Pellowe House
Francis Road
Manchester
M20 9XP

Construction Management Plan

4TH Jan 2024 Rev D

Planning Application No – 134603/FO/2022

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1. Construction Programme.

Erection of three storey building to provide 24 apartments following demolition of existing buildings including creation of a new vehicular access from
Francis Road, parking provision, landscaping and associated works

Programme of works due to last 75 weeks

2. Emergency Contact Details.

To contact J Greenwood (Builders) please phone 0161 654 8435. This number is monitored 24/7.

3. Site Working Hours.

Any audible works within the site or outside the site will be carried out within the following hours:

- Monday to Friday 07:30hrs to 18:00hrs
- Saturday 08:30hrs to 14:00hrs no works will be carried out on Sundays or Bank holidays

4. Expected vehicular traffic on site.

It is expected that no more than one large vehicle will be on site at any one time. Delivery times will be allocated for large vehicles to ensure that they can be efficiently dealt with. During the construction phase of the works it is not expected have more than three large deliveries being made to site each week. The initial clearance stage is likely to have up to five tipper wagons running each day but they will be staggered so that they can be loaded and away before the next one returns.

Hauliers will be advised that only rigid vehicle deliveries will be accepted as this will result in more efficient access/egress and manoeuvring on site.

Deliveries of large plant will be on articulated flat bed trailers, this will occur on a very limited number of occasions and is covered in more detail in section 8.

Materials will be sourced from local merchants to reduce the number of vehicle movements by having mixed materials on a single delivery, this will also reduce the carbon footprint as much as possible.

When the site is suitably advanced, we will be able to park as small number of tradesman's vehicles on site but up until this point, with the lack of any nearby public car parking, trades and visitors parking will be on nearby roads, this will be done courteously to avoid upsetting our neighbours. We will encourage the use of public transport, car sharing

5. Traffic management.

As noted above, materials will be sourced from local merchants in order to transport multiple materials on singular deliveries.

Local labour will be used, where possible and they will be encouraged to walk, cycle or use public transport to get to the site. Car and van sharing will also be encouraged for working gangs. The considerate parking of vehicles of neighbouring streets will be discussed with all operatives at the site induction that they receive when they first attend site.

Material deliveries will be scheduled outside of peak periods to minimise traffic in the vicinity at these times.

The re-use of site waste, efficiencies in cutting materials and ordering suitably sized materials will be explored in order to reduce the overall waste produced on site and therefore reduced the number of skip movements required.

6. Construction traffic routes.

It will be noted on all material and subcontract orders that access to site is from Francis Road Gate 1, and Gate 2 off Cotton Lane turning both turn directly into Site .The main arterial link in and out of site will be Cotton Lane to the B5093 Wilmslow Road then onto A5145 Barlow moor road turning onto A5103 Princess Road for direct links to the City and M60

7. Delivery vehicle management.

The majority of deliveries on site will have self-off-loading facilities so they will pull alongside the designated material storage area, off load, use the on-site turning head and drive off site.

Prior to the roadway being constructed, a stoned access and turning head will be formed off Francis Road to allow delivery access on/off and around site.

Please see the Construction Phase Site Logistics Plan in Appendix 2 for locations of the material and waste storage areas.

Time slots will be agreed for deliveries to ensure that space is available for them to access site to offload. All deliveries will be Marshalled by a Banksman

8. Arrangements for abnormal loads.

It is expected that a small number of large/abnormal loads will be delivered to site, these will be to deliver the large mechanical plant on articulated flatbed trailers. The deliveries will be timed to avoid peak times in order to reduce traffic build up. Advance dialogue will be had with our immediate neighbours to advise of these deliveries. Banksmen will temporarily control any traffic on Francis Road or Cottan lane during the off loading/loading operations in order to maintain the safety of all parties and to negate any traffic delays.

9. Swept path analysis.

To demonstrate the effectiveness of the vehicular turning arrangements within the site, please see the swept path analysis in Appendix 3 for an 11.5m refuse wagon which is comparable to the 11m flatbed delivery wagons that we would expect on site.

10. Temporary traffic management measures.

Prior to starting the main Construction phase of works the will be a requirement to suspend the parking to the bays on Pellowe house side of Francis Road .A permit for the suspension

There are some off-site works that are required in order to bring the scheme to a completion. The necessary permits will be obtained from MCC Highways Department and the statutory service authorities. The temporary traffic management measures will be submitted for full approval by MCC Highways Department at the relevant time.

11. Measures to protect vulnerable road users.

Warning signage will be posted to advise vulnerable road users of a construction site entrance. All vehicles will be banksman controlled when they exit site.

12. Temporary facilities for bus stops/routes.

There are no bus routes along Francis Road therefore there are no temporary facilities are required.

13. Measures to prevent the deposit of dirt onto the public highway

During the construction process there is the potential for contractors' vehicles to carry deposits of mud and building materials on their tyres out onto surrounding streets.

To mitigate the amount of mud that can potentially enter the public highway all vehicles on site will remain on maintained stone hard standings to prevent the tyres becoming contaminated. The site and road conditions will be monitored and swept, when necessary, to maintain cleanliness and prevent any debris being carried onto the highway at any time. Before exiting site, vehicles will be checked for the cleanliness of their tyres, chassis and bodywork and cleaned with a jet wash if required. To maintain the robustness of this methodology, the works to construct the new roadway onto site are amongst the first to be carried out in order to provide a clean tarmac road for delivery vehicles to use.

In the event that debris does get transferred onto the highway, this will be brush cleaned by hand in the first instance, if this does not cure the issue, mechanical road sweeping will be used to clean the highway.

14. Methods of communicating the Construction Management Plan.

The Site Manager will be issued a copy of the Construction Management Plan with his documentation pack to ensure that he is fully aware of what is required. The relevant sections of the plan will be appended to material and subcontract orders and discussed with site operatives and visitors

during their site induction. Any other interested party will be advised as necessary.

15. Dust and AQ

During the construction phase of works all efforts will be made to reduce the release od dust /Fumes particles into the atmosphere .Daily Tasks will be monitored and were required preventive measures will be taken (ie Water suppression and extraction for cutting ,Dampening down during warm weather ,Where possible cutting will be kept to a minimum and if possible materials will be cut off site All the above will be monitored within the environmental section on the weekly inspection sheet carried out by the Site Team

16 . Noise and Vibration

Objective

This management plan defines the measures to control and limit noise emissions and vibration levels, at residential properties and other sensitive receptors in the vicinity of the Project. We will liaise with all parties connected with the project on a day to day basis keeping all informed on Progress and upcoming activities and potential disruption .

Noise

Control at source:

- Equipment – noise emissions limits for equipment brought to site.
- Equipment – method of directly controlling noise e.g. by retrofitting controls to plant and machinery.
- Equipment - indirect method of controlling noise e.g. acoustic screens.
- Equipment - indirect method of controlling noise e.g. benefits and practicality of using alternative construction methodology to achieve the objective e.g. vibratory piling techniques as opposed to more conventional but noisier techniques; selection of quieter tools/machines; application of quieter processes.

Control across site by:

- Administrative and legislative control,
- Control of working hours,
- Control of delivery areas and times,
- Careful choice of compound location,
- Physically screening site,

- Control of noise via Contract specification of limits,
- Noise Monitoring, to check compliance with noise level limits, cessation of works until alternative method is found.
- Many of the activities which generate noise can be mitigated to some degree by careful operation of machinery and use of tools. This may best be addressed by tool box talks and site inductions

During all aspects of the construction phase of works regular noise assessments will be carried out, within and outside of the site boundary. These readings will logged Daily and recorded on the sites noise assessment sheet. If when programming a work activity, it is deemed to have potential for excessive noise (i.e. The Demolition phase of works) all attempts will be made to mitigate the risk and keep below the recommended 75db max level shown on the chart below appendix 4.

Plant used for the Demolition phase of the works will be 1x 30T Liugong 933e excavator and 1 x 14T Hyundai 140 excavator both are new machines and have exhaust sound reducing equipment installed.

As Shown in the diagram in appendix 6 'Demolition plan' Both Gable ends of the building will be taken down by hand again reducing the noise and vibration to the residential and commercial buildings closest to the site

Plant Requirements for the ground works phase of works are yet to be confirmed.

Vibration Monitoring

The Contractor shall also normally limit vibration levels arising from site activities at any residential building between 0800 and 1800 hours weekdays, 0800 to 1300 hours Saturdays to a peak particle velocity of 1.5mm/second in the vertical direction. No perceptible vibration is permitted in such buildings at any other time.

Exceptionally for short periods not exceeding 2 hours in any weekday, vibration levels of up to 2mm/sec may be permitted at the discretion of the Environmental Health Officer. Where vibration occurs, reference should be made to ISO 2631 - Whole Body Vibration and BS6472 - Human Response to Vibration in Buildings

Prior to works starting, an assessment will be made on the potential of Vibration and the potential effects on neighbouring properties. During the demolition works Sigicom or Mabey Vibration monitors will be used and monitored at all times. The monitors will send Constant updates to the machine operator. Site Manager Via Email and in Cab notifications to the driver. If Trigger point readings are registered the work activity will be halted until further control measures are put in place. The proposed positions for Vibration monitors is outlined in Appendix 6.

Vibration through plant movement will be assessed and where possible Rubber track machines to be used

Site Manger Lee Parks 07801020259, will be available Daily to discuss the works with residents. A full Delap survey will be carried out to 24-30 Cotton Lane and Kingslea House the properties nearest to the development all of which have a party wall licence in place.

All the above will be in line with BS 5228-1:2009+A1:2014, BSI Standard Code of practice for noise and vibration control on construction and open sites Guidance tables below in appendix 4+5

Further Control measures could be used if required

Without prejudice to the other requirements of this section, the Contractor shall comply with the recommendations set out in BS5228:2009 and in particular with the following requirements:

● Vehicles and mechanical plant will be maintained in a good and effective working order and operated in a manner to minimise noise emissions. The contractor will ensure that all plant complies with the relevant statutory requirements;

● HGV and site vehicles will be equipped with broadband, non-tonal reversing alarms;

● Compressor, generator and engine compartment doors will be kept closed and plant turned off when not in use;

● All pneumatic tools will be fitted with silencers/mufflers;

● Care would be taken when unloading vehicles to avoid un-necessary noise;

● The use of particularly noise plant will be limited, i.e. avoiding use of particularly noisy plant early in the morning;

● Restrict the number of plant items in use at any one time;

● Plant maintenance operations will be undertaken at distance from noise-sensitive receptors;

● Reduce the speed of vehicle movements;

● Ensure that operations are designed to be undertaken with any directional noise emissions pointing away from noise-sensitive receptors;

● When replacing older plant, ensure that the quietest plant available is considered;

● Drop heights will be minimised when loading vehicles with rubble;

● Vehicles should be prohibited from waiting within the site with their engines running or alternatively, located in waiting areas away from sensitive receptors;

● Local hoarding, screens or barriers should be erected to shield particularly noisy activities;

● Piling will be carried out with the method that minimises both noise and the transmission of vibration to sensitive receptors;

Work Timescales

Demolition 6 weeks this includes 2 weeks soft strip +1.5 weeks Hand demolition to Gable walls + 2.5weeks Machine works
CFA Piling 4 weeks

17. Complaints and consultation

Site will be registered with the CCS with all Complaints being recorded within the CCS site file and on the CCS portal.

Contact Details for J Greenwoods Complaint process

Email J Greenwoods on Info @jgb.co.uk

Tel 0161 6548435 (24 Hour number)

Lee Parks Site Manger 07801020259

Please also refer to ‘Appendix 7 Complaints Procedure’

Consultation

a) Party wall agreement already in place with Southway Homes No 24-30 cotton Lane and Kinglea house

b) Greenwoods to carry out Delap Survey pre start of works ,Party wall Delap survey already in place within the Party wall Agreement

c) Daily Door Knock by the SM

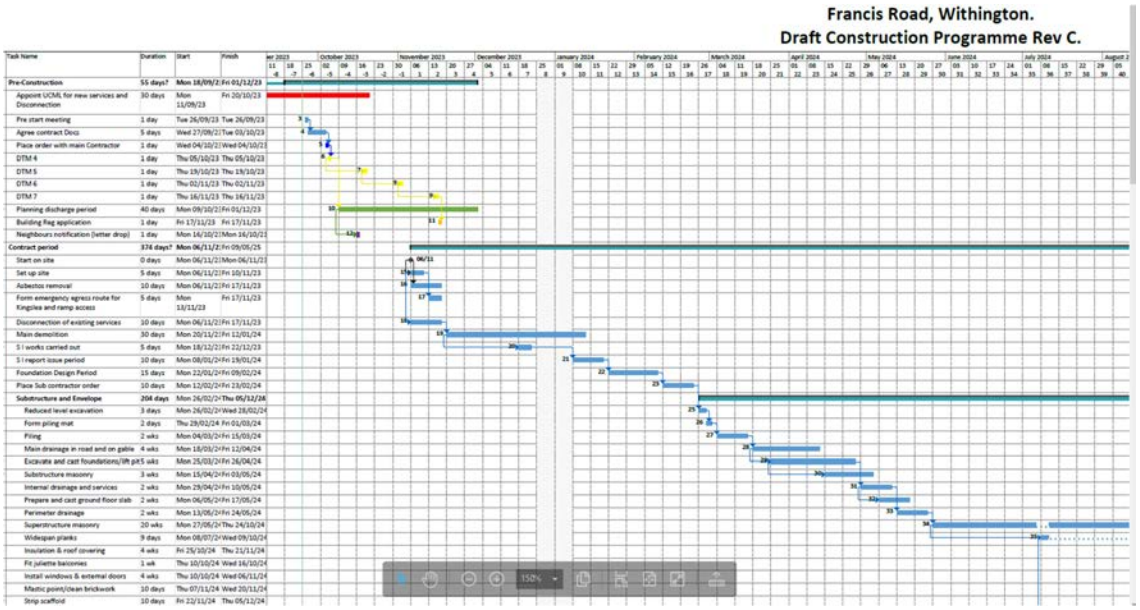
d) Weekly delivery schedule posted

e) Monthly news letter Posted

f) 3 Monthly progress meeting held with Tenants

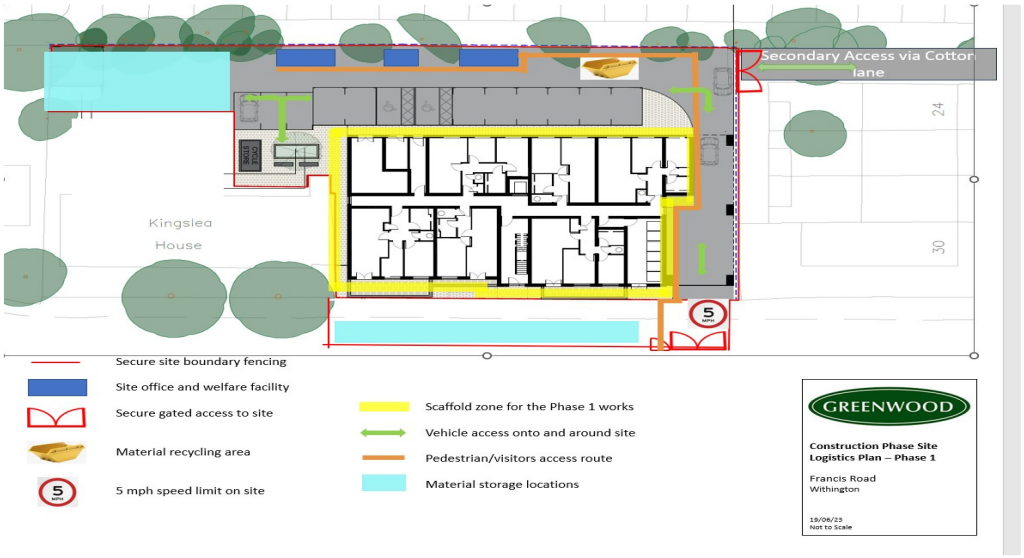
Appendix 1.

Construction Programme



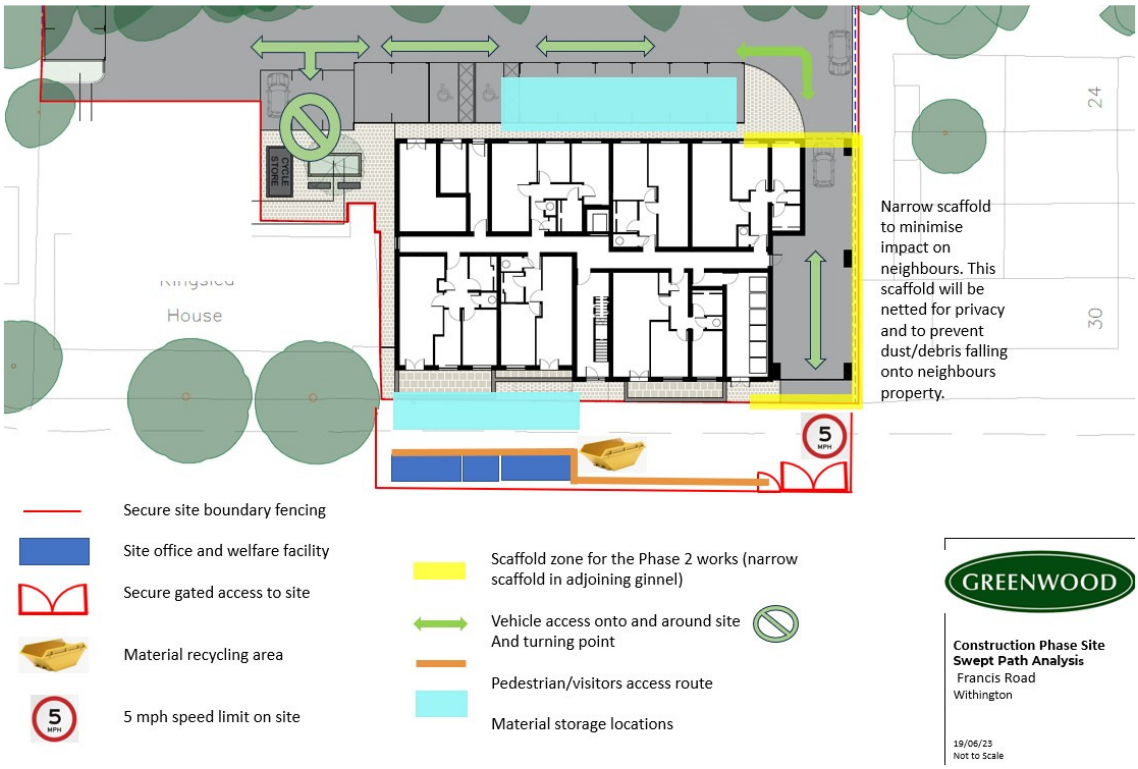
Appendix 2.

Site Logistics Plan.



Appendix 3.

Swept Path Analysis.



Appendix 4

Noise chart

Table E.2 **Examples of time periods, averaging times and noise levels associated with the determination of eligibility for noise insulation**

Time	Relevant time period	Averaging time, *T*	Noise insulation trigger level dB $L_{Aeq,T}$ [A)]
Monday to Friday	07.00 – 08.00	1 h	70
	08.00 – 18.00	10 h	75
	18.00 – 19.00	1 h	70
	19.00 – 22.00	3 h	65
	22.00 – 07.00	1 h	55

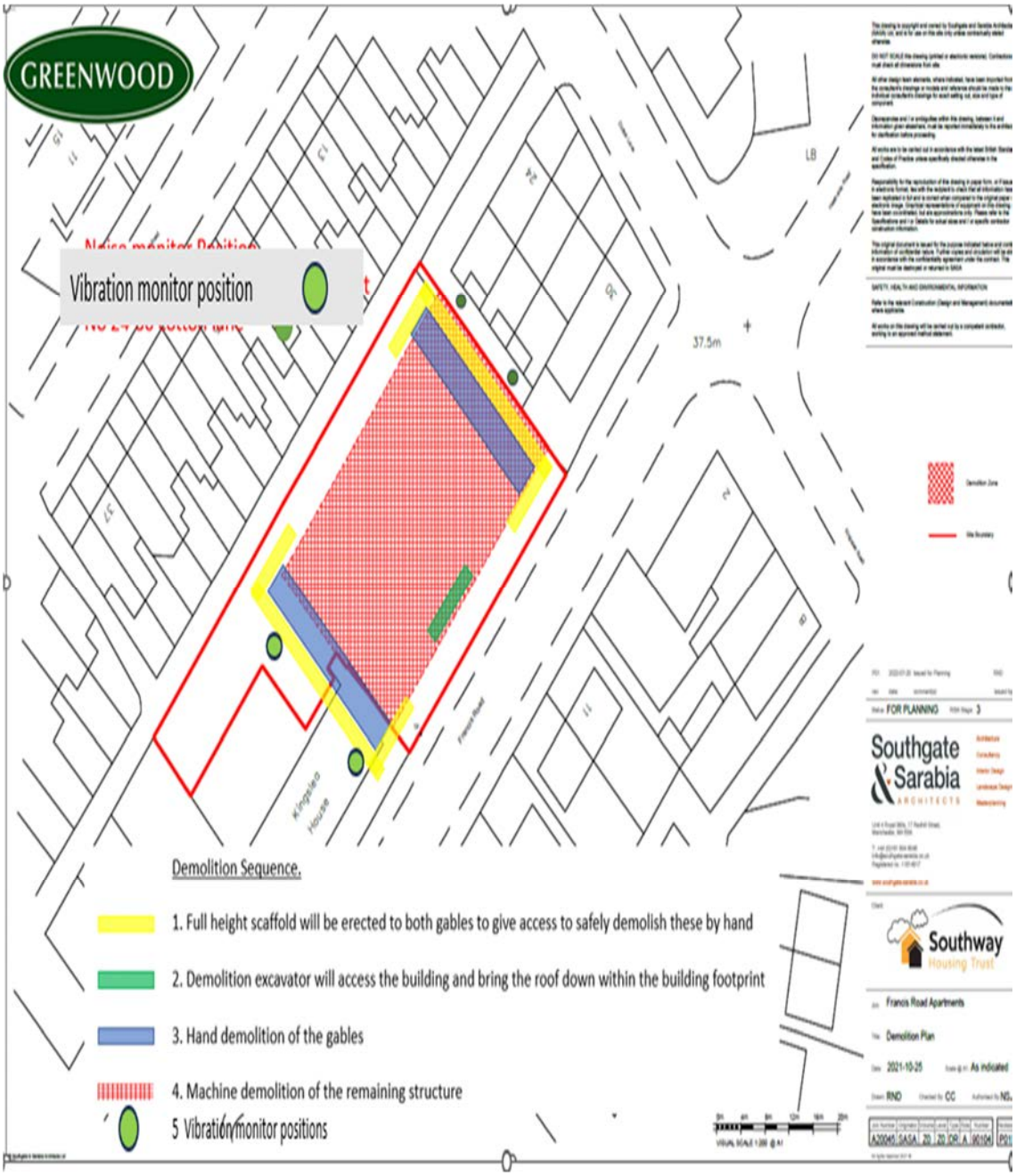
Appendix 5 – Sound Data Chart for Demolition

Table C.1 Sound level data on demolition

Ref no.	Equipment	Power rating, kW	Equipment size, weight (mass), capacity	Octave band sound pressure levels at 10 m, Hz								A-weighted sound pressure level, [b] $L_{Aeq,T}$ [c] dB at 10 m
				63	125	250	500	1k	2k	4k	8k	
	Breaking up concrete											
1	Breaker mounted on wheeled backhoe	59	(7.4 t) 380 kg / 1 700 mm tool / 74 mm dia. / 125 bar	79	82	81	82	86	86	86	85	92
2	Breaker mounted on wheeled backhoe	—	380 kg / 1 700 mm tool / 74 mm dia. / 125 bar	79	84	82	84	88	85	84	82	92
3	Pulverizer mounted on excavator	—	—	85	76	74	75	74	75	70	65	80
4	Pulverizer mounted on excavator	147	30 t	75	72	71	73	70	69	66	59	76
5	Pulverizer mounted on excavator	143	29 t	73	73	69	70	67	64	58	51	72
6	Hand-held pneumatic breaker	—	—	83	83	81	74	73	76	78	77	83
7	Hand-held hydraulic breaker	—	20 kg / 69 bar	82	81	87	87	88	86	83	87	93
8	Hydraulic breaker power pack	6	63 kg/ 138 bar	77	72	73	69	68	66	64	60	74
	Breaking up brick foundations											
9	Breaker mounted on excavator	121	(15 t) 1 650 kg breaker	88	88	86	89	83	83	80	76	90
	Dumping brick rubble											
10	Tracked excavator (loading dump truck)	228	44 t	82	78	82	81	81	78	72	64	85
11	Articulated dump truck (dumping rubble)	250	28 t	94	76	77	75	76	73	68	63	80
	Breaking and spreading rubble											
12	Tracked excavator	228	44 t	79	81	83	79	77	75	70	62	82
13	Tracked excavator	205	40 t	81	80	80	83	82	79	76	73	86
	Crushing concrete/rubble											
14	Tracked crusher	172	47 t	93	86	79	81	75	71	66	59	82
15	Tracked crusher	—	—	86	84	84	81	78	75	71	66	84
	Breaking up/cutting steel											
16	Tracked excavator	205	40 t	75	74	77	80	78	74	67	61	82
17	Tracked excavator	74	14 t	79	77	76	77	78	78	73	66	83
18	Gas cutter	—	—	72	72	69	72	73	72	71	71	79
	Breaking stud partition											
19	Lump hammer	—	—	66	66	68	68	63	57	55	51	69
	Breaking windows											
20	Lump hammer	—	—	77	75	71	72	74	74	75	73	81

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Appendix 6 Vibration monitor position and Demolition plan



Appendix 7 Complaints Procedure

J.Greenwood (Builders) Ltd

Complaints

Procedure Francis Road, Withington

1 Our Aim

J.Greenwood (Builders) LTD is committed to providing a quality service and working in an open and accountable way that builds trust and respect. One of the ways in which we can continue to improve our service is by listening and responding to the views of our clients, stakeholders and third-party organisations and in particular by responding positively to any complaints, and by correcting any errors.

Therefore, we aim to ensure that:

- making a complaint is as easy as possible
- we treat a complaint as a clear expression of dissatisfaction with our service which calls for a timely response
- we deal with it promptly, politely and, when appropriate, confidentially
- we respond in the right way - for example, with an explanation, or an apology where we have got things wrong, or information on any action taken etc.
- we learn from complaints, use them to improve our service, and review annually our complaints policy and procedures

We recognise that many concerns will be raised informally, and dealt with quickly.

Our aims are to:

- resolve informal concerns quickly
- keep matters low-key
- enable mediation between the complainant and the individual to whom the complaint has been referred

This policy ensures that we have guidelines for dealing with complaints from members of the public about our construction services.

2. Definitions

A complaint is defined as any expression of dissatisfaction; however, it is expressed. This would include complaints expressed face to face, via a phone call, in writing, via email or any other method. All Greenwood staff should have sufficient knowledge to be able to identify an “expression of dissatisfaction” even when the word “complain” or “complaint” is not used.

3. Complaints

The formal complaints procedure is intended to ensure that all complaints are handled fairly, consistently and wherever possible resolved to the complainant's satisfaction.

4. Responsibilities

J.Greenwood (Builders) Ltd responsibility will be to:

- acknowledge the formal complaint in writing;
- respond within a stated period of time;
- deal reasonably and sensitively with the complaint
- take action where appropriate

A complainant's responsibility is to:

- bring their complaint, in writing, to our attention within 24 hours of the issue arising
- raise concerns promptly and directly with a member of staff within J.Greenwood (Builders) Ltd
- explain the problem as clearly and as fully as possible, including any action taken to date
- allow us a reasonable time to deal with the matter, and
- recognise that some circumstances may be beyond our control

5. Confidentiality:

Except in exceptional circumstances, every attempt will be made to ensure that both the complainant and J.Greenwood (Builders) Ltd maintain confidentiality. However, the circumstances giving rise to the complaint may be such that it may not be possible to maintain confidentiality (with each complaint judged on its own facts). Should this be the case, the situation will be explained to the complainant.

6. Complaints Procedure:

Written records will be made by J.Greenwood (Builders) Ltd at each stage of the procedure.

Stage 1

In the first instance, our Site Manager Lee Parkes will establish the seriousness of the complaint and report this to the Contracts Manager Steve Brown. An informal approach is appropriate when it can be achieved. If Lee Parkes cannot resolve the complaint Steve Brown will meet with the complainant to address the issue. If concerns cannot be satisfactorily resolved informally, then the formal complaints procedure should be followed.

1. Complaint raised to Site Manager.
2. Site Manager to resolve complaint immediately or within a maximum of 24 hours. (complaint reported to Greenwood Contracts Manager).
3. Complaint not adequately resolved.
4. Complaint to be resolved by Greenwood Contracts Manager within a further 48 hours.
5. Any complaint still unresolved, will be passed to the Managing Director to resolve within an agreed timescale.

Stage 2

If the complaint cannot be resolved informally, the member of the public should be advised that a formal complaint may be made and the following procedure should be explained to them. It may sometimes be appropriate for a different member of staff, preferably a member of the Management Team, to make this explanation.

a) A formal complaint should be made in writing and sent to Unit B9, Greengate, Industrial Estate, Greenside Way, Chadderton, M24 1SW or emailed to info@jgb.co.uk verbally, a statement should be taken by a member of the Management Team, staff member or a supervisor.
b) In all cases, the complaint must be passed on to Adrian Rooney.
c) Adrian Rooney depending on the nature of the complaint, must acknowledge the complaint in writing within 14 working days of receiving it.

d) One of the above will investigate the complaint. Any conclusions reached should be discussed with the staff member involved.
e) The person making the complaint will receive a response based on the investigation within 7 days of the complaint being received. If this is not possible then a letter must be sent explaining why.

Stage 3

a) If the complainant is not satisfied with the above decision, then they must seek further advice from where they deem appropriate

7. Site Contact Details:

Site Manager Lee Parkes – 07801 020259 – Lee.parkes@jgb.co.uk



Contracts Manager – Steve Brown 07720 878774 - steve.brown@jgb.co.uk

