



A. & H. Construction & Developments PLC

Building and Civil Engineering Contractors

Construction Management Plan

Former Mather & Platt Foundry
Lowry Park
Grimshaw Lane
Manchester
M40 2BA

Application number: 129444/FO/2021

Revision 2



Project Quality Control Sheet:

Completed By:	Date Completed:	Version:
M.McQuillan A&H Construction & Developments PLC EHS Manager	20 th June 2023	1

AMENDMENT SCHEDULE

Revision Number	Date of Revision	Reason for Revision	Amended by	Position
01	17 th July 23	Further information requested after review by Senior Planner Steve McCoombe	M.McQuillan	EHS Manager
02	18 th July 23	Update to Saturday working times after review by Senior Planner Steve McCoombe	M.McQuillan	EHS Manager

8) Prior to the commencement of the development, a detailed construction management plan outlining working practices during construction shall be submitted for approval in writing by the City Council, as local planning authority, which for the avoidance of doubt should include;

- Display of an emergency contact number;
- Details of Wheel Washing;
- Compound locations where relevant
- Consultation with local residents and businesses including ensuring that operations of existing businesses remain unaffected by construction activities
- Measures to minimise the impact on the Rochdale Canal include spillages, seepage, dust and debris;
- Location, removal and recycling of waste;
- Routing strategy and swept path analysis;
- Parking of construction vehicles and staff; and
- Sheeting over of construction vehicles.

The development shall be carried out in accordance with the approved construction management plan.

Reason - To safeguard the amenities of nearby residents and businesses, highway safety and air quality, pursuant to policies SP1, EN16, EN19 and DM1 of the Manchester Core Strategy (July 2012).

1.0 Description of Project

Proposed New Industrial Scheme comprising of 5 No. Buildings split into 10 Units including all externals drainage and services

2.0 Site working hours

Working hours - Working hours are generally limited to the normal working hours defined in the National Working Rules for the Building Industry as produced by the National Joint Council for the Building Industry and as modified for the area in which the works are located. Written permission will be required from the Contract Administrator to permit weekend working.

The working hours for the project shall be:

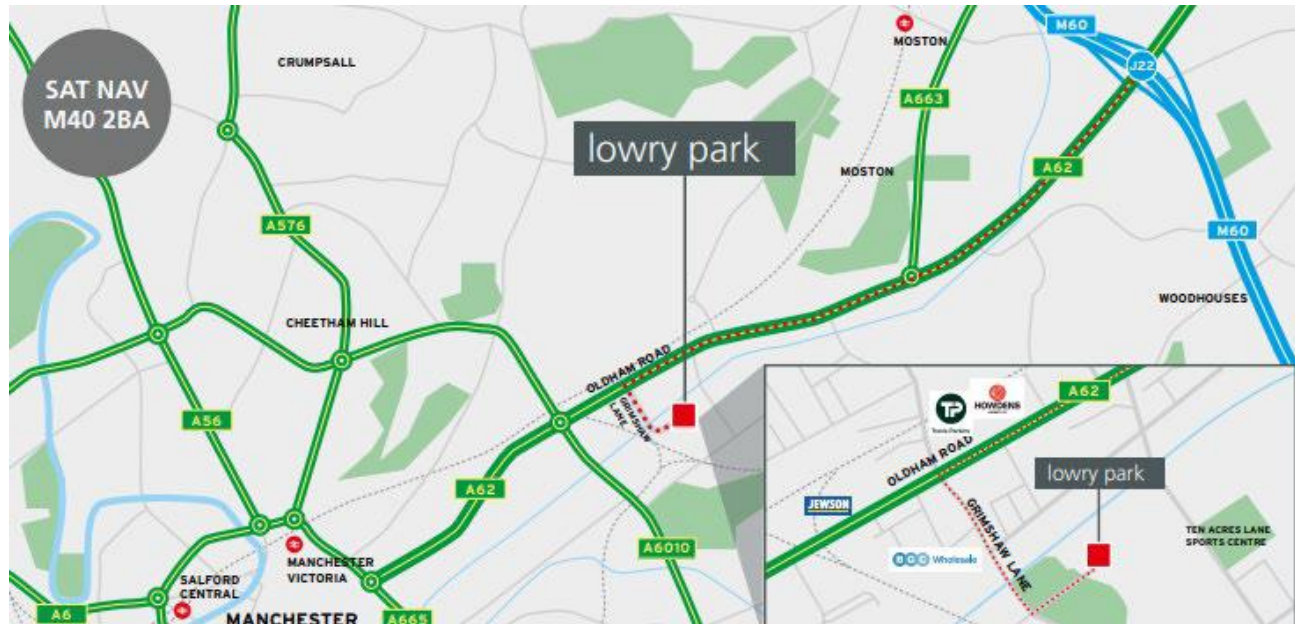
- 07:30 to 17:00 on Monday to Friday
- 8.30am - 2pm on Saturdays
- No working on Sundays or Public Holidays

These working hours cover operations and work which are audible at the site boundary. No plant, machinery or equipment associated with such works that's creates a noise at the boundary, shall be started up or operational on the development site, outside of these permitted hours.

Delivery times will set as per the agreed site working hours. This information will be clearly conveyed to all contractors and suppliers via pre order meetings, when placing orders and during the site audit. This will be closely monitored by the site management team to ensure compliance.

3.0 Location of the works

Former Park Works, Grimshaw Lane, Manchester, Lancashire M40 2BA



4.0 Project Arrangements

1.0 Display of an emergency contact number

The Project Managers contact number will be displayed on the main access gate, for out of hours emergency contact, so that access to the site can be arranged. In addition, the main office and site security contact details will be displayed.

2.0 Details of Wheel Washing;

A wheel cleaning facility will be set up to control and prevent mud being drawn out on to the road.

This will consist of a jet wash, which will be set up within the confines of the CDM area, and will be set up on a hard standing area near to the site exit.

The jet wash will be used to remove dirt and debris from the wheels and bodies of the site vehicles, as required.

All materials that are washed off will be contained on site for disposal.

3.0 Compound locations where relevant

The compound will be set up within the site demise and will be separated from the construction works by means of pedestrian barriers.

The compound will be set up at the entrance to the site, to control and manage the movement of contractors and for security purposes.

The compound will be segregated using pedestrian barriers and heras fencing.

4.0 Consultation with local residents and businesses including ensuring that operations of existing businesses remain unaffected by construction activities

A letter drop will also be carried out to the local businesses and residents, who are in close proximity to the project.

The letter will contain the contact details of the project management team, so that where any concerns are raised, they can be contacted to discuss and resolve it.

Further letter drops will be carried out to the local residents and businesses detailing the proposed works and duration times. This will be ahead of the works taking place.

5.0 Measures to minimise the impact on the Rochdale Canal include spillages, seepage, dust and debris;

We will plan ahead for intense and also prolonged wet weather and consider all relevant pollution mitigation measures including, minimising the amount of time stripped ground and soil stockpiles are exposed.

We will create run-off lagoons, as required and allow suspended solids to settle before disposal off site. Settled solids will be removed regularly and appropriately disposed of. Run-off is to be collected in an impermeable sump. Contaminated water tankered off site for authorised disposal.

We will prevent water from entering excavations, or the canal water course by using cut-off ditches and using pump sumps in excavations, to draw the water away from the area.

Where run off water is contaminated with silt or other pollutants, such as oil this water, this must not be pumped or allowed to flow (directly or indirectly) into the water environment without treatment.

Plant and wheel washing will be carried out in a designated area of hard standing at least 10 metres from any watercourse or surface water drain

Refuelling of plant or equipment shall be carried away from water courses or drainage points and on a hard standing with drip drains underneath.

Sand bags will be placed around areas such as gullies and drains to protect them and prevent any ingress should a spill occur.

Spills will be cleaned up immediately with a spill kit and the waste material disposed of accordingly via a licensed waste contractor.

Any spills that may affect the local water course will be reported to the local EA and water trust, for advice and control.

All fuel and generators will be stored on a suitable drip tray with a capacity equal to 110% of the capacity of the fuel tank that supplies the equipment. You must make sure that the equipment you use does not leak oil.

We will empty drip trays regularly to make sure that they can contain any spills.

6.0 Location, removal and recycling of waste;

Waste containers will be positioned within the site CDM area is designated waste locations, which will change as the works progress.

Waste will be separated and segregated on site where space allows and will be removed by a licensed waste contractor.

All waste removed will be logged with the correct waste criteria and the licensed waste contractor will be given any information on contaminated materials, so they can ensure they are disposed of in the correct manner at the licensed waste facility.

Contractors removing their own waste, must hold a waste transfer licence and a copy will be held on site. Waste will be removed from site where possible, during quiet times.

The waste hierarchy will be followed through this project and waste will be minimised, recycled or reused where possible.

Contractors will be responsible for managing their waste and this will be controlled through, cleaning up of their works area on a day-to-day basis. This will be managed by the Project Manager.

Waste will not be allowed to accumulate within the works and will be contained in a controlled manner until disposal within the waste skips. Failure to manage the waste will lead to their works being stopped until the matter is resolved.

A record of all waste removed from site will be held by the site management team to ensure that the waste is managed and removed in a controlled manner and to allow the calculation of waste removed from site.

7.0 Routing strategy and swept path analysis;

The routing for the site will be via the main A roads, including the A62 Oldham Road, A6010 Hulme Hall Lane, and onto Grimshaw Lane.

We will look to avoid heavily congested and built-up areas, as well as school routes, where possible. We will implement restrictions on delivery/plant movement times for large/bulk material deliveries to the site. Unplanned deliveries may be turned away where the site cannot accommodate them.

We will ensure that manoeuvring space within the site is accommodated to prevent / minimise manoeuvring off site.

All construction vehicles shall not exceed the construction site set speed limit of 9mph and vehicles will be required to adjust their speed to suit the site conditions, including at pedestrian crossing points, where speed limits will be 5mph.

Flashing beacons will be operational at all times and reversing beepers used where reversing takes place. Large vehicles / Bulky loads will be guided to the works area by a competent operative.

All deliveries and collections must be planned and agreed in advance with the site management team. This is to ensure there aren't multiple deliveries arriving at the same time.

The information regarding planned deliveries will be logged by the Project Manager. Unplanned deliveries will be turned away if the site cannot accommodate it.

Any contractor or haulier noted driving in an unsafe manner or not adhering to the traffic plan, will have their vehicle registration taken and will be barred from site.

As part of the planning phase, a Swept path analysis has been undertaken to demonstrate HGVs and delivery vans accessing the loading bays for each unit. In addition, swept path analysis has been undertaken to demonstrate private vehicles manoeuvring around the site and accessing the car parking spaces.

Refer to: Planning – Planning Application Documents 129444/FO/2021 Canmoor Developments Ltd, Grimshaw Lane, Manchester, February 2021, Transport Statement, undertaken by Vectos.

8.0 Parking of construction vehicles and staff; and

The parking of all site vehicles will be within the confines of the site boundary at all times, on a designated parking area. Vehicles will not park within the construction area, unless to load or off load.

Clear Site safety and directional signage will be displayed on the site perimeter fences and areas of high risk.

The signs will show the defined access routes to the site and welfare areas, give clear safety instructions and guidance and define the site working areas between A&H and the existing businesses.

Demarcation of the site and construction working areas shall predominantly be with heras fencing. Chapter 8 barriers, pedestrian barriers shall also be utilised on site to create segregated areas between vehicles and pedestrians.

9.0 Sheeting over of construction vehicles.

Vehicles will be sheeted, to contain dust and any waste materials at source. This includes stone deliveries, as well as any waste being collected from site.

Our project management team will ensure, that all contractors are advised of the requirement for the sheeting of vehicle's, so this can be conveyed to any hauliers.

Where any haulier is not adhering to the required process, they will be advised in writing of the requirements, to ensure compliance. further non-compliance will lead to the driver being barred from site.

10.0 Noise

It is generally recommended that the noise levels from construction activities at the site between 07:00 and 19:00 hours, should not exceed a (LAeq) (1 hour) 70dB(A) should be used in rural suburban areas and urban areas away from main road traffic and industrial noise, whilst an (LAeq)(1 hour) 75dB(A) should be used in urban areas near roads in heavy industrial areas

Work which is likely to give rise to noise off-site will be monitored, to ensure that the adjacent businesses and residents are not affected.

Plant and equipment will be inspected, maintained and kept in good order. Any persons affected will be notified in advance, of noisy activities are taking place.

This is to ensure that so that they are expecting the activity, which will reduce the impact on them.

Equipment with reduced noise levels being chosen when ordering plant and equipment. We will ensure that all compressors, percussion tools and vehicles are fitted with effective silencers of a type recommended by manufacturers.

Noisy operations will be planned at times that cause least disruption to the surrounding businesses and residents.

Noise screens will be utilised, as required, to help reduce the noise levels

All plant, tools and equipment will be switched off when not in use, to prevent disturbance.

Noise monitoring will be undertaken as required to ensure that, the noise levels do not create a nuisance to the existing businesses.

This will be done using hand held monitors, taking readings at the boundary and at locations close to any existing business that could be impacted.

Where any business or resident raises any concerns, the project manager will log their concerns and advise the Contracts Manager.

An investigation will then be undertaken to determine the level of noise nuisance caused and what measures will be implemented i.e., noise screens, set working hours etc

11.0 Dust

Dust will be controlled by means of extraction, containment, dampening down, suppression etc to prevent the migration of dust during the works.

Light water misting systems will be utilised to contain the dust at source. This will include when transferring or placing aggregates and the like. Debris netting will be erected to the boundary fence, as required, to contain dust and debris.

The weather conditions will be constantly monitored to allow control measures to be planned in advance, as dry weather may cause dusty conditions and wet weather create the possibility of mud.

Plant will be maintained in good order. All contractors must ensure, that the equipment issued to their operatives or used by their operatives, has the ability for extraction/containment to be used.

Plant operators must ensure, that the placing of aggregates is done in a controlled manner to minimise dust distribution. This means placing and spreading the materials using the bucket at low level.

In addition to the plant itself, the conditions of the site must be monitored to ensure that the air quality is not affected by the construction activities, themselves. This could include dust created during the tracking and movement of plant, during the earthworks and "track" out (vehicles leaving the site).

12.0 Plant and Equipment

All activity should comply with BS 5228:2009 Code of Practice for noise and vibration control on construction and open sites.

Noisy plant or equipment shall be sited as far away as is practicable from sensitive buildings. The use of barriers, or partitions to deflect noise away from noise sensitive areas, is to be employed wherever practicable.

Wherever practicable all plant and equipment shall be powered by mains electricity in preference to locally powered sources such as diesel generators. Hand tools should also be electrically powered rather than petrol or diesel driven.

Vehicles and mechanical plant used for the purpose of the works shall be fitted with effective exhaust silencers, maintained in good and efficient working order and operated to minimise noise emissions. The contractor shall ensure that all plant complies with the relevant statutory and manufacturers' requirements.

Machines in intermittent use should be shut down in the intervening periods between work or throttled down to a minimum. Noise emitting equipment that is required to run continuously may have to be housed in suitable enclosures.

Compressors must be "sound reduced" models fitted with properly lined and sealed acoustic covers that must be kept closed whenever the machines are in use.

Equipment which breaks concrete, brickwork or masonry by bending or by bursting shall be used in preference to percussive tools as far as practicable.

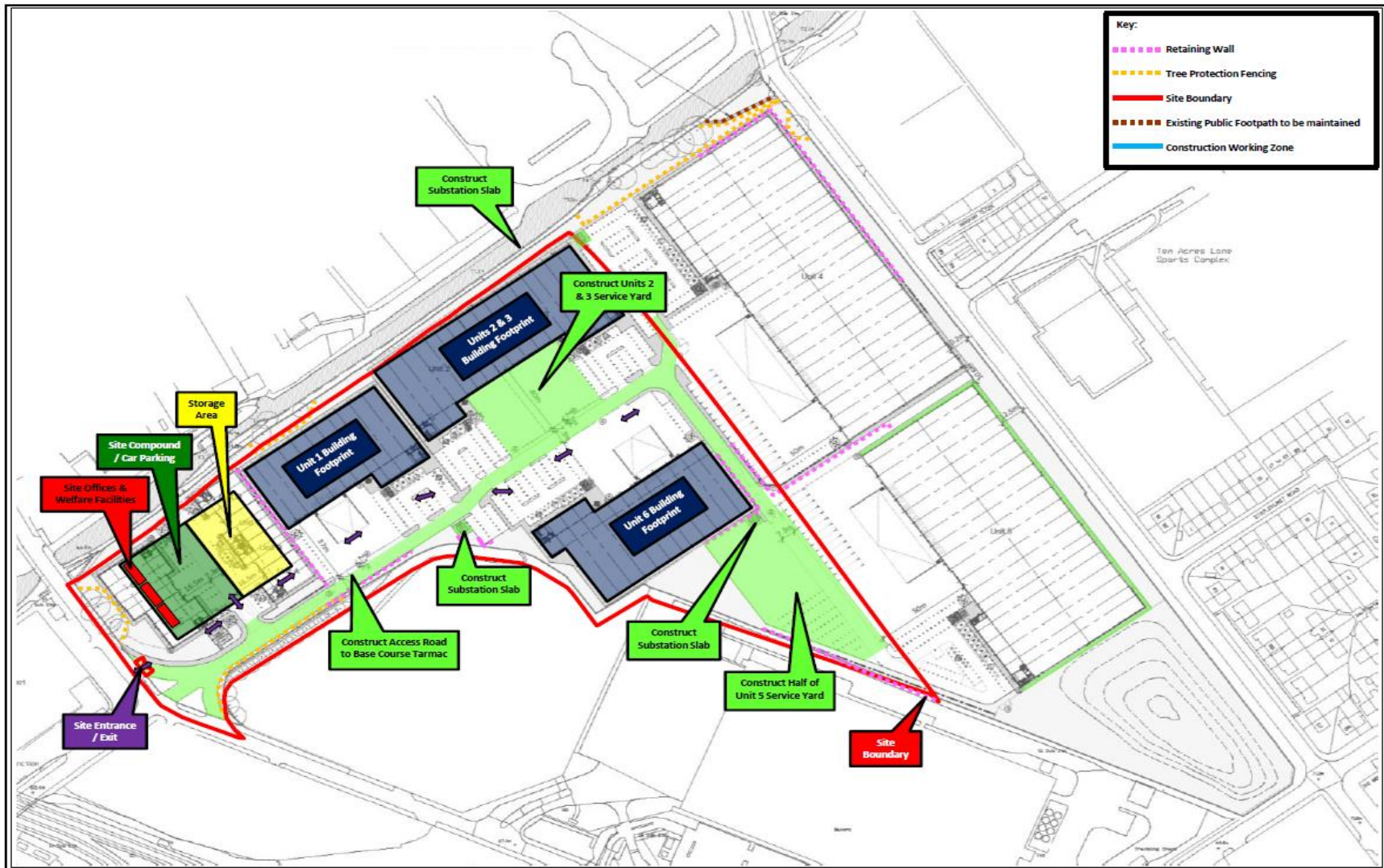
Pneumatic percussive tools must be fitted with mufflers or silencers of the type recommended by the manufacturers.

Where practicable rotary drills and bursters actuated by hydraulic, chemical or electrical power shall be used for excavating hard or extrusive material.

Plant shall be maintained in good working condition so that extraneous noise is kept to a minimum.

Care shall be taken when loading or unloading vehicles, dismantling scaffolding or moving materials etc. to reduce impact noise.

Appendix 1: Site Constraints Plan



CANMOOR

Industrial Warehouse Development,, Grimshaw Lane, Manchester

Site Logistic Plan

REVISION :- A
DATE :- 20/06/23
DRAWN BY :- MM