

Construction Management Plan

38 Mosley Street,
Terrace Glazing
Replacement

1.0 - Introduction

This document outlines the construction and demolition plans for the creation of terrace and glazing replacement at 38 Mosley Street. The proposal includes: Removal of existing glazing to the 3rd and 2nd floor, installation of structural deck for decking to be installed, new glazing system to 3rd and 2nd floor incorporating a entrance door to access the terrace and installation of glazed safety balustrade.

2.0 - Proposed Works

The general construction sequence will be as follows: Removal of existing glass, installation of temporary access, installation of new frame split into 5 vertical sections, installation of new glazing and 1 x door, installation of structural steel for decking & balustrade, installation of decking and glazed balustrade, builders clean and handover.

The sizes of the 5 x glazed panels are restricted by the maximum safe handling weights for people to be able carry the panes in and through the building to allow the screens to be installed internally. This presents a safe and practical solution for ongoing maintenance rather than larger panes requiring a crane lift up and over the building, and means that there is very limited impact on the local highway network.

3.0 - Site Establishment

Access for contractor vehicles, for deliveries and the removal of waste materials will be via West Mosley Street. On West Mosley, there are seven parking bays which have been suspended for the duration of the works to facilitate safe access and egress from the construction site.

Condition 3 requests:

'the phasing and quantification/classification of vehicular activity associated with planned construction with commentary on types and frequency of vehicular demands together with evidence (including appropriate swept-path assessment) of satisfactory routing both within the site and on the adjacent highway'.

Due to the works being of a relatively minor scale, the number and size of vehicles required to complete this element of the project would not be significant enough to warrant such analysis. It is anticipated that there will be a maximum of 2 vans present to remove the existing glazing panels, and to bring in the proposed glazing panels.

There will be no contractor parking provisions on-site and parking will be required to utilise public / street parking as required. There is a small amount of off-street car parking dotted around the site, as well as a number of other Bruntwood properties within close proximity.

The main contractor will maintain a clean site establishment at all times, with regular reviews of the surrounding areas to ensure that mud and dust on the highway is kept to a minimum and regular cleans are carried out to the public highway accordingly.

The works will not affect any utilities in the local area.

4.0 - Construction Management

Construction works can have an impact upon the local environment and the residents of local communities. The works will be carried out to minimise the effect that the redevelopment will have on the local community.

The primary site and emergency contact will be the Cubic Works site manager:

Daniel Ruth
Daniel.ruth@cubicworks.co.uk
07843093106
Site Manager
Cubic Works

Details of the site manager will be provided across the site and readily accessible for the general public to see.

5.0 - Recycling of Waste & Demolition Materials

All waste streams will be segregated, where possible, prior to being removed from the site by a licensed carrier. All mixed waste is to be transported to a licensed transfer station where the waste is segregated and waste to landfill reduced whenever possible.

6.0 Access to Existing Properties & Businesses

It is anticipated that there will be little to no significant impact as a result of the works to surrounding properties and businesses. The works will be self-contained within the building footprint and within the site hoarding which has been established on West Mosley Street as agreed with Manchester City Council Highways Department.

7.0 Consultation Plan

As the works are self-contained within the building footprint and site hoarding on West Mosley Street, the metrolink will not be affected therefore no consultation or measures are required to be in place.

The terrace glazing works in isolation will have no impact upon the local community, and therefore community consultation is not regarded to be necessary. Should any issues arise, the emergency phone number is easily accessible across the site.