used, where practicable.
- All plant and machinery shall be properly silenced and maintained in accordance with the manufacturers' instructions. It is strongly recommended that plant and equipment is less than three years old in order to promote conformity with noise certification recommendations and the use of the most-efficient and well-maintained machinery;
- Any hire equipment shall be hired from a reputable hire company who are capable of supplying new, well-maintained plant.
- Prior to the commencement of the works, an appropriate electricity supply shall be available at the site, to avoid the use of temporary diesel/petrol powered electricity generation.
- Plant shall be operated at the lowest speed possible and incorporate automatic low speed idling.
- All plant and equipment shall be switched off when not in use.
- All noise-generating fixed plant shall be located as far away as practicable from neighbouring noise sensitive premises.
- If the use of generators is unavoidable, such plant shall be (a) selected with appropriate silencing, (b) be positioned as far as practicable from neighbouring noise sensitive receptors, and (c) make use of acoustic

screening, as necessary, to minimise the noise impact on off-site receptors. Any unnecessary revving of engines and/or motor driven power tools or equipment shall be avoided.
- All plant shall be properly maintained (greased, blown silencers replaced, saw kept sharpened, teeth set and blades flat, worn bearings replaced, etc.)

Also any noisy equipment will be sited as far away from occupied premises as possible and turned off when not in use. Noise paths will be restricted by the placement of enclosures/barriers where practical. The above measures will be considered as part of the assessment process, which will identify noisy hazards, estimate likely exposure to noise by construction operatives and any other persons likely to be affected, identify measures required to eliminate or reduce noise exposure, and make persons likely to be affected by noise aware of the risks and controls which are being taken.

Acoustic Screens and Enclosures

• Consideration shall be given to the use acoustic sheds, enclosures and/or screens to minimise noise. Hoarding (solid and to a height of at least 2.4m) shall be erected around the perimeter of the site.

9 WASTE MINIMISATION AND MANAGEMENT

Introduction

This procedure applies to the minimisation, storage and disposal of all wastes generated during the construction works. It is also concerned with the establishment of procedures for complying with statutory and good practice requirements for waste management. The Principal Contractor is responsible for ensuring that the relevant documentation is completed and held on site. In addition, all operatives are responsible for adhering to the requirements of the procedure.

Relevant Legislation and Guidance

- Environmental Protection Act 1990, Part II;
- Environmental Protection (Duty of Care) Regulations 1991;
- Hazardous Waste Regulations, 2005;
- Controlled Waste (Registration of Carriers and Seizure of Vehicles) Regulations 1991; and
- Site Waste Management Plans – Guidance for Construction Contractors and Clients, Department of Trade and Industry; July 2004. The National Construction Best Practice Programme advocates 'lean production' methods and the minimisation of accidental on-site material wastage. The reuse of materials should take place wherever possible. Any remaining waste should be considered for recycling.

To assist in achieving best practice, the Principal Contractor's attention is drawn to the following initiatives:

- Waste exchange - electronic waste board where contractors can advertise the availability of various types of waste available and companies can search for materials they need (www.wasteexchange.org);
- WRAP – The Waste Resources and Action Programme set up to establish markets for buying and selling recycled materials. Includes a guide to specifying sustainable aggregates www.wrap.org.uk
- Best Practical Environmental Option - Assessment by BRE of methods of demolition, construction and disposal of wastes to enable development of Best Practical Environmental Options for waste management; and
- Other Building Research Establishment (BRE) and CIRIA current initiatives relating to construction.

Waste Reduction

Over ordering of materials should be avoided, and deliveries of materials should be arranged for the appropriate stage of construction. Packaging from raw materials should only be removed immediately prior to use, to avoid damage to the materials and waste generation.

Initiatives to reduce waste streams should be incorporated where possible. These may include obtaining information on materials packaging from manufacturers and suppliers and avoiding purchase of over-packaged materials, liaison with the suppliers to enable packaging material to be sent back for reuse, use of off-cuts where possible and the recycling of off-cut material by the supplier e.g. plasterboard.

Recycling

Materials to be recycled will be sorted on site and stored in an appropriate container or stockpile ready for collection. The amount of waste reused, recycled, or sent to landfill should be recorded by Contractor and compared with the targets for waste re-use and recycling.

A detailed waste plan will be developed by Contractor to identify methods of waste minimisation and recycling. At least five of the following materials will be recycled:

- Ceramics such as bricks, tiles, toilets and sinks;
- Inert materials such as soils, clays, sand, gravel and natural stone;
- Metals such as radiators, metal formwork, metal sinks, cables and wires;
- Packaging such as paint pots, pallets, cardboard, bubble wrap, cable drums and wrapping bands;
- Plaster/cement such as plasterboard, render, plaster, cement, fibre cement sheets;
- Concrete such as kerb stones, paving slabs, rubble and solid blocks; Timber; and
- Chemicals and oils.

Waste Disposal

Waste should be segregated into recyclable, inert, non-hazardous or hazardous waste and retained in clearly labelled stockpiles, skips or drums in designated areas.

All waste removed from site (including recyclable waste) must be taken to a licensed or exempt waste disposal facility by a registered waste carrier. The Principal Contractor will ensure that all waste carriers and waste disposal facilities are licensed. Non-hazardous waste will be covered by a Waste Transfer Note.

The Transfer Note must include an accurate description of the type, quantity and containment of waste, the European Waste Catalogue Number and details of the waste carrier. Sufficient information must be provided to ensure that the waste disposal operator is aware of any potential hazards of the substance. All documentation must be retained for a minimum of 2 years and be available for inspection.

Interim storge of waste will be held via dedicated and segregated skips for the awaiting disposals by the appointed waste disposal contractor as per the below. Arrangement for the collection of waste will be scheduled on a time slot basis, ensuring the collections do not conflict with any expected deliveries, to be sure clear traffic routes elimination of delivery back-ups.

Waste Storage

All waste will be stored in an appropriate container to prevent escape of material and the site must be left in a clean and tidy condition at the end of each day.

Separate designated skips shall be sited, within the site boundaries, for separation of recyclable and non-recyclable waste.

Food waste will be collected regularly to avoid attracting vermin to the site. More frequent cleaning will be carried out around canteens and toilets.

All roads, pavements, construction equipment, temporary structures, materials and machines will be kept clean and tidy at all times with litter and rubbish removed promptly.

On completion of the works, each contractor must clear away, and move from the site, all plant, surplus materials, rubbish and temporary works.

When leaving the site, appropriate measures will be taken to prevent waste escaping onto the public highways, for example containers must be secured and open skips must be covered by sheeting.

10 COMMUNICATION AND COMPLAINTS PLAN

As part of the communication plan, the Construction Management Plan will be issued to all stakeholders and attached to the planning application for public access. The management plan will also form part of the site induction which will be presented to all contractors, visitors and management looking to gain access for the site areas.

The DCEMP Team Structure, role and responsibilities are set out in the Table below. It is noted that the demolition and construction contractors may be different however the structure and communication/co-ordination requirements will remain the same.

Title	Responsibility
Project Manager (PM)	The PM holds responsibility for managing the Project within the agreed environmental constraints and in conjunction with all other necessary management processes.
Site Manager (SM)	The SM reports to the PM and will ensure that all environmental policies addressed in the DCEMP are adhered to by operatives

	and subcontractors throughout the demolition and construction phases.
Environmental Manager – (EM)	The EM will report to the SM and will monitor the performance of the project against statutory requirements and the agreed environmental standards.
Community Liaison Manager –(CLM)	The CLM will report to the SM and will be the point of contact for any concerns raised within the local community
Appropriate Person (AP)	The AP will report to the SM and will take on DCEMP related tasks as delegated by SM and for which they will receive appropriate training

Liaison with the Local Neighbourhood

The project manager will identify those adjacent locations which are considered to be sensitive to the potential noise, vibration and dust impacts associated with these works. Early communications between the contractors and these properties, will be undertaken and these will include details such as the duration of the project, works involved, a point of contact and signposting to further information.

The Contractor's Community Liaison Officer will ensure that letter drops are provided to the adjacent sensitive receptors and relevant third parties.

The contractors will also provide a contact board to be displayed at an appropriate location outside the works area to identify the Site Manager and Community Liaison Officer and their relevant contact details.

Considerate Constructors

In order to aid with compliance, the contractors will be registered with the 'Considerate Constructors Scheme' (CCS). Contractors who register with the scheme are required to demonstrate the implementation of a five point 'Code of Considerate Practice'. The five categories within this code are set out below.

- **Appearance:** Constructors should ensure sites appear professional and well managed.
- **Respect for the Community:** Constructors should give utmost consideration to their impact on neighbours and the public,
- **Protect the Environment:** Constructors should protect and enhance the environment.
- **Secure Everyone's Safety:** Constructors should attain the highest levels of safety performance.
- **Value their Workforce:** Constructors should provide a supportive and caring working environment.

Evidence of registration will be displayed in prominent locations on site signage. The contractors can expect at least 2 no. visits from a representative of the CCS. The first will be to conduct an initial site audit against the Code of Construction Practice. This will result in an assessment of performance and advice on identified best practices and improvement areas with the issue of certification. The second visit will be to review any changes made, with a re-assessment and re-certification.

Management of Cumulative Impacts

The scale and timeframe of the works being carried out do not lend themselves to the economies of scale which can be gained where the contractors working on similar developments can share deliveries and collections. However, the contractors will advise suppliers that they have a preference for their deliveries to be shared with other contractors, where this is possible, in an effort to reduce vehicle miles.

Storage of Documents

The contractors will ensure that all appropriate documentation relevant to the requirements of the CoCP are kept in designated files held on site. They will always be available for inspection and will include as a minimum:

- a site information sheet.
- noise, vibration and dust monitoring results, if required.
- waste management documentation.
- a complaints/incidents log with actions taken, liaison/meeting minutes, letters, photos.

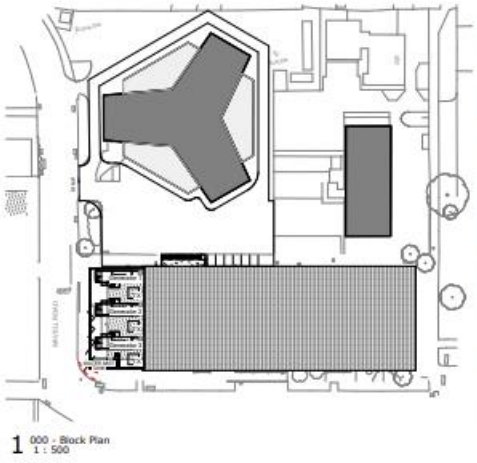
Complaints

The Contractor shall be responsible for responding to complaints. All complaints shall be formally logged in a complaints register, which shall also record the Contractors investigation of the complaint and any resulting corrective actions implemented.

The Contractor shall ensure that any complaint is responded to within 5 working days.

11 APPENDIX A

11.1 SITE AND HIGHWAYS PLANS



1 000 - Block Plan
1 : 500



Proposed Views



Aerial view – West and South facades



View from Wavell Road – North and West facades



View from junction of Brownley Road and Wavell Road



View of main entrance

12 APPENDIX B

12.1 SITE CONSTRAINTS PLAN

13 APPENDIX C

13.1 CONSTRUCTION PROGRAMME