CONSTRUCTION MANAGEMENT PLAN

On

Former St Georges Residential Care Home Redevelopment

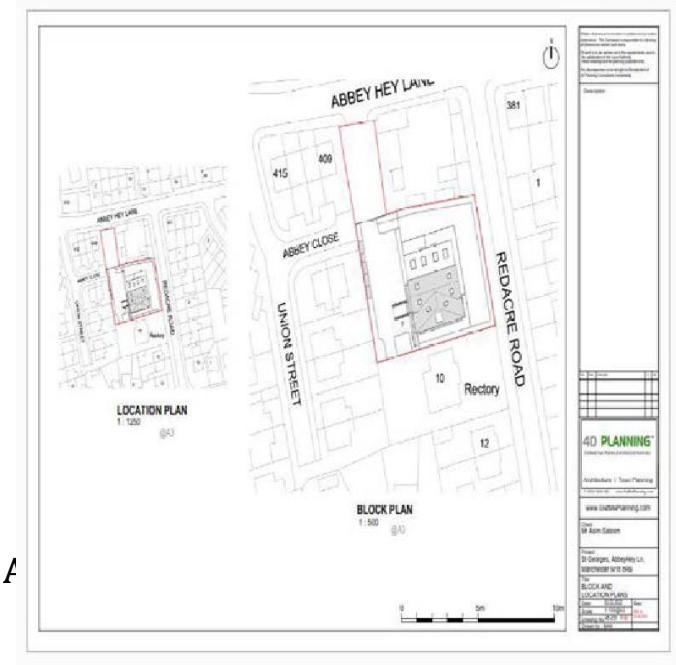
Abbey Hey Lane

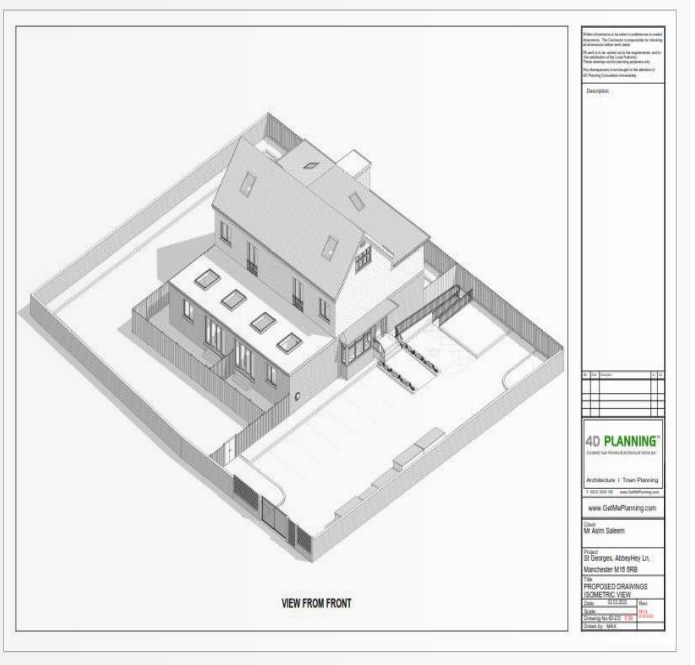
Gorton

Manchester

M18 8RB

APPLICATION NUMBER: 133654/FO/2022





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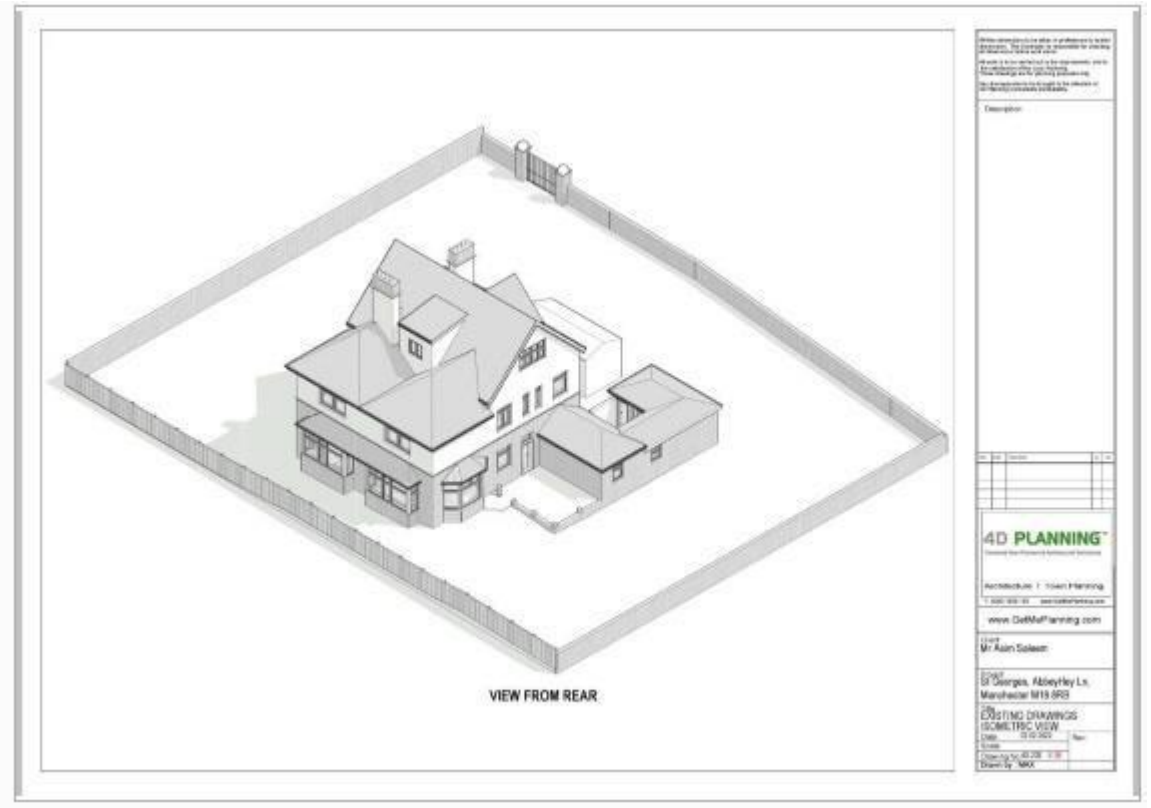
1.0 Introduction

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 demise.

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 bodies. However all provisions implemented on site will achieve as a minimum legislative compliance.

2.0 Scheme Overview

This document has been prepared to support a planning application for the redevelopment of the former St Georges Residential Care home, Abbey Hay Lane, Gorton, Manchester, M18 8RB. The site occupies a private location fronting onto Abbey Hay Lane, at present on site is a vacant 3-storey, 12 bedroom detached building on private grounds a car park garden area surrounding the building as illustrated in the drawing below.



This planning application to which this CMP relates is for external alterations to the existing building as part of a wider internal redevelopment of the property. The proposals seek to create new high-quality apartments.

3.1 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 08:00 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.**

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 hour.

4.0 Setting up the site

There will be safe access onto and around the site for people and vehicles. Construction work is already fenced off and suitably signed. This will protect people (especially children) from site dangers and the site from vandalism and theft. Contractors will agree what fences, barriers, means of separation or permits to work are required to keep people away from hazards created by the construction work.

The construction works are primarily within the demise of the existing building, with contractor office and welfare setup also intended to be accommodated internally. The residual service yard area to the rear will remain securely controlled via the existing gate and internal access from with the existing building.

Security will be in place to manage access to and from the site. Out of hours, the site access will be locked. 24/7 security will be in place. The site pedestrian and vehicular entrance/s and exit/s will be clearly marked.

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.

5.0 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. Additionally, these measures will also be in line with the latest guidance regards the management of Covid-19.

Generally contactor site offices and welfare facilities are intended to be accommodated within the existing demise, for the majority of the redevelopment works. These may need to be supplemented externally in the service yard area as the works near completion.

Site will have access to adequate toilet and washing facilities, those are suitable and properly maintained, ventilated and lit. and a place for preparing and consuming refreshments/meals and somewhere for storing and drying clothing and personal protective equipment. Supply of drinking water will be ensured.

6: Site management and site supervision

The principal contractor will ensure that only authorised people are allowed where construction work is being done and the person running the site can be easily identified. When people (either employees, other contractors or visitors) first come to site, it is important that they receive information about the site hazards and the steps that have been taken.

The contractor/subcontractor will ensure selected equipment is suitable for the conditions on site and make sure that whoever puts the equipment together is competent and knows what they are doing, while working at height, roof work, steel structure and using scaffolding.

The contractor/subcontractor will take care of health and safety of themselves and their follow employees working at site by following the agreed guidelines.

Before digging any trenches or other excavations, decide what temporary support will be required and plan the precautions will be planned to avoid collapse of the sides, people and vehicles falling into the excavation. Special attention will be given to underground services such as gas pipes/water pipes and electricity cables so they are not damaged and will be notified to relevant bodies before start of work

Demolition is planned and will be carried out by trained demolition operatives under the supervision of a competent person (structural engineer) as they have knowledge of the particular type of demolition being carried out, its hazards and how to control them to avoid accidental collapse of the structure.

Precautions will be taken to prevent fires, that can be a particular hazard in refurbishment. The contractor will try to use less-easily ignited and fewer flammable materials, eg use water-based or low-solvent adhesives and paint and keep the quantity of flammables at the workplace to a minimum.

In case of break out, principal contractor will ensure workers know the exit route which should be free from all obstacles and warning/alarm should be distinctive and recognisable by everyone. They will ensure extinguishers should be appropriate to the nature of the potential fire

7.0 Deliveries, Site Logistics, Transport Management & Pedestrian Safety

Please see Appendix A of this document for the site constraints plans which indicate the proposed arrangements.

The majority of the redevelopment works are within the demise of the existing building. As such the key point for pedestrian control and safety will be on Abbey Hay Lane. Vehicle deliveries will be managed by banks men, with secure gates provided for both entry and exit.

Depending on the size and nature of materials deliveries, these will either by offloaded in the secure zone on Abbey Hay Lane, or otherwise vehicles may access the service yard, managed via dedicated banks man. 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.

The principal contract will plan to protect any temporary structures, such as scaffolds or falsework, which might be damaged and made unsafe if struck by a vehicle and protect any excavations and alongside any areas of water if vehicles may approach

8.0 Measures to control Dust

Dust can created on the site during most stages of construction and will be managed throughout. However the majority of works under this application are internal to the existing building and so dust to external areas is expected to be minimal.

Where such conditions do exist or arise such as redevelopment works to the main building front entrance, 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.

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 proposed for this phase of development it is not envisaged that an Air quality plan (AQP) will be required for this development.

9.1 Measures to Control Noise

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.

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.

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.

10.1 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 should 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 1 year and be available for inspection.

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, in the rear service yard, for separation of recyclable and non-recyclable waste. Make sure that all flammable waste materials (such as packaging and timber offcuts) are cleared away regularly to reduce fire risks. Designate storage areas for plant, materials, waste, flammable substances (eg foam plastics, flammable liquids and gases such as propane) and hazardous substances (eg pesticides and timber treatment chemicals).

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.

11: Planning for an emergency

When planning emergency procedures, routes and exits, principal contractor will take into account:

- the type of work being done on site (eg extra precautions may be required to maintain during demolition);

- As fewer people are expected to work at any one time so an air horn may be adequate to alert for any emergency and escape routes need to be wide enough to allow everyone to get through doorways without them becoming overcrowded

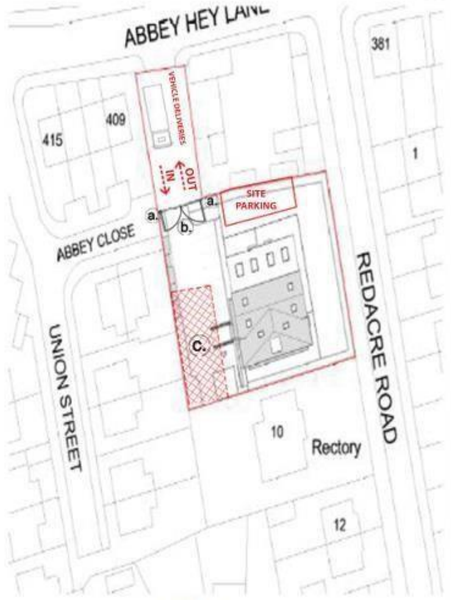
- Take precautions to ensure emergency routes are available, kept clear, signed and adequately lit.

APPENDIX A

Draft Site Constraints Plans



LOCATION PLAN
1 : 1250 @A3



BLOCK PLAN
1 : 500 @A3

Site Constraints - Key

(a) Secure 2.40m high hoarding/ sheeted fencing.

(b) Secure 2.40m high vehicle gate, managed deliveries entrance & exit. Secure 2.40m high pedestrian gate, controlled entrance & exit for contractor work force.

(c) Managed 2 way in/ out access area for waste/ materials storage.

0 5m 10m

Description

4D PLANNING
Architecture | Town Planning
www.GetMePlanning.com

Client
Mr Asim Saleem

Project
St Georges, AbbeyHey Ln,
Manchester M18 8RB

Title
BLOCK AND
LOCATION PLANS

Date: 02.02.2022 Rev:
Scale: 1:1250@A3
Drawing No: 6218 / 110
Drawn by: MAR