

685 Moston Lane
Manchester M40 5QD

Construction Management Plan

19/10/2023

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Construction Management Plan – 685 Moston Lane, Manchester M40 5QD

1. Introduction

The purpose of this Construction Management Plan at this stage is to outline our approach to managing the execution of the proposal suitable for wider community. The Plan has been formulated out of best practice for execution of the minor nature of the development proposed. The building work essentially comprises the following elements: convert existing care home to dwellings.

This document includes comment on the envisaged construction operations comprising: site establishment, logistics and the process of managing the overall local environment. It seeks to ensure that the works cause the minimum practicable disruption to residents including by achieving a safe working and living environment.

The Plan forms part of the post planning, construction phase and envisage guiding their execution. Throughout the project, we will regularly review the plan and maintain a communicative relationship with the council advising them of such changes and/or improvements to the plan as may occur. The Plan's proposals shall enable third parties to understand the nature of the works and the various construction activities associated with the development.

To the extent that this project execution requires third party regulatory approvals, this Plan will be reviewed to bring it into line with such requirements of the same. Formal approvals and activity methodology approaches will be addressed in detailed submissions to the design team and the Client.

Liaison with the neighbours and interested parties will continue throughout project execution and as information is updated. Neighbours will be kept informed of progress and anticipated works.

2.0 Project Overview

The development site is considered to be previously care home . The property is located on 685 Moston Lane.

3.0 Proposed Site Works

3.1 Preliminary Programme

It is envisaged that the duration of works described will be 25 weeks. The key elements of the development with regards to the potential impact on the surrounding area are: -

- Site Setup



- Superstructure

No piling works are required and the build would involve trench fill foundations where required, which would be dug using small diggers. The anticipated size of the plant and equipment used in digging foundation would be approx 0.6m wide.

4.0 Construction Management Action Plan

The following sections outline the key elements for consideration and demonstrate our commitment to manage, control and where possible mitigate the impact of the project on neighbours, the local community and infrastructure.

4.1 Communication

4.1.1 Neighbourly Relations

The site is within a residential area. The Clients currently have and seek to maintain good neighbourly relations. Such relations are assisted greatly by good communication, and by keeping neighbours and appropriate third parties regularly informed of site activities likely to impact on adjoining residents. The contractors' representatives and the management team will be receptive to all reasonable concerns of the neighbours and local community and will demonstrate a considerate and professional approach, so as to maintain a well-balanced relationship with neighbours, and the local public during project execution.

4.2 Site Establishment

The space available within the existing site building will be utilised for the site office and welfare facilities as the work is to be carried out in stages.

The existing incoming power and water supply will be utilised. Access will be maintained for the duration of the works via Moston Lane.

4.2.1 Access

Access to the site will be from Moston Lane

There is a footpath/pavement along the frontage of the property.

4.2.2 Traffic Management

The small scale of the proposals means that no construction traffic management plan is necessary. As part of the Construction Management Plan, deliveries will be carefully managed to minimise disruption to neighbours.

All deliveries to site will be undertaken with appropriate regard paid to: -

- Reversing vehicles if required to be directed by a Competent Person.
- Pedestrian and vehicle directional signage – suitable barriers will be erected when deliveries arrive to prevent pedestrians accessing the across the footpath frontage to the site property.
- wheel washing facilities will be provided as necessary. Any equipment on plant exiting the site would be washed prior to leaving site.

4.2.3 Working Hours

Working hours will be 08.00 – 18.00 Monday to Friday and 08.00 – 13.00 on Saturday and no work on Sundays and Bank Holidays.

Deliveries would be done during the working hours. Delivery access point would be off the access road Moston Lane.

4.2.4 Fire and Emergency Procedures

Contact names and telephone numbers will be made available in case of 'out of hours' emergencies relating to the site. This information will be displayed on Site. The constructor shall implement procedures to protect the site from fire.

4.2.5 Security

The access door to the site will be controlled to only allow access for authorized personnel.

4.2.6 Health and Safety

A Construction Health and Safety Plan will be prepared for the works in accordance with the CDM Regulations. Risk Assessments will be developed and agreed.

Sub-constructors' detailed method statements will also be produced and safe methods of work established for each element of the works.

Site inductions will be held for all new site personnel to establish the site rules and to enforce safety procedures. All site personnel will be required to read the emergency procedures when signing in for the first time, and sign to the effect that they have read the procedures. These will include any relevant neighbourly issues.

4.2.7 Scaffolding

Scaffolding will be used to provide workers with a safe temporary work platform. It will be planned, erected, inspected and tagged by competent persons and will be regularly inspected to ensure there are no risks to safety and will comply with the requirements of HSE regulations.

4.2.8 Good Housekeeping

The site will be kept in a clean and safe condition. The areas adjacent to the site will be regularly inspected and any site rubbish removed.

The adjacent road and pavement will be kept clean. The perimeter hoarding will be repainted from time to time and will be kept in a neat and tidy condition. Any graffiti will be quickly removed from the hoardings.

Offloading will generally be direct from vehicles onto the site via site personnel. Materials will not be stored on public footpaths or roads. Waste and rubbish will be regularly removed from site and not allowed to accumulate so as to cause a safety or fire hazard.

Welfare facilities will be provided within the site to discourage operatives from frequenting the interface between the site and public areas.

4.3 Environmental Matters

The selected constructor shall operate an environmental policy in which supports the following values, to:

- Conduct their activities with proper regard to the protection of the environment.
- Comply with all relevant regulatory and legislative requirements and codes of practice.
- Communicate with local communities to ensure the work causes the minimum disturbance and disruption.
- Ensure that staff has a good understanding of the environmental impacts of construction work and how to minimise these impacts.
- Ensure their suppliers and sub-constructors apply similar standards to their own work.

4.3.1 Waste and Material Management

All waste materials will be removed from site by a licensed waste constructor and discharged using skips or lorries.

Waste from this site will be dealt with in accordance with the waste duty of care in Section 34 of the Environmental Protection (Duty of Care) Regulations 1991 (b). Materials will be handled efficiently and waste managed appropriately. The constructor shall aim to minimise waste and to recycle as much material as possible. Due to the limited space on site, waste will generally be sorted for recycling at the waste transfer station.

4.3.2 Dust, Noise and Vibration

The property is not adjacent to any sensitive properties and is in a residential area. The minor nature of the proposals means that no special measures are necessary for the ordinary consequences of project execution. Instead, this Plan includes measures to practicably mitigate those ordinary consequences from such activities and as a matter of good practice:

- Demolition activities will use water as a dust suppressant;
- Adjacent road surfaces will be frequently swept clean;
- All loads delivered to or collected from the site will be covered where appropriate;
- All road vehicles will be requested to comply with set emission standards;
- Skips will be securely covered
- The air quality within the site shall will be continually monitored Noise and Vibration
- The constructor shall take reasonable steps to minimise any noise disruption to adjacent occupiers.
- Where it is necessary to carry out noisy activities, identify them in advance and give notice.

- Operatives working in noisy areas will be monitored to ensure they are wearing the necessary protective equipment and that they are not exceeding their permitted exposure periods.
- Electrically operated plant will be used where practical.
- Try to ensure all plant used on the site is effectively silenced.
- No externally audible radios or other audio equipment will be allowed on site.