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PROPERTY & CONSTRUCTION CONSULTANTS

April 2021

Construction Management Plan

Proposed development at
Downley Drive, Ancoats,
Manchester M4 7JU

for

Great Places Housing Association

Construction Management Plan
for the proposed development at
Downley Drive, Ancoats, Manchester

Revision	Date	Issued by	Reviewed by	Comment
-	29/04/21	DW	JE	Original - Prepared for Planning Application

Introduction:

This Construction Management Plan (CMP) has been prepared in respect of the proposed residential development located at Downley Drive, Ancoats, Manchester.

The CMP has been produced for the purpose of informing the planning application and is therefore intended to consolidate high level information on known construction constraints relating to the site and the proposed development.

The CMP is based on methodology and timescales envisaged at the time of the submission of the planning application and will be subject to change once a Main Contractor has been appointed for the construction works and a Principal Contractor appointed under the Construction, Design & Management regulations (CDM).

As the project moves forward, the CMP will be developed by the selected Principal Contractor (CDM) in advance of the project commencing on site. A detailed Construction Environmental Management Plan will be submitted to the Local Planning Authority (LPA) for approval ahead of commencement of the development on site, detailing Construction management, Construction Phase Health and Safety management, Environmental management as well as Site Waste management and Logistics and Traffic Management.

1. Project Description

Great Places Housing Association propose to develop land bounded by St Vincent Street and the Rochdale Canal to the North, edges of existing dwellings on Woodward Place to the West, Downley Drive to the South and Kingham Drive to the East.

The Western portion of the Site is currently vacant and secured by fencing, comprising predominantly of overgrown shrubland with a limited amount of hard standing. The Eastern portion of the Site is comprised of grassland with a limited number of trees. An unadopted path cuts through the Site from St Vincent Street to the North to Downley Drive to the South.

Extract of the existing site location plan:

The proposed development will deliver 68no Affordable Homes, comprising 23no houses and 45no apartments within a four-storey building, alongside associated landscaping, boundary treatment, car parking, and cycle parking.

Extract of the proposed site plan:

The key parameters of the development are shown below:

Parameter	Proposed Development
Proposed Site Area	c. 0.69 hectares
Proposed Development	Residential development (Use Class C3)
Proposed Units	68 residential units: 23 houses 45 apartments (22 one bed and 23 two bed)
Proposed Development Height	Houses: 2-3 storeys Apartment: 4 storeys, including ground
Car Parking	44 car parking spaces provided across the development (65% provision): Houses: 23 spaces, 1 per house (100% provision) Apartments: 21 spaces (47% provision)
Cycle Spaces	68 cycle parking spaces provided across the development. A timber cycle store will be provided in the rear gardens of all houses. A dedicated cycle storage room will be provided on the ground floor of the apartment block that will provide 100% cycle parking for residents.

2. Project Location

The development is generically known as Downley Drive and the site is bounded by St Vincent Street and the Rochdale Canal to the North, edges of existing dwellings on Woodward Place to the West, Downley Drive to the South and Kingham Drive to the East – refer to Section 1 of this CMP.

3. Project Team

Full details of the Project Team are set out below:

- Client: Great Places Housing Association
- Architect: Buttress Architects
- Employer's Agent: Simon Fenton Partnership
- Principal Designer: Whiteley Eaves Limited
- M&E consultant: Watt Energy & Consulting
- Structural Engineer: Carley Daines Associates
- Planning consultant: Deloitte
- Transport consultant: Ashley Helme
- Landscape Architect: Stephen Martlew Landscape Architects

4. Programme

Subject to the granting of planning permission, the project is expected to start on site late 2021, with an on-site duration of two years and a completion expected late 2023.

5. Existing Pre-Construction Information

The planning application will be supported by a variety of technical and investigatory reports that have been gathered by the Project Team to ensure that the planning application drawings and associated statements (Supporting Planning Statement, Affordable Housing Statement, Blue & Green Infrastructure Statement, Design & access Statement, Environmental standards & energy statement, Consultation statement & Transport statement) are suitably detailed and informed by accurate and up to date site information.

The following supporting information will be issued for planning:

5.1 Architectural desk based assessment

5.2 Flood risk & drainage strategy

5.3 Statement of consultation

5.4 Noise assessment

5.5 Air quality report

5.6 Ground condition & land contamination/stability report

5.7 Ecological assessment

5.8 Arboricultural impact assessment

5.9 Travel plan framework

5.10 Waste management & servicing strategy

5.11 Daylight/sunlight assessment

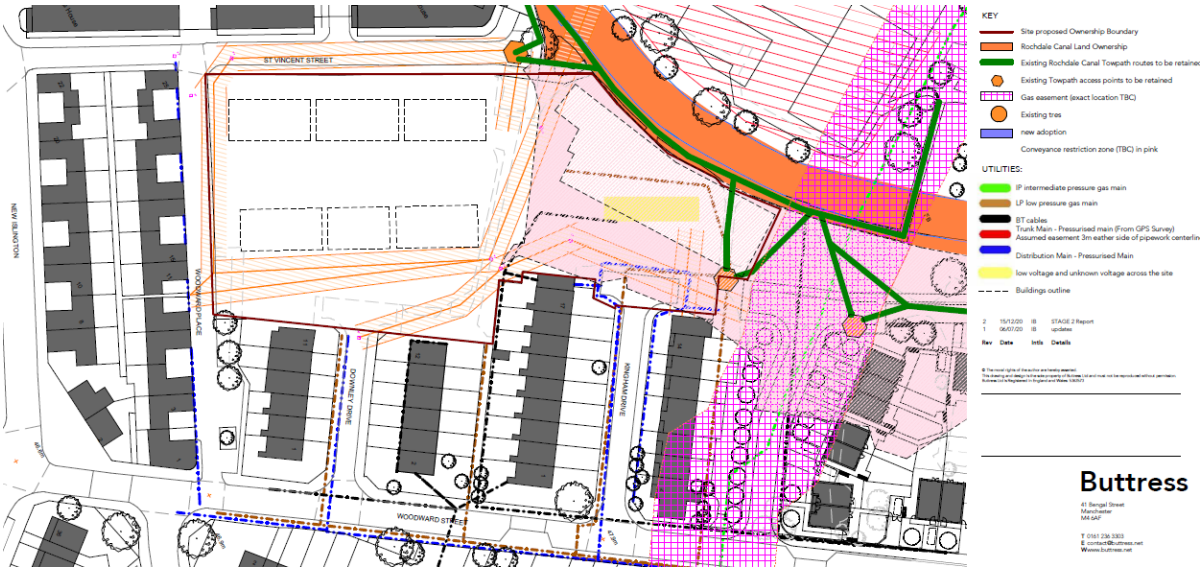
An existing site utilities plan has been prepared following the issue of record information from the relevant Statutory Authority Utilities and this is further illustrated on the site constraints plan drawing – Refer to Section 6 of this CMP.

6. Site Constraints

Access and egress to the site will be via Downley Drive, Woodward Place and St Vincents Street which are already constrained by the existing traffic management arrangements currently in place and these will be detailed within the Transport Assessment that accompanies the planning application.

Due to the proximity of the Rochdale Canal the site is also subject to pedestrian traffic having been able to use existing towpath access points and towpath routes that run through and adjacent to the site.

Extract of the site constraints plan:



Various site and development constraints have been identified at this point in time that will need addressing and these have been scheduled below:

6.1 Rochdale Canal: the Rochdale Canal bounds part of the site with canal towpaths in use. Working methods will therefore need to be planned carefully at these boundaries with liaison as necessary with the bodies responsible for the canal waterway/towpath.

6.2 Utilities: existing gas, water, electric & BT services abound and enter the site. In addition, a gas trunk main and easement zone runs close to the site boundary with the exact position/extent of the easement zone requiring final determination. The disconnection/diversion and retention of services shall be risk managed and suitable construction management procedures put in place.

6.3: Highway constraints: vehicular weight and size restrictions will be determined applicable to the site locality to understand their extent and impact on the proposed construction activity. The surrounding area are highly populated and traffic movements are high.

6.4: Adjacent developments: current and future developments within the area of the site will be determined to understand their extent and impact on the proposed construction activity. Access and egress routes to the site will therefore need to be co-ordinated and agreed in advance of works, with other contractors working in the area.

7 Construction Methodology

7.1 Construction Phase Plan: prior to the commencement of any construction activity the Main Contractor's Construction Phase Plan shall be approved in writing by the Principal Designer appointed by the Client to ensure that there are suitable arrangements in place for managing the project, enabling those carrying it out to manage health and safety risks and to plan, manage, monitor and co-ordinate Health and Safety during the construction programme.

7.2 Establishment: suitable site welfare facilities shall be provided for the duration of the construction work with power for heating, lighting etc being provided by either temporary means ie generators or permanent supply

7.2 Construction works: following the site establishment the Main Contractor will undertake the construction works in accordance with their construction programme and keep the Client and Project Team informed of any delay/acceleration in work activities on a regular basis. Headline programme activity schedule below:

- cut/fill & reduced level excavation
- main external highway/drainage infrastructure works
- piled foundations & ground beams/substructures
- superstructure frame
- superstructure envelope/external walls/roof to ensure weather tight
- mechanical & electrical services installations
- internal fit out & finishes
- general plot external works & drainage
- finishing works & handover/issue of Health & Safety File

8 Traffic Management

The site highways constraints (as they are currently understood) are captured within Section 6.3 of this CMP.

Once appointed the Main Contractor will work with Manchester City Council to develop an agreed route(s) to the site to ensure deliveries are co-ordinated within the Main Contractor's supply chain along defined routes to minimise local impact.

Prior to starting works on site the Main Contractor will be expected to submit a detailed Construction Traffic Management Plan, as part of the Construction Management Plan, to Manchester City Council for agreement with their Highways Officers. The Plan will detail the co-ordinated public highway route(s) and address the following issues:

- Integration of the traffic management scheme with surrounding construction developments and calming measures
- Access, egress, drop off and turning areas
- Temporary and/or permanent alterations to local traffic routes (both vehicular and pedestrian)
- Additions, alterations and positions of any temporary signage, road markings or protection barriers
- Pedestrian access around the site and relevant protection, lighting and signage schemes
- Temporary suspension/relocation of parking bays and bus stops as necessary
- Segregation of plant, materials and pedestrians on site and safe access routes between welfare and site areas
- Arrangements for car parking off and on site and the public transport strategy for visitors, staff and operatives
- Loading bays, hoist positions and tower crane areas
- Material & plant loading/unloading positions
- Material & plant storage locations
- Crane proposals/usage and their lighting
- Any other measures to ensure the safe integration of pedestrians, cyclists and road users both on, off and surrounding the proposed development.

A construction protocol for deliveries, off peak deliveries and pre-fabrication will be developed once a Main Contractor is appointed.

9 Site Establishment

9.1 Welfare: Appropriate welfare facilities will be provided in a suitable location on site. Site personnel will be encouraged to utilise the extensive array of public transport options available to them and the Construction Phase Travel Plan will encourage and promote the use of public transport options available within a short walking distance of the site.

9.2 Hoardings: It is intended that the site will be secured via hoarding ahead of the commencement of works on site for health and safety purposes and this requirement will form part of the planning proposals. Should the hoarding line need to encroach onto the pavement to allow construction activities to proceed, pedestrian access will be

maintained. Hoarding arrangements/plans and their maintenance are to be agreed with Council's Highways Officers.

9.3 Security: Site security will be provided as necessary to maintain a secure site and avoid trespass.

9.4 Considerate Constructors: The Main Contractor will be expected to register the site with the Considerate Constructors Scheme. A minimum score will be agreed with the Client (this shall be no less than 35 out of 50) and monitored as a Key Performance Indicator throughout the construction process.

Further specific Health and Safety standards will commonly be imposed upon the Main Contractor via the Pre-Construction Information document that is to be issued by the Principal Designer.

A communications strategy will be put in place to ensure the timely release of information appertaining to the proposed development to local residents and this will be co-ordinated with the Client before issue.

The communication strategy shall include a complaints/compliments procedure.

10 Site Licence, Notifications and Permits

Prior to commencement on site, and in some instances during the works, appropriate licences, permissions and permits to work will be required from local stakeholders in order to facilitate development in line with the construction programme.

Where possible, the Project Team will work to secure these licences early, so as to minimise the lead times required to secure permissions on appointment of a Main Contractor.

11 Health and Safety

The project will be carried out in accordance with the Construction (Design and Management) Regulations 2015, and all other relevant legislation and guidance.

The Principal Contractor under the Construction (Design and Management) Regulations will be the Main Contractor as appointed under the building contract and will be expected to have a rigorous Health and Safety Policy and prioritise Health and Safety within its' business operations. This policy is being scrutinised as part of the contractor procurement process.

The Principal Contractor will produce a Construction Phase Plan prior to works commencing on site. This document will form the basis of the procedure for managing health and safety during the construction phase and will be periodically reviewed as the work progresses.

Protecting the public from risks to their health and safety arising from the construction work is a high priority. Every care will be exercised to prevent risk to members of the public and appropriate action, including the erection of perimeter fencing/hoarding to a specified standard, will be taken. Vandalism and the theft of plant, equipment, materials and fuel is possible throughout the duration of the development. The Principal Contractor will take appropriate action to ensure the site is secure at all times from unauthorised access.

Construction activity on site will comply with the latest Government advice on Coronavirus (Covid-19) at all times.

All Site Operating Procedures (SOP) undertaken during the Coronavirus (Covid-19) pandemic need to ensure that the workforce is protected and the risk of spread of infection is minimised. This includes considering how personnel travel to and from site.

The Main Contractor shall provide consistent measures on site in line with the Government's guidelines on social distancing and ensure employees and their supply chain make every effort to comply with Government advice and site operational procedures.

Government guidance for employers in England states "*where the social distancing guidelines cannot be followed in full, in relation to a particular activity, businesses should consider whether that activity needs to continue for the business to operate, and, if so, take all the mitigating actions possible to reduce the risk of transmission between staff*".

The Health and Safety requirements of any construction activity must not be compromised at this time. If an activity cannot be undertaken safely, it should not take place.

Emergency services are also under great pressure and may not be able to respond as quickly as usual and this will be taken into consideration in the planning of work activities, first aid, fire and emergency responses on site.

The Main Contractor must have in place effective arrangements for monitoring and reviewing their compliance with Government and industry guidance with regards to Coronavirus (Covid-19) and this shall be detailed within the finalised CMP.

12 Sustainability & Environment

12.1 Environmental Management:

An Environmental Plan will be developed by the Main Contractor to address and monitor the following construction issues:

- Applicable environmental legislation
- Pollution
- Nuisance (noise, vibration & dust emission)
- Temporary/artificial light pollution nuisance
- Air quality plan
- Waste recycling and disposal resulting from demolition/construction

Monitoring procedures will be put in place and the results will be used to identify any trends or changes in safety performance so that remedial measures may be instigated.

12.2 Environmental Legislation:

Applicable environmental legislation will be identified in a register, to ensure that appropriate systems are put in place in order to comply with the legal requirements in question.

12.3 Pollution:

The Main Contractor will establish mitigation procedures to ensure the prevention of water and ground pollution relating to the following risk activities:

- Earthworks
- Concrete works (including washing out of concrete delivery vehicles and pumps)
- Storage and movement of fuels, oils, chemicals and other such fluids
- Cleaning (including plant, machinery and wheel washing).

Monitoring procedures will be put in place and the results will be used to identify any trends or changes in safety performance so that remedial measures may be instigated.

12.4 Nuisance:

Construction activities which generate noise and vibration such as excavation works, piling works, cutting of materials, breaking out of existing surfacings and plant movements and these will be reviewed and planned to minimise, as far as reasonably practicable, the potential nuisance caused by the construction works. Mitigation measures will be considered including low noise options, noise attenuation techniques and alternative methods.

The working hours for construction works will follow the Manchester City Council guidance for construction works. This includes standard working hours for noisy, disruptive and external works. Works will be undertaken outside of these hours where the works are internal to the building and will not result in noise or disruption to local residents. External work outside standard hours will be minimised, but where it is unavoidable will be agreed using the process set out in the relevant guidance.

There is increased potential for nuisance relating to air quality and emissions from construction activities in the form of dust and fumes. The degree of dust deposition is usually dependent on the nature of the works. Increased levels of dust are most likely to occur during: piling, moving construction traffic and groundwork activities.

In order to minimise dust and fumes, the Main Contractor will consider the following:

- Control measures and dust suspension techniques
- Minimise stock piling and positioning in a manner that reduces risk of dust arising through wind action
- Measures such as screening and covering
- Installation of appropriate wheel and body wash facilities
- Keep adjacent roads and pavements clean
- Ensure plant is turned off and not left running when not in use
- Selection of electrically powered plant where possible in lieu of diesel or petrol plant
- Ensuring no waste or unwanted construction materials are burned on site.

Monitoring procedures will be put in place and the results will be used to identify any trends or changes in safety performance so that remedial measures may be instigated.

12.5 Waste Management Strategy:

In line with the Site Waste Management Plan Regulations 2008 a site waste management plan (SWMP) will be developed by the Main Contractor and agreed with Manchester City Council.

The Main Contractor, when appointed shall produce, implement, monitor and manage a site waste management plan (SWMP) with a target of zero waste to landfill; a maximum of 5% waste to landfill shall be accepted in exceptional circumstances. The SWMP shall be monitored at monthly site meetings for the duration of the project to ensure this target is met.

The Design team shall work from project inception to identify possible sources of waste at the construction site and will work together to ensure the WRAP waste hierarchy is followed. The SWMP shall include the agreeing and setting of targets to promote resource efficiency in accordance with guidance from WRAP, Envirowise, BRE and DTI.

As a minimum, the Main Contractor shall provide monitoring reports to the Client on a six monthly basis with a short update on the items listed below at monthly site meetings.

The Main Contractor will be required to:

• Implement a Site Waste Management Plan that meets project-specific targets for waste reduction and recovery and measuring performance;

• Measure and report progress against the Client's Corporate KPIs for waste and waste to landfill;

• Ensure that at least 10% of total material value derives from reused and recycled content in new build, select the best opportunities to exceed this figure without increasing the cost of materials, and report actual performance.

• Ensure that a maximum of 5% of waste is sent to landfill, with a target of zero waste sent to landfill.

The Main Contractor will be expected to detail, within their Construction Management Plan, the strategy for reducing the carbon footprint of the construction site.

13 Community Engagement:

The Main Contractor will be expected to submit a community engagement plan prior to starting on site. The Main Contractor will be expected to regularly engage with the community throughout the construction period. Methods of communication shall take the form of regular letter drops to local Residents, a site noticeboard visible from outside the site displaying relevant information etc

Digital consultation events have taken place prior to the submission of planning.

Site contact details will be available on a project board clearly displayed near the entrance to site for day-to-day contact.

14 Fire and Emergency Procedures:

The Main Contractor will be expected to will formulate an emergency procedure for the detailing of fire points, emergency exit routes and muster points. Site access for emergency response vehicles is to be ensured and duly recorded as part of the Construction Phase Plan.

Site contact details are to be made available on a project board clearly displayed near the entrance to site.

15 Scaffolding:

Where scaffold encroaches on to a public highway the requiste permits will be obtained by the Main Contractor. The Main Contractor will appoint a licenced scaffold contractor to carry out all work and scaffold will be designed to prevent unauthorised access. Particular attention is to be given to the elevation facing Rochdale Canal.

Weekly (7 day) scaffold inspections will be required as a minimum with inspections also being carried out after any scaffold alteration or adverse weather conditions.

16 Human Impact Management Plan:

The proposed development shall make a positive contribution to neighbourhoods of choice including that create well designed place, making a positive contribution to the health, safety and wellbeing of residents considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income; Protect and enhance the built and natural environment; Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible; Improve access to jobs, services, education and open space by being located to reduce the need to travel and provide good access to sustainable transport provision.

All new developments should follow the ‘Development Principles’ and accord with the design guidance set out in the Supplementary Planning Documents.

17 Implementation, monitoring, and corrective action:

The Main Contractor shall appoint a responsible person shall be appointed to undertake regular site inspections to monitor compliance with the construction management plan and to ensure that nuisance is not caused to surrounding uses. Where non-compliance is identified, the responsible person shall ensure that corrective action is taken.

18 Handover:

As the building nears Practical Completion, the residential units and other spaces will need to be commissioned and handed over. Sufficient time will be programmed to allow the future

managers of the building to witness the testing and commissioning activities, with appropriate training being arranged as necessary.

APPENDIX 1 – DRAWINGS

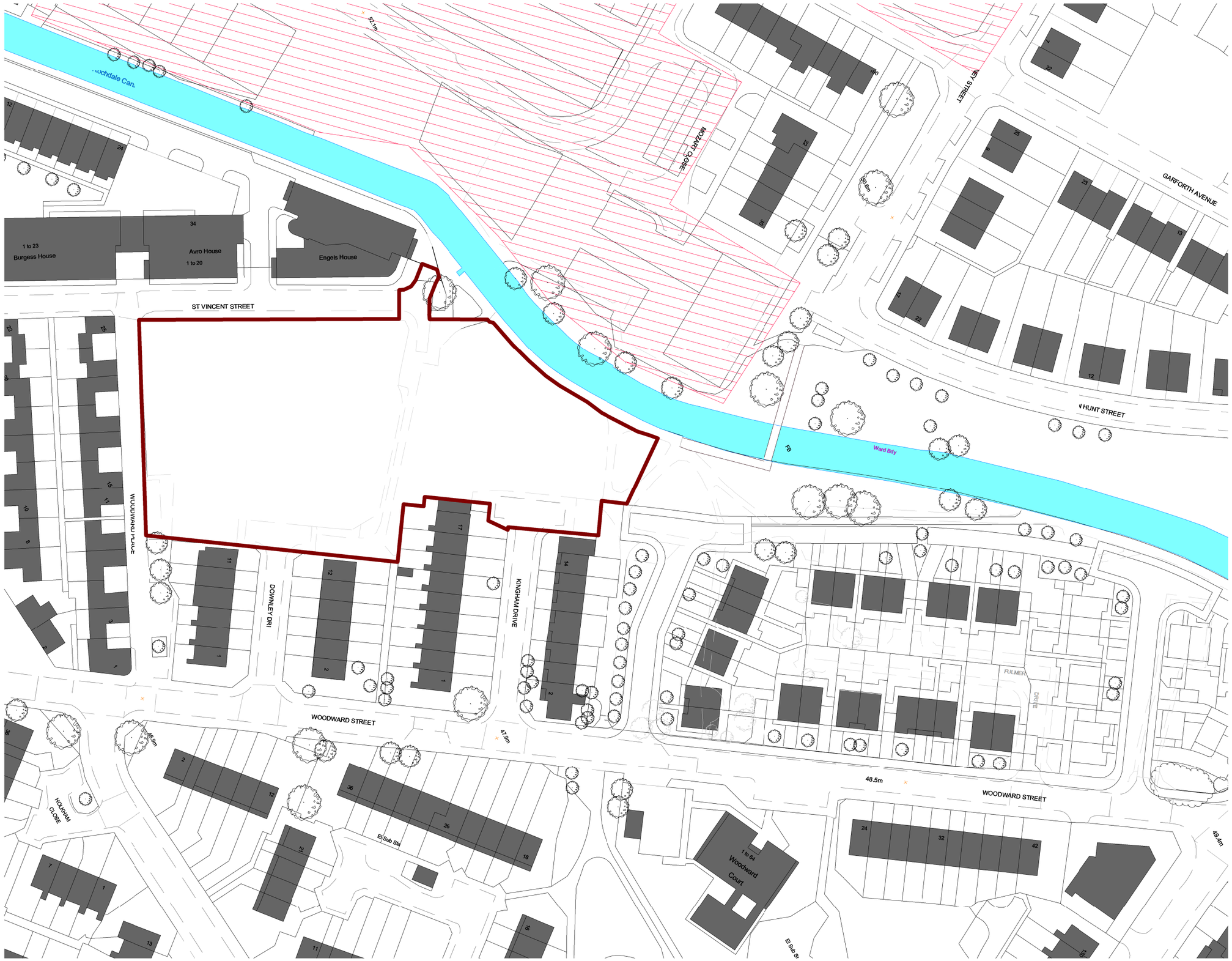
EXISTING SITE PLAN

-

PROPOSED SITE PLAN

-

CONSTRAINTS PLAN



Note:
Do not scale from this drawing.
Dimensions are to be checked on site.
If in doubt please ask.

Proposed amendment to Ownership line
* subject to resolving the issues with the C&RT and the Bee Network

North

Rev	Date	Intls	Details
2	30/03/21	OM	Site Boundary
1	15/12/20	IB	STAGE 2 Report

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greatplaces HOUSING GROUP

Buttress

41 Bengal St
Manchester
M4 6AF

T 0161 236 3303
E contact@buttress.net
W www.buttress.net

Project Title Downley Drive
Client Manchester Life | Great Places
Location Ancoat - Manchester

Drawing Title Existing Site - Location Plan

Date 30/03/2021 10:33:19 **Scale** As indicated
Checked Checker **Orig Paper Size** A3

Job No: **8801** **Status** **RIBA STAGE 2**

Project: Origin: Zone: Level: Type: Disc: Number: Rev:

8801-BA-00-00-DR-A-(01) 003-2

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Rev	Date	Intls	Details
11	31/03/21	OM	STAGE 3 DRAFT
10	22/03/21	OM	Presentation
9	19/03/21	OM	Landscape Updates
8	10/03/21	OM	Gate position and curb
7	04/03/21	OM	Landscape Updated includng GMP alleyways comments
6	16/12/20	IB	STAGE 2 Report
5	08/12/20		WIP Landscaping to apartments update. Issue for review
4	07/12/20	MG	WIP issue for review
3	04/12/2020	IB	WIP issue for review
2	12/11/20	IB	DRAFT
1	11/10/20		Preliminary Issue

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Buttress

41 Bengal St
Manchester
M4 6AF

T 0161 236 3303
E contact@buttress.net
W www.buttress.net

Project Title Downley Drive
Client Manchester Life | Great Places
Location Ancoat - Manchester

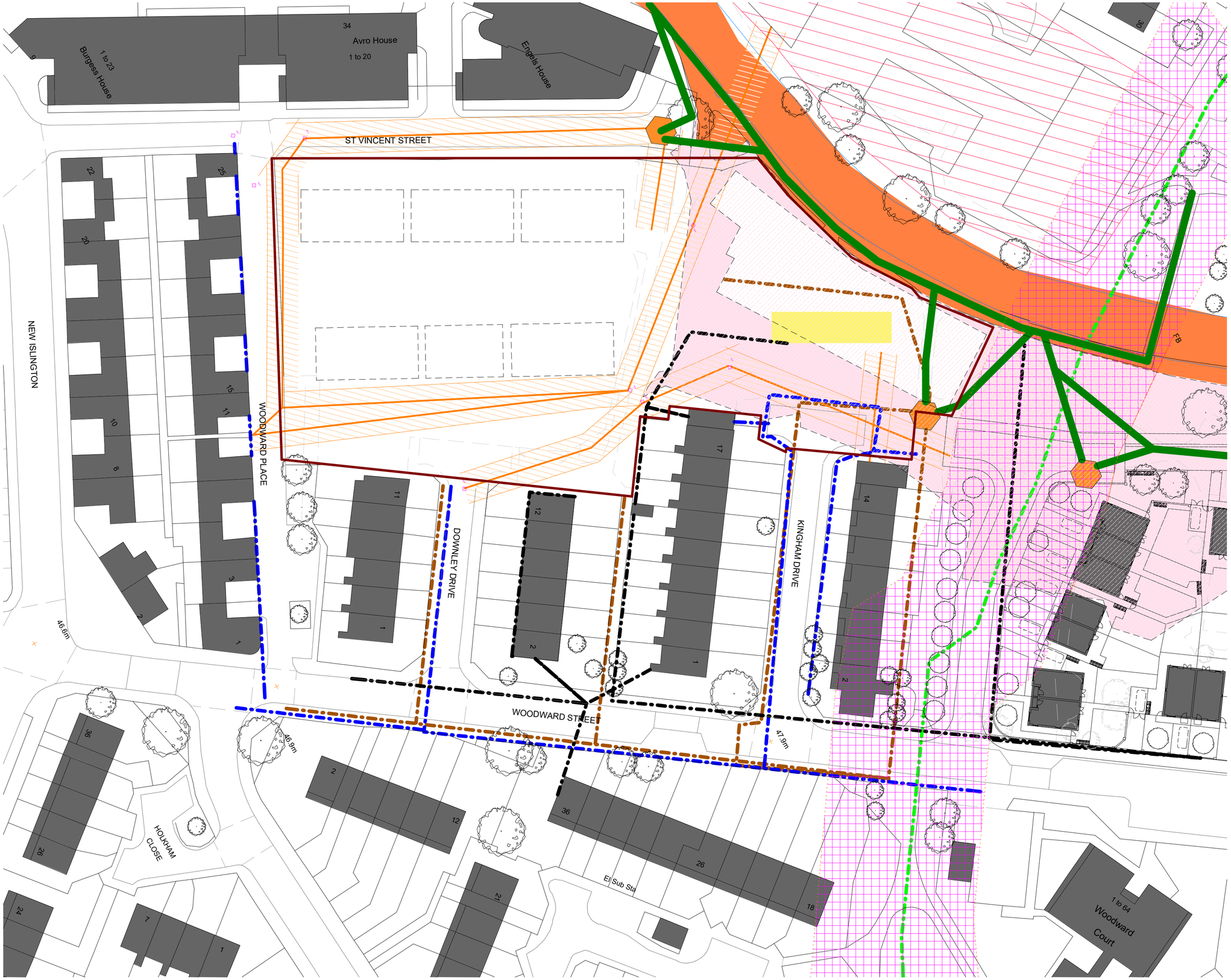
Drawing Title Site Plan_Proposed

Date 01/04/2021 11:07:13 **Scale** 1 : 500
Checked Checker **Orig Paper Size** A3

Job No: **8801** **Status** **WIP**

Project: Origin: Zone: Level: Type: Disc: Number: Rev:

8801-BA-00-00-DR-A-(04) 001-11



Note:
Do Not Scale from this drawing.
Dimensions are to be checked on site.
If in doubt please ask.

KEY

- Site proposed Ownership Boundary
- Rochdale Canal Land Ownership
- Existing Rochdale Canal Towpath routes to be retained
- Existing Towpath access points to be retained
- Gas easement (exact location TBC)
- Existing tres
- new adoption
- Conveyance restriction zone (TBC) in pink

UTILITIES:

- IP intermediate pressure gas main
- LP low pressure gas main
- BT cables
- Trunk Main - Pressurised main (From GPS Survey) Assumed easement 3m eather side of pipework centerline
- Distribution Main - Pressurised Main
- low voltage and unknown voltage across the site
- Buildings outline

Rev	Date	Intls	Details
2	15/12/20	IB	STAGE 2 Report
1	06/07/20	IB	updates

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Buttress

41 Bengal Street
Manchester
M4 6AF

T 0161 236 3303
E contact@buttress.net
W www.buttress.net

Project Title Downley Drive
Client Manchester Life | Great Places
Location Ancoat - Manchester

Drawing ref Existing Site - Constraint plan

Date 16/12/2020 16:34:11 **Scale** 1 : 500
Checker AA **Orig Paper Size** A2

Job No: 8801 **Status** RIBA STAGE 2

Project: Origin: Zone: Level: Type: Disc: Number: Rev:

8801-BA-00-01-DR-A- (01) 009- 2