



Demolition, Construction and Environmental Management Plan to include Demolition.

CTM Management Ltd
Revision -

New Aldi Store,
Victoria Avenue East,
Moston
Manchester
M9 7HW

Feb 2023 Rev -

CONTENTS

- 1. BACKGROUND**
- 2. HOURS OF WORKING**
- 3. DUST SUPPRESSION**
- 4. SHEETING OVER CONSTRUCTION VEHICLES**
- 5. STORAGE OF PLANT AND MATERIALS**
- 6. MEANS OF ACCESS FOR CONSTRUCTION TRAFFIC**
- 7. PARKING OF CONSTRUCTION VEHICLES**
- 8. WHEEL WASHING**
- 9. MEASURES TO CONTROL NOISE LEVELS AND VIBRATION MONITORING**
- 10. SITE WASTE MANAGEMENT**
- 11. FENCING / HOARDING**
- 12. CONCRETE POWER FLOATING**
- 13. COVID 19**

1. Background

CTM Management Ltd., have produced this Demolition, Construction and Environmental Management Plan to provide an outline to envisaged work practices and how they are to be managed while demolishing and constructing the new Aldi Store, on the former Indian Restaurant "The Imperial Lounge", and partial North Manchester Rugby Club after a land swap. On Victoria Avenue East.

The project is set up in various phases those being; -

Phase 1 Section 278 and Rugby works.

A letter drop will take place to apartments, flats, gymnasium Rugby club and local businesses (sensitive receptors) that may have the perceived perception that it could be affected by the Highway, demolition and construction works, with the Site Managers contact details 5 days before commencement on site.

Phase 1 is the Section 278 works and the land swap for the Rugby Club, to create the new access around the proposed site, to ensure the demolition area is fully secure from the general public and to allow unlimited access to the gym and apartments during the works.

Protection slabs will be inserted / insitu over the dual aqueducts as per the agreement with UU. CMC piling will stabilize the deep peat under the new access road. Drainage will be inserted on the new access road and into holding Manholes, which will be pumped into the existing drain runs with localized approval.

Currently a welfare unit c/w internal generator will be sited adjacent to the Imperial Lounge building (shielding the apartment block) if the building is unsuitable to be used as the welfare / office block. All the working areas will be heras type fenced, with appropriate signage both for the contractors and visitor's residents of the apartment and users of the gym.

Phase 2 Demolition

A letter drop will take place to apartments, flats, gymnasium Rugby club and local businesses (sensitive receptors) that may have the perceived perception that it could be affected by the demolition and construction works, with the Site Managers contact details 5 days before commencement on site.

The existing, old access that was the access to the gym and apartments will be clearly fenced and signed Construction Traffic Only and utilised to ensure total segregation from construction and visitors to the apartments and gym, whilst the new access to the rugby club, apartment and gym will be up and around the new access onto the development.

All the demolition and construction working areas will be heras type fenced, with appropriate signage both for the contractors and residents / visitors of the apartment and users of the gym.

- Protection slabs will be inserted / insitu over the dual aqueducts as per the agreement with UU.in the areas that were not accessible by the existing roadway / access.
- A designated banksman walking to and from the site boundary to the sites gates to ensure no construction vehicles drive unaided onto site.
- Asbestos removal if identified within various existing buildings and as per current legislation regarding notifiable asbestos, transportation, and disposal.
- A suitably qualified company to attend site for toolbox talk on trees and Bats / birds in conjunction with the demolition.
- Demolition of the various buildings will take place, with suitable mobile offices, toilets and containers including skips being used by the various contractors.

Phase 3

- Once the buildings and foundations are removed and the site set up established the construction works will commence.
The existing, old access that was the access to the gym and apartments will be clearly fenced and signed Construction Traffic Only and utilised to ensure total segregation from construction and visitors to the apartments and gym.

A monthly meeting will be offered to those requiring a face-to-face discussion, once the construction commences on site, but hopefully the workforce and Site Manager will ensure that any issues are kept to a minimum, (ideally zero), and dealt with straight away, but we are all aware that no one appreciates change so need to be empathetic to all complaints.

During inductions of all operatives the site rules will be noted, including the fact that no radios are allowed on site as per all CTM Management sites.

Tower lighting may be used at the discretion of the site manager and contractors, but it is not envisaged or planned to do so currently, but if used all lighting will be sympathetic to the surrounding areas so as not to cause a nuisance.

On site machines will have flashing beacons during working hours, when being operated.

2. Hours of Operation

The following hours of operation are proposed for the Works:

- Monday to Friday – 7.30.00 hours to 18:00 hours.
- Saturdays – 08.00 hours to 13:00 hours.
- Sundays and Public Holidays – No work will occur unless approval has been given by the Local Authority or an emergency request by the council, UU statutory services or others statutory bodies.

3. Dust

To control dust generation where necessary, water will be sprayed at the source of origin to prevent airborne dust particles migrating into the surrounding environment, were reasonably practicable.

This shall be undertaken (but not limited to) the control of emissions of dust and dirt during demolition and construction with measures to minimise dust generated from machinery also.

Vehicles will not be left idling.

Minimise drop heights during demolition.

Stockpiles to be covered with tarpaulins, were practical.

No bonfires.

Site Manager Inspection, noting issues and ensuring reoccurrence does not occur.

- **Site Observations and Complaints Form will be displayed**, which will record issues from onsite workers to the public. Anything noted will be actioned in a timely fashion.
Which will include but not limited to.
 - i) Investigation of the issue and, disseminate the information to all parties on site via a toolbox talk, ensuring the occurrence does not occur again.
 - ii) If the occurrence has caused damage, the Principal Designer will be notified, and he will investigate and report on the incident and ensure that the damage in conjunction with CTM Management is rectified.

- iii) Being polite always and ensuring a non-confrontational approach is taken to all complaints.
- iv) Complaints will be dealt with at site level but can be escalated to Contracts manager and even up to Managing Director level should there be a necessity.
- v) If there is a necessity to attend site out of hours due to an emergency, then this will be actioned.
For clarity we do not employ the contractors, but manage them and issues, as infrequent as they occur are resolved amicably.

Once the buildings have been demolished and hard standings have been lifted, (where appropriate) the construction activities will take place.

Once the building envelope is completed and the works enclosed, little or no airborne dust contamination is envisaged, as it is essential to hardstand the areas identified on the planning drawings, with only the topsoiled areas being open to the elements.

Any internal works which require any cutting operations into masonry or concrete will be fully controlled by means of handheld mechanical tools fitted with water suppression units or vacuumed extraction units.

Detailed risk assessments and method statements will be requested from contractors, once any such work operations have been identified

We shall liaise regularly with the EHO if anything is to change from the written statements above in practice or if the above becomes unworkable due to unforeseen events, when a new plan will be revisited with the Environmental Health Officer appointed to the project.

4. Sheeting-over Construction Vehicles

Additional precautions (dependant on the materials being transported) may be implemented during the Works, to include the covering of haulage trucks with integral sheet covers. All trucks will be loaded to their prescribed weight limits, within the site boundary and dependant on the materials being transported may then be covered prior to exiting the Site.

5. Storage of plant and materials including compound locations

All site compound locations for various trade disciplines will be coordinated on site, where practicable so that they are not in direct proximity to any sensitive receptors (i.e. housing; the public; pedestrians; environmental issues etc.).

This will also be implemented for the loading and unloading of plant and materials. These operations will only take place within the site's footprint. No loading and unloading will be undertaken off site and only crossing the aqueduct at designated crossing points.

6. Means of access for construction traffic

All construction traffic will access site from Victoria Avenue East. All construction and demolition traffic will be suitably supervised and controlled always on and off the demarcated fenced site areas via a designated banksman.

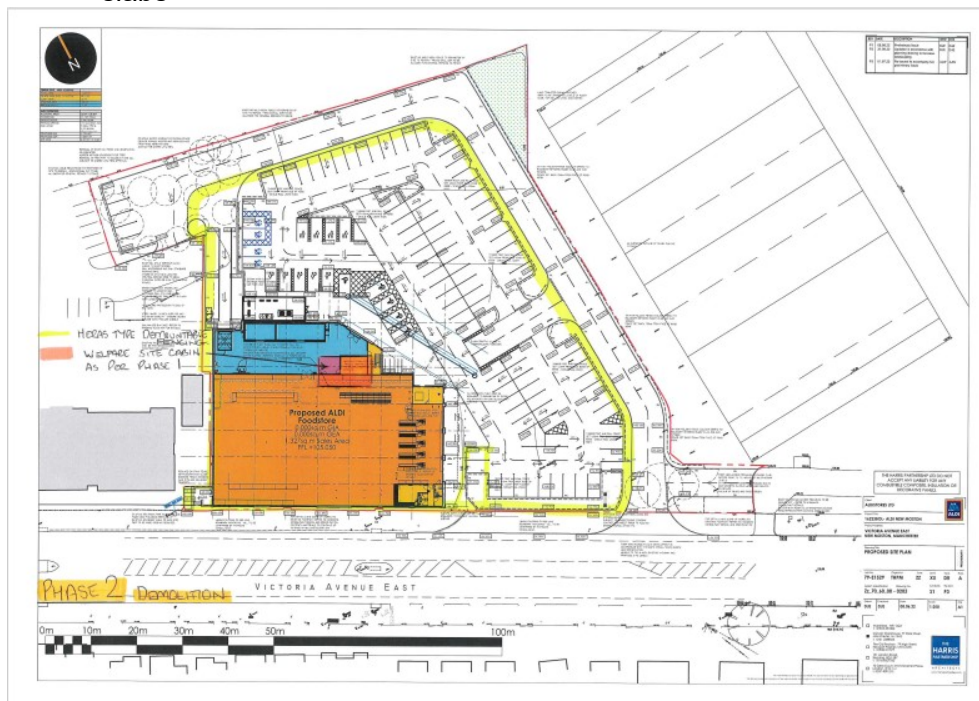
The construction vehicles are no bigger than the Aldi delivery vehicles and the design for the site and access road is to cater for them, so the construction traffic should not be a problem. Fencing at the gated access will be set back to permit a wagon to drive off Victoria avenue East and stop off the road, with the gates being set back.

Phasing will generally be as identified earlier.

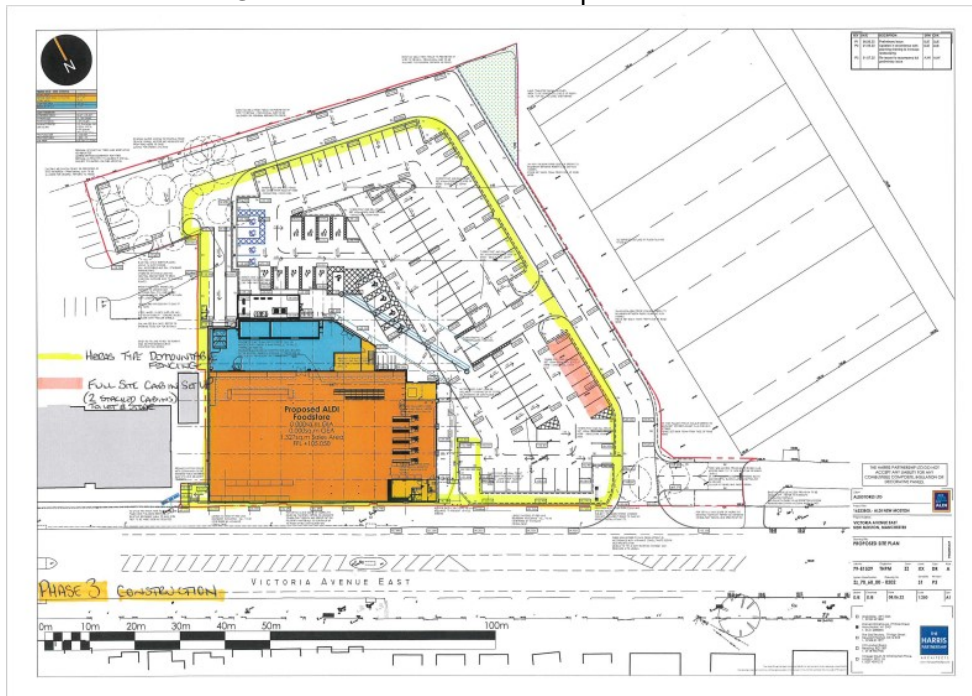
- Phase 1 Section 278 works, UU protection slabs, CMC to peat area and forming up and installing the new access road to the Rugby Club, the gym and apartment building.



- Phase 2 Demolition of all the onsite buildings and hardstanding's and UU protection slabs



- Phase 3 Construction of the Aldi Store and external car park including service route, dock for HGV and all external landscape.



Delivery vehicles for site cabins, fencing and plant

Initial vehicles will be 8 wheeled, importing and carting spoil to and from site

Skip wagons

Articulated wagons delivering the steel, roof materials and masonry circa 16nr in total

Small transit or curtain siders

Once the fit-out work starts the deliveries tend to be articulated vehicles and circa 6 during the construction period, with small transit and curtain siders

7. Parking of Construction Vehicles

All operatives will undertake a site induction informing them of the site conditions, the UU aqueduct and directing them not to park in the surrounding areas.

Where reasonably practicable, parking will be made on site and all demolition and construction traffic will be controlled via a banksman for safety and co-ordination.

Signage relating to the Construction site will be attached to the fence in prominent locations but will not be to the detriment that they are all ignored by having too many.

A banksman will generally be around the site to ensure that no stray vehicles utilize Victoria Avenue East, the Rugby club access and that of the apartments and gym car park, where likely to cause ill feeling from residents or any other road for parking as it is our priority to ensure that we have a good working relationship with our neighbours.

8. Wheel Washing

Any existing hardstand area(s) and driveway(s) will remain in place where reasonably practicable to ensure all trucks do not take spoil out onto the road. All vehicles will be checked before leaving the site to ensure no spoil is on the wheels. It will be further backed up with wheel washing via an on-site high-pressure jet wash.

New Aldi Store Victoria Avenue East, Moston. Rev -

External roads will be monitored daily for any spoil deposits and removed immediately on discovery. A road sweeper will be made available on stand-by should the need arise for additional road and footpath cleaning duties.

9. Measure to control noise levels and vibration during construction

Because of the nature of the site, its expected work scope and its location to local receptors, it is not anticipated that any operations being undertaken will generate enough nuisance noise over and above the first action level of 80 dB to the site perimeter for any harmful duration.

Care will be taken to plan and control all noisy operations in line with the Control of Noise at Work Regulations 2005.

This design has been used on numerous projects for Aldi Stores Ltd, across the North of England and no issue re external noise has been encountered during the demolition and construction process.

A site observation and complaint form will be readily available on site for both good and bad comments with timescales to be recorded.

If a genuine complaint is made, we use the Principal Designer to investigate the complaint as an independent arbitrator and follow his recommendations on his findings.

Care will be taken to plan and control all noisy operations in line with the Control of Noise at Work Regulations 2005.

As we are likely to use CMC piling due to the deep peat within the ground, we may introduce vibration and noise monitoring when working adjacent to the apartment blocks, but until we have the detailed design and contractor employed, knowing their risk assessment and plant to be used, we cannot confirm, but have regularly used the facility on grounds to be piled eg Leyland, Todmorden, etc.

10. Site waste management and Duty of Care

All waste materials from site will be strictly controlled under the Duty of Care Act which will comply with the Government's waste hierarchy regarding construction site waste, for example.: -

- Reduce the amount of waste produced.
- Re-use the material where possible.
- Recycle the material where possible.
- Recovery of any component parts or materials.
- Disposal as the last resort.

11. Fencing / Hoarding

The site will be securely fenced around the perimeter of the various site areas, using Heras type demountable fencing panels, with further fencing being around the demolition area and highlighting the aqueduct. All will have appropriate H&S signage.

Any TPO's on the site or specified trees for keeping will have fencing and signage erected.

12. Concrete power floating

The warehouse slab is to have a power floated finish, it is essential that the concrete is pre ordered with a minimum number of 3 wagons on turnaround, which will allow the concrete to be placed via pump in circa 6 hours.

Starting pumping at 8am, the pour should be complete by 2.00pm, and subject to the ambient temperature and wind complete by circa 6pm.

Concrete is obviously weather dependant and therefore the times to power float is subject to fluctuation.

To try and mitigate excessive noise beyond 6pm, the pour will be over 3 days (Unless an unexpected occurrence), and the suggested use of power float exhaust silencers.

It is not envisaged to be power floating beyond this time, but with the site being directly near a residential area all precautions will be taken to minimize noise but by nature of concrete, it has to be floated correctly as it begins to cure and set.

Lighting will be a necessity for the workers to see when power floating and to have safe passage from the site and is likely to be limpet type LEDS to the steelwork, which will be turned off as soon as practical and ensuring is not directly illuminating houses or drives that may cause a nuisance.

A further letter drop will be made days before confirming the date of the pours and the anticipated completion time, and it will acknowledge that the Local Authority is aware of the works but clarifying the set time and power floating is dependant on the weather and not an exact science.

Our site manager and company contact details will be on the letter.

13. Covid 19

Good Covid 19 working practices will be employed whilst on site, but not mandatory.