

Bury Old Road, Manchester

Construction Management Plan

October 2023

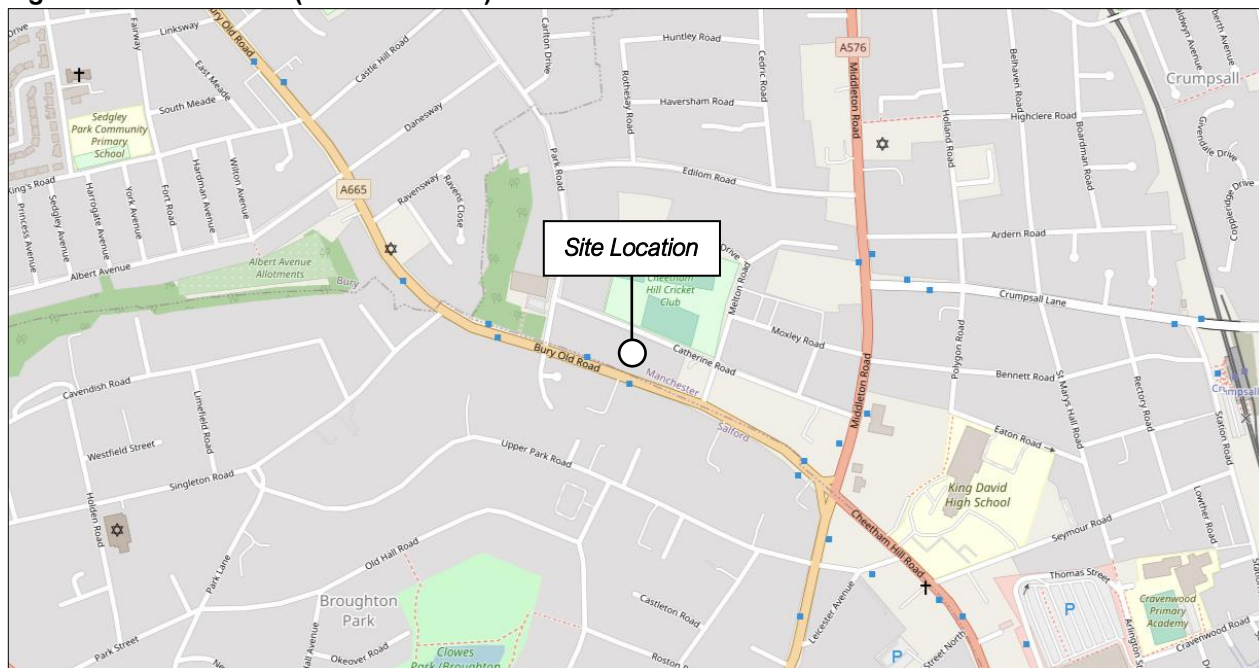
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Introduction

1. Vectos has been commissioned by Mayfair and Co Developments Ltd to provide a Construction Management Plan in relation to a proposed residential development on land fronting Catherine Road in Manchester.
2. The site lies within the jurisdiction of Manchester City Council who act as both the local planning and highway authority.
3. The development comprises twelve residential units, along with associated access, amenity space and landscaping. It was granted planning consent in January 2021 (Planning Application Reference: 127106/FO/2020) and this Construction Management Plan has been prepared in order to discharge Condition 4 of the application's Decision Notice.
4. The wording of the Condition is provided below for ease of reference:

"Prior to the commencement of development, a construction management/demolition plan outlining working practices during development shall be submitted to and approved in writing by the local planning authority, which for the avoidance of doubt should include:
 - *Measures to control noise and vibrations;*
 - *Dust suppression measures;*
 - *Compound locations where relevant;*
 - *Location, removal and recycling of waste;*
 - *Detail of an emergency contact telephone number;*
 - *Parking of construction vehicles; and*
 - *Sheeting over of construction vehicles."*
5. This Construction Management Plan aims to support the discharge of the above condition in respect to the above and as such sufficient detail is provided, inclusive of the above items.
6. The location of the site is provided in **Figure 1**.

Figure 1: Site Location (Wider Context)



7. The main contractor will be Mayfair and Co Developments Ltd, with associated emergency contact details as follows:

- Sam Sabti – Tel: 01617956800 / 07535680858.

Programme and Phasing

8. The phasing of the demolition, excavation and construction of the twelve residential units works will be as follows:

- Site set up / preparation;
- Demolition and clearance;
- Substructure (foundations and underground drainage);
- Shell completion (external walls and roof);
- Internal works and finishes; and
- External works.

Construction Compound Area

9. Both skips and grab wagons will be used in relation to construction compound. It is expected that a site cabin and materials storage together with on-site loading / unloading areas, and the associated hardstanding areas provision will provide space for delivery vehicles to turnaround within the site.
10. The construction compound area will be established prior to work commencing on-site. The position of skips and grab wagons will likely change during the construction programme as the residential units are built out and associated landscaping works are progressed during the final phases of construction.

Site Security

11. Work areas will be fenced off from the general public and this will include access gates at the site entrance. This is likely to be from Catherine Road. The gates will be managed by the contractor's operatives and will be closed when they are not in use.
12. It is proposed to erect a temporary site security fence / hoarding around the development site during the construction phase, with appropriate set back distances from the adjacent properties, footways and roads. Hoarding and access gates will be maintained and adapted to suit the progress of the works and the site conditions. Regular inspections will be carried out on all these structures and any damages will be rectified to maintain a high standard.
13. Additional security measures such as the use of CCTV will also be considered for implementation by the contractor.
14. All staff and visitors will sign in and visitors will be escorted around the site at all times.
15. The detailed arrangement of the proposed perimeter security fence, including the requirement for any licence or permit by the appointed contractor, will be subject to agreement with Manchester City Council.

Construction Vehicle Access Routes and Operation

16. It is expected that construction vehicles will access the site from Catherine Road, within the jurisdiction of Manchester City Council. Many vehicle trips will travel to and from either the A56 to the east of the site or the A576 to the west of the site.
17. It is expected that the operation of construction will fall within the rules set out by Manchester City Council for building work on or adjacent to the highway. Construction activities will therefore fall between 07:30-18:00 on weekdays and between 08:30-14:00 on Saturdays.

Pedestrian Access

18. The site will need to be accessed by pedestrians as well as vehicles via entrance points from both Catherine Road and Bury Old Road. Any access will be controlled by banksman and / or the contractor's operatives at all times when deliveries and construction vehicles are on-site to ensure the safety of pedestrians in this area.

Deliveries

19. All deliveries to site will be scheduled by the Site Manager. Due to nature of the site location and surrounding network, deliveries will largely be between 09:00 and 15:00 as much as possible to keep them from the busy school and pedestrian periods.
20. No work is permitted on Sundays, bank holidays or public holidays. Working outside these hours will not be permitted without prior agreement with Manchester City Council / or subject to:
- Any agreement made with Environmental Health, under a dispensation order as part of a section 61 Prior Consent under the Control of Pollution Act 1974 and a variation by Planning; and
 - Any overrun or emergency. Details of which will be emailed or faxed to Council as soon as possible before and after (finish time predicted, and finish time actual).
21. The Site Manager is the responsible person for liaising with local residents and neighbours over traffic movements and compliance with the Construction Management Plan. The nearby residential properties fronting both Bury Old Road and Catherine Road are considered to be the main stakeholders that will be affected by the construction activities at the site.
22. All construction / delivery vehicles will be required to park within the site only and not on surrounding roads. Unloading will take place within the construction compound area. Adequate space for delivery vehicles to park and turn will be provided together with sufficient clearance around on-site loading / unloading areas.
23. Deliveries will be subject to a delivery booking system to enable vehicle traffic to be well planned and staggered during the day, in order to avoid the need for vehicles to wait outside the site and ensure that there is no congestion caused on the surrounding roads. Only one delivery will be permitted to visit the site at any one time.
24. Unplanned deliveries will not be permitted access into the site unless there is a clear space available for the vehicle to unload and no other vehicles are booked during that time period. If no room is available, the vehicle will be asked to return at the pre-arranged delivery time. If no prearranged delivery time has been made the driver will be told to arrange a delivery time through their company. Unplanned deliveries will not be allowed to wait outside the site boundary or impede any of the surrounding roads.
25. Clear instructions will be issued to all direct suppliers and subcontractors detailing access routes. Delivery vehicles will be controlled using banksman to ensure that unloading only takes place within designated times and in the correct location. Although abnormal loads are not anticipated, should it be necessary to deliver using abnormal loads Manchester City Council / the Police will be notified in advance.

Vehicle Types and Sizes

26. It is anticipated that the following vehicle types will be required to access the site during the construction phase:
- Aggregate lorries;
 - Flatbed vans;
 - Concrete mixers;
 - Skip lorries; and
 - Light goods vehicles.
27. Large aggregate / tipper lorries are expected to be the largest vehicle type that will access this site during the construction phase, and these HGVs could be around 10m long.

Nuisance Control

Good Neighbours Policy

28. Mayfair and Co Developments Ltd will liaise with neighbours before the commencement on-site to explain the nature of works by posting letters. Direct contact to be made with immediate neighbours, including any residents, local businesses / shops located in proximity of the site to discuss the construction activities associated with the proposed residential development. This will include information on the following items:
- Key site personnel contact details (including emergency out of hours contact number);
 - Explanation of the main site activities; details of the construction traffic routes;
 - The site arrangements for accommodating construction vehicles and deliveries;
 - Details of the working hours restrictions; and
 - An estimated programme of works.

Dust and Dirt Control

29. Operations likely to produce nuisance dust will use water spray solutions to create a fine mist to suppress dust levels.

30. Measures to minimise deposition of mud on the highways will be undertaken. These will include:
- Clean hard standing for vehicles within the site;
 - Wheel cleaning facility;
 - Brushes will be readily available to clean the vehicle hard standing area and the site entrance; and
 - Sheeting of each lorry load of spoil removed to prevent spoil falling off during its journey to the tip.
31. Those employed on the site will be responsible for cleaning the wheels of any vehicles leaving the site to ensure the site entrance and surrounding roads remain clear of debris, and the wheel washing will be carried out using a jet wash.
32. Each vehicle will stop and turn the engine off, and if necessary, any heavy deposits will first be removed manually using scrapers. Wheels will then be washed using a high-pressure jet wash to ensure that any residual deposits lodged in the tyres are removed. Wheel washing will be conducted in the construction compound by having a wash down area with dirty water intercepted through the use of gullies so that it does not travel onto the public highway, and this will be in place and operational throughout the period of construction.

Noise and Vibration Control

33. Noise and vibration will be kept to a minimum at all times, by implementing the following measures:
- No machinery will start up on-site before the designated start times;
 - Using low noise and vibration impact and low volume machinery and tools where possible;
 - Noise and vibration control at the source such as a selection of low volume and low vibration equipment where possible, for example, any piling will be carried out in a way that minimises both noise and the transmission of vibration to neighbouring properties; and
 - The contractor will aim to limit vibration levels arising from site activities during the hours previously specified.
34. Information relating to the above measures in controlling noise and vibration will be presented to the Council's Environmental Health department on request.
35. The type of equipment used during the construction phase will likely comprise backhoes, loaders, compactors, telehandlers and concrete mixers. Using such equipment will not generate excessive noise levels given the scale of the development.

Emissions Control

36. All vehicle and machinery engines must be turned off when not in use, to reduce emissions as well as minimise noise levels. Deliveries and removal of material from site should be consolidated wherever possible in order to minimise the number of vehicle trips. The contractor will avoid the use of diesel or petrol-powered generators and use mains electricity or battery powered equipment where possible.

Waste Removal

37. Waste compactors and recycling / re-use of material on-site will be undertaken wherever possible, to minimise the number of collections from the site and associated vehicle movements.

Ground Water and Surface Water Run-Off

38. All ground or surface water run-off will be controlled to prevent pollution of drains and watercourses. Surface water from potential sources of contamination such as concrete delivery washout points will be separately contained and will not be discharged into the land drainage system.

Site Contact Information

39. Site contact details are provided in paragraph seven. The contractor will make sure that 24-hour contact number for queries or emergencies will be readily visible on the hoarding and / or access gates, including the contact details of the site manager and the head office contact information will also be displayed on the site boundary.

Summary

40. Vectos has been commissioned by Mayfair and Co Developments Ltd to provide highways and transportation advice in relation to a proposed residential development of twelve dwellings on land fronting Catherine Road in Manchester.
41. This document has set out measures to control noise and vibrations and dust suppression, compound locations, the removal and recycling of waste, an emergency contact telephone number, the parking of construction vehicles and sheeting over of construction vehicles.
42. As such, this Construction Management Plan supports the discharge of Condition 4 of the approved planning application (Planning Application Reference: 127106/FO/2020).