

OUTLINE CONSTRUCTION MANAGEMENT PLAN

**Laystall Street Development
Including offices in listed building and four number
apartments in extension**

AUGUST 2023

Introduction

The document has been prepared in support of a full planning application for the extension of 32-34 Laystall Street to deliver 4no. residential apartments.

This Outline Construction Management Plan has been prepared on behalf of McCauls in support of a detailed planning application for the building of 89 apartments and the refurbishment of listed building for offices and the building of 4 apartments in the 'extension'.

This Outline Construction Management Plan provides a structure that will be developed by the appointed contractor(s) and aims to demonstrate what will be included as part of the detailed Construction Management Plan.

It is the appointed contractor(s) responsibility to identify all relevant regulations and statutory approvals within the detailed Construction Management Plan, ensuring all necessary permissions are obtained prior to commencing work. It is proposed the detail of the final Construction Management Plan is controlled using planning conditions to allow details to be developed by the appointed contractor(s) in advance of works commencing on site.

This will allow enough time to agree the contract specific requirements.

Site Description

The Laystall Street site is characterised by the façade of the Grade II listed former Armitage Terracotta workshop a 3-storey brick and terracotta building facing Laystall Street opposite the rear of the Urban Exchanges development. This is a vacant parcel of land, adjacent to the Grade II Listed former Armitage Terracotta Workshop. There are several adjoining buildings to the rear of the showroom which date from various phases of development on the site. the oldest of which is the remnants of the linear workshop building which is contemporary with the showroom. Although original, this building has undergone several major changes and adaptation throughout its life and is not currently considered to be of high significance.

Operational control procedures

Specific management proposals will be developed within the detailed Construction Management Plan, including the following topics:

- Site establishment
 - Temporary offices, welfare, storage of materials and plant
 - Temporary boundary treatment
 - Security
 - Site opening / operative hours
- Health, safety, and staff wellbeing
 - Construction Phase H&S plan
 - Risk identification and control
- Site logistics
 - Access / egress
 - Parking of vehicles for visitors and site operatives
 - Temporary traffic management strategy
 - Loading and unloading strategy
 - Crane strategy
 - Road cleaning regime and wheel washing facilities
 - Protection of existing environmental features
 - Waste management plan
 - Contamination
 - Fuel and oil handling procedures
 - Co-ordination of adjacent construction activities
- Contractors organisation structure / roles and responsibilities
- Site administration
- Quality management
- Environmental and sustainability management
- Community engagement
- Third party coordination and management

The information contained in the rest of this document is subject to change following appointment of the contractor(s) and development of the detailed Construction Management Plan.

Outline sequence of activities

The appointed contractor(s) will take possession of the site with vacant possession.

Construction of extension to Listed Building, comprising 4no. apartments.

The assumed sequence of activities, for the extension which will need to be determined by appointed contractor(s), is:

- Weeks 1-2 : Mobilisation, site establishment
 Enabling works
- Weeks 2-4 : Complete foundation
- Weeks 4-35 : Superstructure

Site establishment

The establishment of the site will be agreed with the City Council through the condition discharge process and requirement for the contractor to submit a detailed CMP. This will follow the general principles of site establishment set out as follows:

- It is likely the appointed contractor(s) will seek to place site offices and welfare on the site.
- Temporary protective fencing will be erected to delineate the working areas, site boundaries, and protect sensitive features from disturbance.
- Temporary offices, welfare facilities and secure storage of plant and materials will be provided by the contractor.
- Any necessary fuel and oil will be stored in accordance with the appropriate regulations. Refuelling will only be undertaken in a designated area, designed to contain contaminated runoff, and by trained personnel.
- Emergency spill kits will be available.
- Material storage areas will be set up and managed, this will generally be situated within the site utilising the existing building
- Waste segregation areas will be established utilising containers of an appropriate design to ensure that specific waste is contained.
- Sewerage effluent from the site office and welfare facilities will be removed from site using a vacuum tanker if no sewer connection is available.
- Temporary lighting will be designed to minimise spillage of light, and oriented away from residential properties.
- The site boundary will be fenced as necessary to prevent unauthorized access and maintain a secure site perimeter.
- Scaffolding will be required for all the external perimeter of the building. This will require footpath licences and potential pedestrian tunnels alongside Brock St, Laystall St and Pigeon Street. The scaffold will require a specialist design and appropriate checks. It will incorporate appropriate debris netting to prevent debris falling to adjacent pedestrian walkways and assist in the management of the construction dust and noise suppression.

- General hours of site opening / operation.
The anticipated normal working hours for the project are anticipated to be as follows:

Monday–Friday: 7:30 – 18:00

Saturday: 8:00 – 14:00

Sunday and Bank Holidays: No work unless with prior arrangement and subject to proposed site activities.

The workforce may arrive on site 30 minutes prior to work commencing, but no working outside these times, unless changed by prior agreement with Manchester City Council. Noise will be kept to a minimum in the first hour.

Health, safety and staff wellbeing

The Construction Phase Health and Safety Plan will describe the arrangements for the management of construction work and the monitoring of compliance with relevant statutory provisions, to ensure the effective management of health and safety throughout the construction period on site. This document fulfils the Principal Contractor's duty under regulation 12 of the Construction Design and Management Regulations 2015.

The appointed contractor(s) will have specific processes and documents in place through their own management system to ensure compliance with all regulations. These documents, which form an integral part of this plan, define and describe procedures which ensure, so far as is reasonably practicable, the health and safety of all persons on site, or others who may be affected by the construction works.

Key information on health and safety risks, including relevant parts of the construction phase health and safety plan, will be shared with contractors, and discussed at the initial subcontractor health and safety meeting. It will also be communicated with workers through induction and worker engagement. CDM Regulation 12(2) requires that the Construction Phase Plan must include specific measures concerning work which falls within the categories set out in Schedule 3 of the Regulations. The appointed contractor will be responsible for preparing and maintain this list of possible Schedule 3 activities, with appropriate control strategies applied.

Appropriate site safety rules will be implemented and regularly reviewed by the appointed contractor(s).

The appointed contractor(s), through their management systems, will implement measures to ensure the health and wellbeing of all site operatives.

Site logistics

A detailed logistics plan will be developed by the appointed contractor(s) as part of the detailed Construction Management Plan.

Site access/egress

A traffic management plan will be provided by the appointed contractor(s) to ensure the safe and efficient access and egress for personnel and vehicles in and around the site, minimising disruption to neighbours and existing user of the surrounding roads as well as public walking around the external of the project.

It is anticipated construction traffic arrive at the site from Ducie St and onto Laystall St.

A detailed plan will be developed to define all vehicle movements, including operatives, visitors, deliveries, removal of materials, waste and plant.

Parking of vehicles for visitors and site operatives

There will be no onsite parking for site visitors and site operatives.

There are several public car parks in the immediate vicinity of the site including Tarriff St and Lomax St.

Managers and the work force are encouraged to use public transport routes as there are ample public transport links with the Piccadilly train station less than 10 minutes' walk away.

Contractor's vans shall only be permitted on the site for loading and unloading, following prior agreement with the logistics manager. Vans are only generally permitted if required to complete the contractor's works.

Temporary traffic management strategy

The appointed contractor(s) will liaise with the highway authority to implement a temporary traffic management strategy to ensure activities that impact the surrounding highways are managed in a safe manner. Where possible, disruption to the local highways will be minimised but where this is unavoidable, appropriate actions will be put in place and will be approved by the highway authority before works commence. It is anticipated that could parts of Laystall St, Brock St and Pigeon St may require closure for some part of the construction phase. The exact timing of this will be detailed in a further CMP to be agreed with the City Council and Highways Authority, prior to development commencing.

Loading and unloading strategy

As part of the detailed logistics plan, the appointed contractor(s) will establish a detailed loading and unloading plan to minimise disruption to the local highways and ensure co-ordination with other site activities. It is anticipated the appointed Contractor(s) could operate 2 loading zones in Brock St and Pigeon St.

Vehicles do not only create a risk upon arriving on and leaving our site but also during the approach to site. All delivery vehicles are required to be FORS registered minimum bronze heading towards gold standard.

The Logistics Manager will be responsible for the maintenance of the delivery system and will highlight any updates in the weekly coordination meetings with all Works Contractors planning deliveries. Materials will be managed on a Just in Time basis with storage kept to an absolute minimum within the site area. The Site Logistics Works Contractor will be responsible for all material movement and storage throughout the site.

Deliveries will need to be programmed with the Site Logistics Works Contractor with a minimum of 48hrs notice given, except where agreed otherwise due to programme constraints. All deliveries will be coordinated with the Construction Manager daily who will have the overall authority on delivery priorities.

Access through Manchester City Centre to the site will be avoided, with traffic using larger arterial routes that allow easy access to the site.

Crane strategy

It has been assumed that a mobile tower crane will be utilised for the site. Due to the nature of the works and the existing structure it is anticipated that the appointed Contractor(s) will only operate lifts with mobile cranes as required. However, the appointed contractor(s) will have to establish their construction methodology and crane strategy. All required approvals will be in place prior to erection of any cranes used on the site.

Further distribution through the existing building will potentially be achieved through the introduction of a vertical hoist in an existing Goods lift, on the Pigeon St side of the site.

Road cleaning regime and wheel washing facilities

The contractor(s) will ensure that pro-active measures are taken to prevent slurry/spoil from vehicles leaving site during the works being deposited on the public highway. The cleanliness of site roads will be inspected regularly by the Principal Contractor(s) who will provide wheel-washing apparatus and will ensure that all site vehicles are thoroughly cleaned. Wagons carrying loose material will be covered before leaving site, additionally, damping down will be considered in windy weather conditions, depending on the materials being carried. Additional damping down and road sweeping will be introduced if required as the project progresses. The contractor(s) will implement additional procedures as required to manage the removal of any contaminated materials from site.

Waste management plan

The contractor(s) shall, to reduce the need for waste disposal, minimise the generation and environmental impacts of waste arising during the works and shall maximise opportunities for the re-use and recovery of wastes.

The management and disposal of waste generated by this contract will be managed in accordance with the contractor's Waste Management Procedure and recorded in the Site Waste Management Plan. The appointed contractor(s) shall make any necessary applications to the Local Authority and/or the Environment Agency for the storage, treatment, or disposal of wastes.

Excavations betaken offsite as muck away from any sewer and utility diversion works and then the substructure works. All arisings from these works will be removed from site by a licensed haulier/ contractor and will be taken to a licensed destination.

Other waste generated on the project will be taken offsite with skips managed by the contractor, who will seek to employ a local waste management company and they will be responsible for delivering, exchanging and removing skip containers from site when required.

Hazardous waste bins will also be present on site for items such as silicone, spray cans, paint and oily rags.

The waste management contractor will hold a valid waste carriers license and waste destination facility permit.

Contamination

Measures will be put in place to minimise all forms of pollution arising from the works and will be managed via the appointed contractor(s) specific procedures within their management system. Environmental risks will be assessed, and mitigation measures established to reduce the impact. The contractor shall adopt good construction management practices that will reduce the risks of accidental discharge of pollutants into watercourses or groundwater. These practices will be incorporated into the detailed Construction Management Plan.

The appointed contractor(s) will request information from the Client on any ground investigations undertaken to identify whether the land is contaminated. If the land is contaminated, works will be carried out in accordance in accordance with best practice.

Fuel and oil handling procedures

All fuel and oil will be stored in accordance with the relevant regulations and handled in such a way that minimises the risk of pollution.

Coordination of adjacent construction activities

The appointed contractor(s) will establish a process to ensure regular dialogue to manage the co-ordination of adjacent construction activities, including the potential development of the Bellward scheme on Ducie St and the Stay City project on Laystall St. This should consider key interfaces, timing of activities, deliveries, crane strategy, access/egress, loading and unloading, traffic management.

Contractor's organisation structure / roles and responsibilities

As part of the detailed Construction Management Plan, the appointed contractor(s) will establish their organisational structure, key points of contact and clearly defined roles and responsibilities, setting out who has responsibility for key roles on the project.

Site administration

This will include the following:

- monitoring of the site;
- site diary;
- correspondence;
- drawings and design management;
- management of subcontractors;
- instructions;
- change control; and
- contract records.

Quality management

The appointed contractor(s) will implement a quality management system in accordance with their internal procedures, considering:

- quality management systems;
- inspection and testing;
- material samples;
- quality inspections by subcontractors;
- quality inspection records; and
- quality audits.

Environmental and sustainability management

The appointed contractor(s) will implement environmental and sustainability procedures in accordance with their internal procedures, considering:

- water quality and drainage;
- pollution control;
- protection of the river Medlock and other environmental features;
- measures to control noise and vibration;
- measures to control air quality;
- soils;
- contaminated materials;
- waste;
- energy;
- management of materials;
 - procurement and sampling
 - storage and distribution
 - testing
- transport.

Noise pollution

In general, any isolated noisy or dusty works will be controlled by the works contractor and how this is done will be described within the safe systems of works. Noisy and dusty works will be minimised where possible and, where works must be undertaken, practicable measures will be adopted such as:

Noise:

- A Section 61 consent application will be approved for the project works prior to commencement of development.
- Works will be in accordance to the agreed site hours:
 - Monday – Friday 07.30 till 18:00.
 - Saturday 8:00 till 14:00.
 - Sunday and Bank Holidays - no works, unless agreed prior.
 - Bulk excavation only has been granted permission to commence from 07:00.
- The maximum noise limit which shall not be exceeded is 75db over a 10-hour (08:00 hrs to 18:00hrs) period at the receptor. As the table shows below.
- The construction site noise is to be monitored using noise monitors. If the noise limits are exceeded and noise monitors are triggered, an alert should be sent to the contractor's site team and the works causing the disturbance will be ceased and re-planned.
- Hoarding will solid and a minimum of 2.4m high.
- Plant will be turned off when not in use.
- Acoustic screens / barriers will be used where required.
- Exclusion zones and maximising the distance away from nearby receptors where possible.
- Short duration works, within the agreed working hours.
- No noisy works will commence until after 8am.
- No noisy works at weekends.

Vibration

- Vibration monitors (as below or similar) will be positioned and fixed in locations where sensitive receptors are identified. The main receptors include: Stay City aparthotel on Laystall Street.
- The vibration limit is to be determined by the receptor or 10mm/s otherwise.
- Any works that exceed the vibration limit will be ceased and re-planned.

Noise and vibration will be monitored where necessary and for works such as piling, excavation (sub -basement), demolition and basement works construction. During these works noise levels from the piling rig and excavation plant (excavators) have a potential to exceed 75db at source so a section 61 will be applied for through the City Council and appropriate measures and monitoring will be undertaken to mitigate any disruption. No other work will be likely to cause much noise or vibration concern.

Community engagement

In conjunction with the client, the appointed contractor(s) will implement a community engagement strategy, taking consideration of the following:

- Neighbours / residents, including:
 - Programme and key activity updates.
 - Access into adjacent properties (including temporary uses).
- Local community.

Complaints Procedure – the appointed contractor will display site contact information on the site hoarding / gates for third parties to contact in case of a complaint or query. The contractor will log all the third-party complaints and interactions in a complaint register which will be held on site. The contractor will respond to each complaint as a matter of urgency and send monthly newsletter updates regarding the project.

Third party coordination and management

The appointed contractor(s) will implement a stakeholder management plan to establish a strategy engaging with relevant stakeholders, including:

- Statutory Authorities (including Highways);
- Environment Agency;
- emergency services;
- utility providers; and
- others, as identified.

This process of co-ordination and engagement will continue throughout the construction process and through the discharge of planning conditions.