



iLEX PROJECT MANAGEMENT LIMITED

Construction Method and Management Plan

Change of use to Class E(d) Indoor sport, recreation or fitness centre
comprising of 6 indoor padel courts and associated amenities.

24 Dutton Street, Manchester, M3 1LE

Prepared by iLEX PM

-Feb 2024



Content

Section	Description	Page
1	Introduction	3
2	Site Description	3
3	Proposals	3
4	Demolition/ Soft Strip	3
5	Site Access	4
6.	Site Security	4
7	Site Parking	5
8	Construction Works	6
9	Timing of Construction Works	6
10	Site Signage	6
11	Loading and Unloading	6
12	Storage of Plant & Materials	7
13	Site Hazards	7
14	Control of Dust	7
15	Noise, Vibration & Monitoring	7
16	Notification to Neighbours	8
17	Neighbouring Properties	8
18	Waste Management	8
19	Hours of Work	9



1. Introduction

This method statement has been prepared to support a planning application for the change of use of 24 Dutton Street, Manchester to planning classification E(d) Indoor sport, recreation, or fitness center. The Method Statement provides details of the management for the demolition enabling and construction phases of the project.

2. Site location and description

The site is located off Dutton Street, Manchester (see appendix D- Location Plan) within the suburb of Cheetham Hill and measures approximately 2,493m². The site currently contains a vacant industrial and associated car parking. The site is currently secured by 2.4m high palisade fencing, while the building is secured by a monitored security alarm.

The site sits alongside Dutton Street, and it is from Dutton Street that the warehouse and car park are currently accessed from. Robert Street forms the eastern boundary while the northern and western boundaries of the site are adjacent to other industrial units that are in operation. Presently, on the opposite side of Dutton Street is a large construction site which is managed by developer Domis.

3. Proposals

The proposed redevelopment of the site involves the construction of Use Class E(d) Indoor sports, recreation, or fitness center, comprising of 6 indoor Padel Tennis Courts that will be available to the general public, including associated facilities (reception, changing rooms, WC's and food and beverage). Externally there will be minimal changes to the building façade with the introduction of branding signage to indicate the new use of the building. There will be a small amount of demolition/ strip out of the current warehouse to make it ready to receive the new Padel Tennis Courts and improve the new access to the courts from reception.

4. Demolition/ soft strip

All demolition/ strip out works are contained within the warehouse and include the removal of stud partition walls (blockwork and timber), the removal of a prefabricated unit and a small steel mezzanine at high level.

The demolition of these elements will be undertaken in two distinct stages: asbestos removal and soft strip, demolition (by hand) of the structures and partition walls identified in appendix A- Proposed Site plan. It is intended that the same contractor will be employed to carry out all stages in one continuous operation, but we require the flexibility between the stages to carry out further site investigations and obtain any necessary approvals.

Stage 1- Asbestos removal and soft strip

We will carry out a detailed refurbishment and demolition asbestos survey to ascertain whether there are any asbestos containing materials (ACM's) with the fabric of the building. Before any other works progress all known ACM's will be removed from the building by a licensed contractor having submitted their method statement for approval and notifying the HSE of asbestos work being carried out. Following the removal of any ACM's the removal of nonstructural partitions and studwalls will begin.



Stage 2- Removal of Prefab Structure and high-level Mezzanine
Before dismantling and demolishing the prefab until and mezzanine the preferred contractor will provide a full set of risk assessments and method statements ensuring they are competent and have the relevant skill set to carry out the work. During this stage any plant machinery left from stage 1 will be removed from the building.

All dismantled/ demolished materials will be removed from the site and recycled where possible.

5. Site access

We have been informed that Dutton St. will be temporarily closed under a TTRO (ref: MCC000137492180) for a twelve-month period. We have had discussions with Domis (TTRO applicant) who have shared the TTRO plan confirming that an existing access off Robert Street will still be available for both vehicular and construction traffic access. Should it be required sections of the security fencing can be removed to widen the entrance temporarily. Any alterations made to the entrance will be subject to Highways Agreement with Manchester City Council.



View of Robert St vehicular access

6. Site security

The north and west boundaries of the site are shared with other industrial units and defined by palisade fencing, trees, and bushes. The eastern boundary is secured by 2.4m high palisade fencing that defines the edge of the demise and the public highway, the fence terminates against the warehouse which forms the remaining portion of the boundary, the southern boundary is also secured by palisade fencing and a security gate. A full inspection of the perimeter fencing has been undertaken and deemed sufficient to ensure the security of the site, the site entrance gate is secured by a shoot bolt and padlock with an additional chain and padlock looped around the gates. Additional security measures are provided to the industrial unit via a monitored alarm.



Insitu Palisade Fencing around the perimeter of the site.

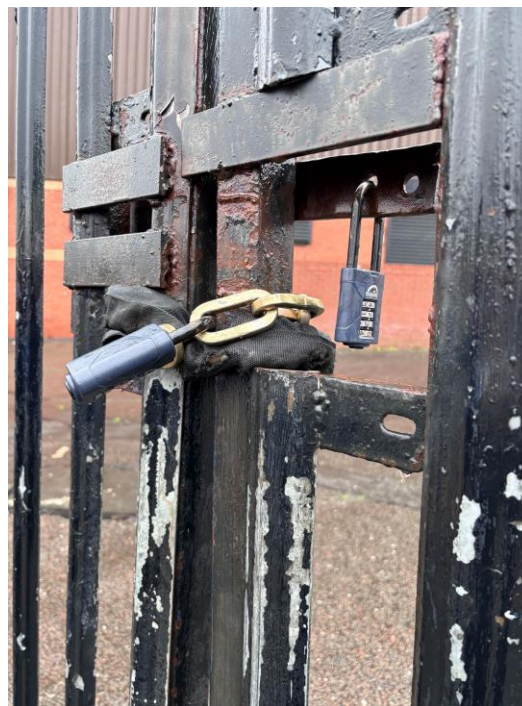


Image of access gate and padlock

7.Site parking

Due to the confined nature of the site and location of the building there is limited scope for on-site parking during the operational phase of the building works. Limited parking will be made available to contractors during the works; however, this will operate on a first come first served basis. Currently we are in discussions with Portland Car and Van Sales who neighbor our site and have a forecourt that may be available (at cost) for additional parking. Failing this, contractors will be expected to make use of the on-street parking on Roberts St and Carnarvon St (for example).

Furthermore, we will operate a drop-off area within the car park allowing contractors to bring tools and equipment to site before parking at a safe location off site. The position of the drop off point will vary dependent on deliveries and the phase of construction.



Vehicular access to the site will be controlled by a gateman who will be employed during all working hours of the site and their duties will include monitoring the immediate environs of the site to ensure appropriate parking.

The number of contractors on site at any one time will vary on a daily basis dependent on the phase of construction. For the demolition/ strip out phase there will be one, but as the courts and lighting are installed we envisage a maximum of 4 contractors on site. The busiest period will be the final weeks leading up to handover where we could have up to 6 contractors on site ensuring the works are completed to the required standard.

A sign will be placed on the site entrance gate advising that any parking relating to the development should not cause a nuisance to the locality.

8. Construction works

Once the demolition and strip out works are completed the construction works will begin with the testing of (and replacement were required) of the existing lighting with the building. Fit out works to the reception, back office and server room will commence along with the installation of the 6 padel courts and associated frames and lighting.

9. Timing of construction works

The main construction works will begin in 2024 (see proposed draft construction programme- appendix B). These dates are indicative and are subject to change due to contractor and material availability etc.

10. Site Signage

There will be signage located on the palisade fencing detailing the project and clearly identifying the site manager and their contact details.



Example of site signage to be used.

11. Loading and unloading

Deliveries to site will need to be coordinated with the Domis development on the opposite side of Dutton St. The coordination will take place to avoid deliveries happening on the same day. Unloading of large materials, such as the courts, will be via a Hiab type lorry onto a telehandler and then transported to the warehouse directly. The intention is to unload within the boundary of the site (car park area) however if, for any reason, this is not possible materials will be unloaded from the public highway subject to the correct licenses and permits being obtained prior to the works being carried out.

All materials will be stored within the site boundary, once deliveries for the padel courts are received they will be transferred directly to the warehouse. See appendix C- Construction Management Plan.

12. Storage of materials

Materials will only be procured and delivered in accordance with the programme of works so as not to store materials on site unnecessarily or too far in advance of the related works for which the materials are intended. The materials will be securely stored on clean, flat surfaces within the designated storage areas.

There will be elements of plant that will be parked within the confines of the site, but only for the duration of the works that they are associated with. At all times, access will be kept free from the storage of any plant or materials.

13. Site hazards

The site has been thoroughly assessed for potential hazards as part of our Health and Safety regime and in accordance with the requirements of the CDM Regulations. All site operatives will have the appropriate CSCS cards and be suitably qualified and



trained to undertake the tasks they do on site. They will all be inducted by site management prior to starting work on the site.

14. Control of dust

Care will be taken to maintain dust emissions at a practicable minimum level. Best practice mitigation would be required during dry conditions. By using effective dust mitigation techniques, including good site planning, the potential for dust emissions to arise and impact surrounding receptors can be minimised. Dust mitigation measures will include:

- Sheeting of vehicles transporting materials to and from the site.
- Limiting the speed of general vehicles within the site to 10mph.
- Spraying of exposed ground in dry periods.

Visual monitoring would be carried out at sensitive locations daily.

Throughout the construction period, care will be taken to control dust created by vehicles delivering and removing materials to and from the site.

Drop heights, when loading and unloading materials, will be minimised. All dusty loads will be appropriately sheeted. The Site Manager would ensure that the hard surfacing of heavily used areas and adjacent public roadways are regularly cleaned.

15. Noise, vibration, and monitoring

Careful consideration is given to equipment to be used for each construction process. Plant and equipment will be fitted with effective noise suppression, where necessary. Plant and site vehicles will be switched off when not in use. Regular inspections of all plant and machinery including tools will be undertaken to ensure that they are working efficiently and safely. Also, plant and equipment will only be used by suitably trained operators to ensure they are used correctly, in accordance with the manufacturer's guidance and to current best practice.

Mains power instead of generators will be used for work activities and welfare facilities, eliminating the need for noisy generators on the site and reducing the need for storage of fuel on site.

Where possible construction techniques that create less noise and vibration will be utilised.

Noise and vibration will be monitored across the site with monitors being placed in four separate locations. Records of vibrations will be retained on site and reviewed regularly.

If any particularly noisy operations are unavoidable, they will be timed in such a way to limit the impact on surrounding properties. Noise screening barriers will be utilised where possible to reduce the impact. Notification on these few occasions will be distributed to the surrounding neighbouring properties giving advance warning.

16. Notification to neighbours



Prior to commencement of construction works we will write to the business owners, in the immediate vicinity of the site, to notify them of commencement of site activities.

17. Neighbouring properties

The following measures will be put in place to minimise the disturbance to neighbouring properties.

- Consultations with neighbours will take place as significant stages.
- Party Wall agreements where required.
- Undertaking condition survey's, on adjacent properties, prior to works commencing (where required and subject to the individual resident's agreement).
- Only working within the agreed hours.
- Careful consideration of equipment to be used for each construction process.
- Conscientious programming and frequent monitoring of both deliveries and works.
- Vibration monitoring on the boundaries.
- Use of mains power instead of generators for works and welfare facilities.
- Strict delivery guidelines that form part of the terms of conditions of any orders for goods and services.
- Regular inspections of all plants and machinery including tools to ensure that they are working efficiently and safely.

18. Waste Management

A comprehensive waste management service will be provided by a specialist waste management contractor on this development which include the collection, treatment, transfer, and disposal of waste, with the emphasis firmly on waste minimisation and recycling. The methodology for storage and collection of refuse and all other waste materials on this development is as follows:

1100 litre eurobins and domestic type refuse bins will be provided across the site and within welfare facilities for use by all site operatives and contractors. The bins will be emptied on a regular basis into a mixed waste skip for collection on either a weekly or fortnightly basis. All site operatives will be required to dispose of waste and litter pick as required. The site manager will inspect and monitor the site on a regular basis.

Plasterboard will be disposed of into a designated skip, collected by a waste management company and taken to a material reclamation facility.

There is to be no burning of waste.

19. Hour of work

General site hours will be restricted to 07:30 hours to 18:00 hours on Monday to Friday, 08:00 hours to 15:00 hours on Saturday, with no work at any other time. Throughout the construction period there may be times that operations have to be carried out before or after the above times. For example, deliveries may be delayed due to traffic or poor weather and so arrive outside of working hours but will still need to be offloaded and stored, we do not expect this to happen.

