Construction Management Plan

This City Residential Development, Ancoats, Manchester

Wates Construction
Wates Construction
2nd Floor, Building 3
Think Park
Mosley Road
Trafford Park
M17 1FQ

Land to the west of
Rodney Street
Manchester
M4 6JJ

Wates

1 REVIEW RECORD

This CMP must be reviewed at least once a month.

The table below is to be completed by the Project Manager.
The completion of this table can be carried out by hand on the master printed copy and retained for record or electronically and page stored in the correct CMP folder. Where amendments are required, previous copy of CMP to be retained for record marked superseded either in hard or soft copy.

Document Review Date	Reviewed By	Signature to Confirm more Amendments Required at the Time of the Review	Comments (If Applicable)
13/06/2022	T Maguire		Initial Issue
13/03/2023	T Maguire		External Access Strategy Updated

2 RECORD OF AMENDMENTS

Revision	Date	Amendment Details	Drafter: T Maguire	Approver
			Name TM Title: Project Man Signature	Name Title Signature
First Issue	13/06/2022	**N/A**	Drafting Manager – T Maguire	Operations Director – John Currie
Rev 1.	13/03/2023	**External access strategy updated from mast climbers to scaffold. Initial site set up updated**	Drafting Manager – T Maguire	Operations Director – John Currie H&S Advisor – Mark Saville
Rev 2			Drafting Manager	Project Manager
Rev 3			Drafting Manager	Project Manager
Rev 4			Drafting Manager	Project Manager
Rev 5			Drafting Manager	Project Manager
Rev 6			Drafting Manager	Project Manager

3 THE PROJECT

The project is located in Ancoats, immediately outside Manchester City Centre and is bounded by Rodney St, Jersey St, and Butler St. There are residential properties on each of these roads. Wadeford Close also forms part of the scheme and will be closed for the duration of the project with a TTRO and will be partially stopped up as part of the development. Ancoats Green borders Wadeford Close and will remain accessible for the duration of the works.

The scheme consists of the design and construction 118No apartments across 2 blocks of 8 and 5 storeys and 10No 3 storey townhouses. The apartment blocks are formed of in-situ RC frames with SFS and brickwork clad external walls. The town houses have a timber frame and brickwork external walls. All dwellings have been designed to be sustainable and energy efficient and are targeting Association for Environment Conscious Building (AECB) accreditation.

The external works include hard and soft landscaping, with a combination of private spaces and also some areas that are publicly accessible. The scheme includes the planting of 132 new trees

The total area of the site is 0.76ha with the buildings providing a combined GIFA of 11,709sqm.

4 CONSTRUCTION STRATEGY AND PHASING.

Site Logistics

The site has a number of existing constraints that have been considered when developing the construction strategy and logistics. These include an Intermediate Pressure (IP) Gas Main and existing sewers, all within the site boundary and which have easements associated. Cadent have detailed requirements for working in or close to the gas main easement, with the methods/practices to be agreed with attendance from Cadent at site as required.

The site logistics plan has also been developed with consideration of local residents and suitability of the surrounding roads for a high volume of articulated vehicle deliveries. The formation of a temporary site entrance off Butler St has been agreed with MCC Highways and will be used as the primary site entrance and will be formed at the earliest stage of the project. The existing access via Jersey St (Wadeford Close) will be used as a secondary gate once the Butler St gate is available, for smaller vehicles such as vans and skips, with HGV by exception only.

The following goals are fundamental to the success of the project:

- Completion of the site entrance off Butler St at the earliest opportunity as noted above.
- provision of safe, secure and efficient access to and around the site of materials, plant and labour.
- provision of safe and secure access around the site for the general public so as not to impact on their day to day operations
- protection of the existing boundaries
- good standard of accommodation and welfare
- environmental considerations to include dust control, noise, traffic management and vibration monitoring to nearby buildings.

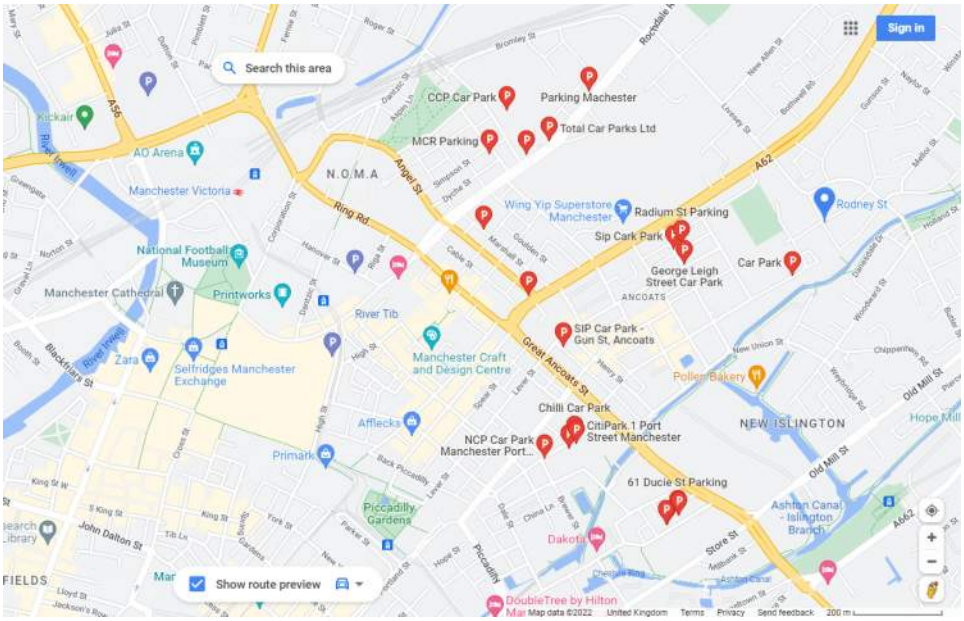
Site Set Up

The proposed arrangements for the site layout are as shown in the logistic plans for the project, which illustrate our approach and the overall construction phasing/sequence (see plans attached).The plans are in conjunction with our visual standards and will allow us to create and promote the appropriate image and behaviours.

The above illustrates the overall site set up and construction methodology, when the frame and façade fit out are in progress. The key plant required to construct the buildings includes two tower cranes, scaffolding for the façade and hoists for the internal fit out and brickwork.

The site set up and access arrangements will be in place for the majority of the project duration. Pedestrian access into the site is from the footpath along the Western / Northern site boundary through a biometric turnstile. The site set up and pedestrian entrance will be relocated towards the end of the project during the external works phase, when a smaller office and welfare arrangement will be provided.

There is no on-site parking. All contractors will be directed to use the car parks in the surrounding area and city centre identified on the map below.



We are also in the process of consulting MCC Highways to investigate available temporary parking control measures, such as single yellow lines, to prevent parking on the roads that border the site in order to reduce the impact of the site on local residents.

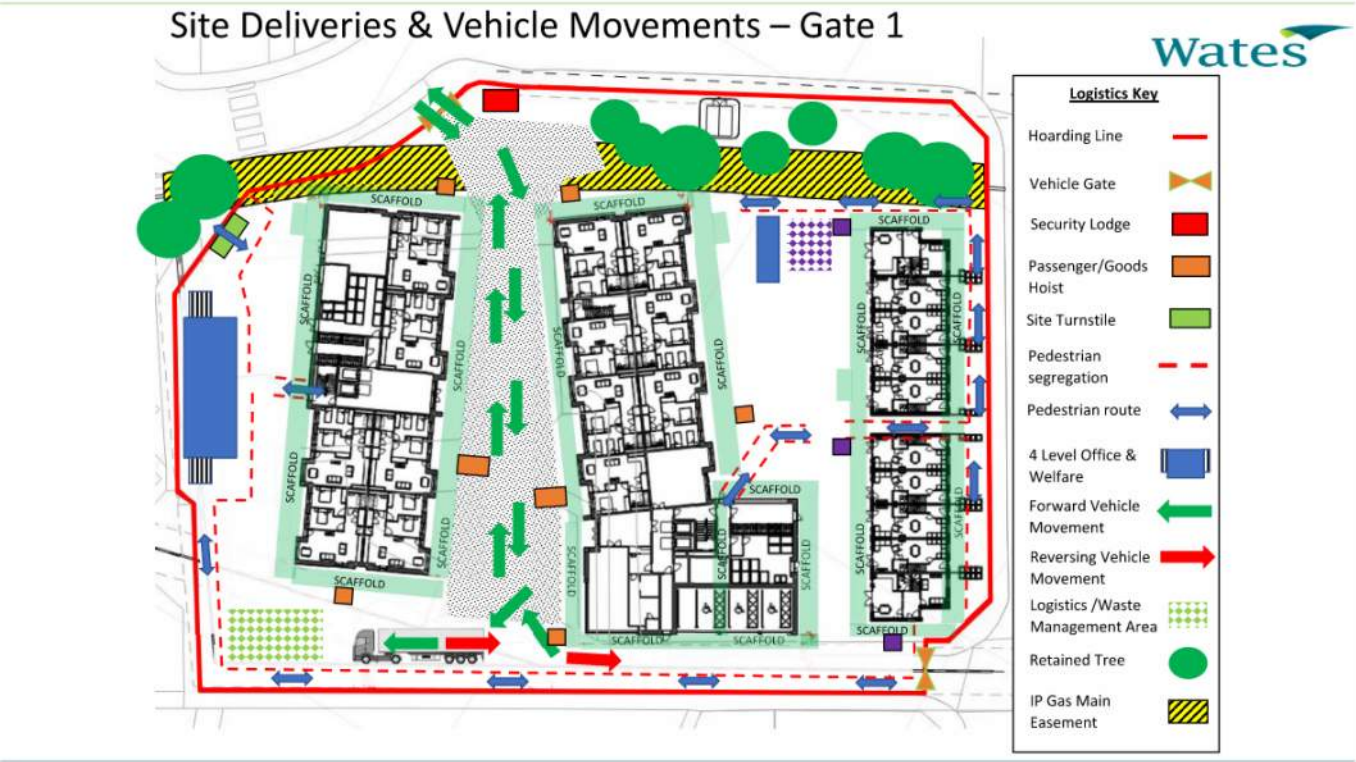
The site boundary hoarding will be robust and provide a secure perimeter to the work area and prevent windblown litter, or waste from polluting the wider environment. The hoarding will be subject to a temporary works design based on the location and be checked for completeness at the end of each day as part of our company procedures. Hoardings will display signage including Wates Livery, and be painted in teal green. Hoardings will have vision panels for public viewing

5. DELIVERIES.

There are 2 proposed vehicle gates, with the Butler St gate (Gate 1) being used as the primary site entrance as noted above. All deliveries will be instructed to travel towards the site from Oldham Rd a main arterial road within the city and to turn on onto Butler St, with the site approximately 200m from Oldham Rd. The majority of deliveries will be using the Butler St gate, which will reduce the impact of construction traffic on the local area/residents.

All vehicle access to site will be controlled by a competent and trained traffic marshal. Once inside the site boundary, traffic routes and pedestrian routes will have physical barriers in place to form separation.

Due to the site constraints, it will be necessary to reverse vehicles on site. A turning head will be created on the site haul road close to the Butler St gate to allow smaller vehicles to turn before leaving the site. Larger HGV's will drive through the site and turn at the turning circle at the Western side of the site, as illustrated in the image below. This will avoid vehicles leaving site by reversing onto the highway.



Any vehicles entering site via the Jersey St gate will be reversed into site under the control of a traffic marshal if it is not possible to turn the vehicle on site.

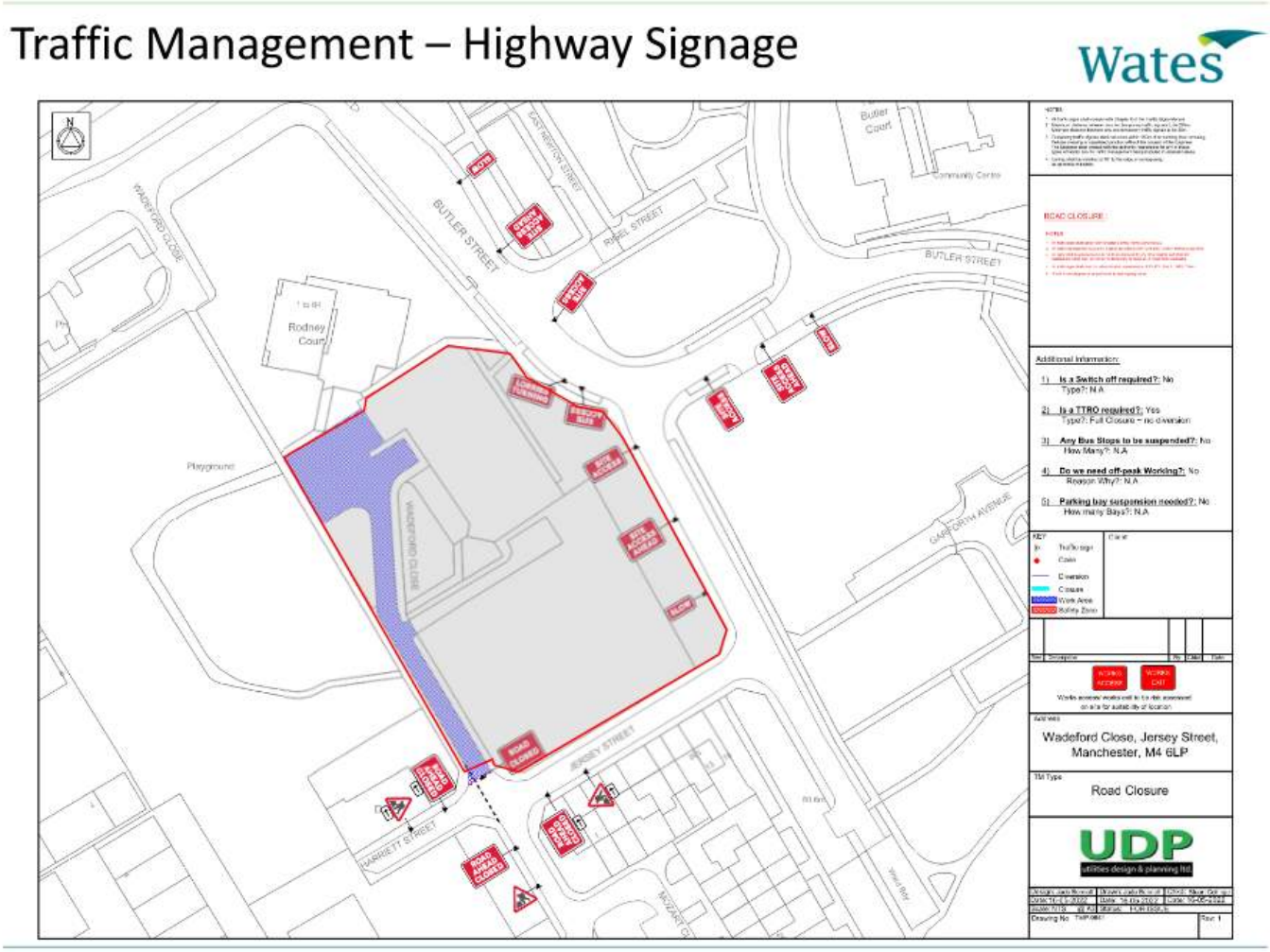
Material and plant deliveries will require a 24-hour minimum notice period to be booked onto the system by the Site Manager, who is allocated to be the site logistics coordinator. Unplanned deliveries will not be permitted.

To ensure and maintain an efficient and safe delivery schedule, lifting and hoisting zones will be discussed on a daily basis at the Start Right Trades co-ordination meeting. Deliveries will be scheduled, organised and timed to ensure no disruption to nearby residents or adjacent traffic and pedestrian movements.

The site Haul Road will be implemented as an early activity of the project to allow deliveries to enter the site via Gate 1 (Butler St) at the earliest opportunity.

In developing traffic management plans for site, we will take cognisance of the following-

- consider nearby buildings and public highways
- safe and segregated distribution routes
- all drivers given a copy of site delivery rules and requirements
- no loading or offloading outside the site perimeter fencing/hoarding
- empowerment of traffic marshal to refuse unplanned deliveries.
- Delivery Times Mon-Fri – 07.30-1800 and Saturday 08.30-14.00.
- Warning signage will be erected to identify the site to other road users (see proposed plan)



6. COMMUNITY RELATIONS.

The site will be registered with the Considerate Constructors Scheme. This is an external scheme that is monitored and evaluated as the project progresses through a series of independent inspector/monitor visits.

The scheme includes but is not limited to our provision and management of the following:

- behaviour and appearance of all site staff and subcontractors relative to surroundings
- standards of site welfare
- presentation of site boundary
- management and organisation of deliveries
- consideration of the surrounding environment
- impact on local community and projects to assist local development
- record any complaints from public and action with site team.

The Project Manager and Site Manager must be informed of any complaint received within 1 hour of receipt. The Project Manager or Site Manager will provide an initial response within 8 working hours of receipt of the complaint; this may be to advise that the complaint has been received and that further investigation is being undertaken. All complaints, and all resolution actions, are to be recorded in the project complaints log.

The log shall include:

- The name and address (where this has been provided) of the complainant
- The nature of the complaint
- Location, date, and time of the complaint and of the alleged event
- Weather conditions at the time of the event, including wind direction and approximate wind strength if the complaint relates to air quality or noise
- The outcome of the investigation into the complaint
- Measures taken to respond to the complaint including any remedial actions
- Any other activities in the area, unrelated to the construction, which may have contributed to the complaint (such as non-Project construction, fires, traffic accidents etc generally)

A complaints management process allows members of the public to raise issues and concerns and to feel that these issues and concerns are being responded to in an appropriate and timely fashion. A contact phone number and email address will be publicly advertised and included on all project signage to allow the public to contact the Project team.

7. SITE ACCOMODATION

Due to the tight nature of the site, the site accommodation will be modular units, stacked 4 high with external staircases as identified on the logistics plans. The Ground floor will provide the drying room, WC's, first aid room and the induction room, with the 1st floor providing canteen facilities. The 2nd and 3rd floors will contain office and meeting rooms for contractor's management and Wates staff. The welfare provision will be in accordance with the Statutory requirements and our company standards. Additional satellite welfare facilities may be provided on site at peak times in the programme in order to cater for the increased numbers of persons on site.

Site cabins will have metered connections for both electric and water from the site temporary supplies. Temporary foul drains will be installed and connected into the existing combined sewers within the site boundary.

The cabins will be energy efficient with time clocks on the heating system and automatic lighting; and external lighting will be turned off when not required.

CCTV monitoring and motion detectors will be set up for out of hours security, linked to a call out system and access into the compound will only be available through a biometric turnstile.

The site will check training and competency records for all operatives and valid, in date CSCS cards will be required to gain entry to site.

8. ENVIRONMENTAL CONSIDERATIONS

As per our company procedures we will produce a Site Environmental Plan which will be reviewed and updated each month. A Monthly Environmental Check Sheet will be completed by the Wates Team.

Supervisors will require SEATS (Site Environmental Awareness Training Scheme) certification. Operatives will attend Environmental toolbox talks.

The project will produce an Environmental Incident Plan that will set out the actions to be undertaken in response to any environmental incidents including discharges from the site. The emergency procedures will be displayed on site notice boards.

Dust and Fumes.

Dust can affect human health and can be a nuisance to nearby residents and members of the public using nearby footpaths and open space areas. The biggest contributing factor to dust generation is the area of uncapped ground within the construction footprint. Meteorological conditions, rainfall and wind speed are the three key factors that influence dust mobilisation.

We recognise the sensitivity of the surrounding area and will develop work practices with particular attention to plant selection. Key mitigation measures to manage the generation of dust are:

- Minimising soil exposed through staging of works. We will form site haul roads from crushed aggregates.
- The main site haul route from gate 1 will be topped with tarmac and the existing tarmac to Wadeford Close will be left in situ until the external works phase of the project where not directly affected by the construction of the buildings. This will allow a level and dust free route for delivery vehicles and plant items during construction.
- Wetting of exposed surfaces with water spray. This can be achieved by using a mist cannon as required.
- Minimising drop heights when loading and unloading vehicles. Horizontal and vertical transportation will be via telescopic forklift truck, tower cranes and visiting mobile cranes.
- Sheeting of vehicles – any HGVs carrying loose materials capable of spillage or which have the potential to cause dusty emissions during transit shall be sheeted.
- Prevention of windblown dust from storage mounds - Mound surfaces shall be kept sufficiently damp to prevent dusting occurring. Materials that have the potential to give rise to dust emissions shall be stored as far away from the site boundaries as is reasonably practicable.
- Engine idling time – no construction plant or vehicle shall leave its engine running when not directly in use.
- Introduce screened cutting areas and utilise wet cutting methods.
- Bulk materials to be stored in silos whenever possible
- Site speed limit to be enforced.

Lighting

Lighting will be erected to shine into the site. All floodlights will be on a timer so that they operate at required intervals. This will be adjusted as daylight hours change.

Lighting within the cabins will operate from 0700-1900 Mon-Fri and 0730-1400 on Saturday, depending on the time of year.

It must be noted that even if lighting is switched off, there will still be emergency lighting on within the cabins and buildings

Noise and Vibration

Construction noise and vibration can be emotive issues for nearby residents living close to the project. The key to mitigating these nuisance issues is keeping residents well informed of the construction programme and minimising the creation of noise and vibration as far as is reasonably practicable. Prior to commencement of works all potential noise sensitive properties will be identified and a baseline survey will be carried out. We will then undertake the following measures on site:

Mobile vibration monitoring equipment will be in place at the site boundary during groundworking operations to record levels. An Axilog Vibration Monitor will be relocated prior to works starting daily by a designated site supervisor. The unit will be set up on the site boundary at a point closest to the source of the vibration. The equipment will have limit values programmed that are in accordance with BS 7385-2 1993. An SMS alert will be sent to site management in real-time if allowable limits are approaching or have been exceeded. The display can also be read in real-time. A daily record of location shall be kept by the designated person. A final report will be prepared correlating monitoring positions with readings observed.

Noise levels on site will comply with the criteria, controls and working methods detailed in BS 5228 'Noise control on construction and open sites.

- Quiet construction methods will be adopted such as use of electric plant where possible

- Plant will be returned to designated secure areas within the site at the end of the day.

- Locate noisy plant away from site boundaries and when not possible fit with silencing devices.

- Turn plant off and remove keys when not in use.

Wheel Washing Procedures

We will construct site haul roads from crushed aggregates, with tarmac surfacing to the main site haul route and retained to Wadeford Close as noted above. This ensures that the main site traffic routes that can be easily cleaned and maintained.

The site gates will be controlled by a full-time gateman who will be responsible for ensuring that all vehicles leave site in a clean condition and will as part of his duty check that roads surrounding the site are free from mud, dust, debris and water. A standing order will be placed with a road sweeping contractor to ensure that site perimeter and site traffic routes are maintained in good order each day. A portable jet wash machine will be positioned adjacent to the site gates for use as needed.

Protection of Ground Waters and Storage of Oils/Fuel and Chemicals

We will adopt good construction management practices that will reduce the risk of accidental discharge of pollutants from site.

Dedicated and bunded refueling areas will be set up on site. Emergency spill kits will be available and training sessions on their use will be held on site.

Concrete wash out skips will be used.

Chemicals and fuels will be stored away from buildings within a dedicated storage zone and will be noted on the Site Logistics Plan.

Waste Control

Materials storage areas will be set up and managed within the site boundary. We will have a project target to divert 90% of waste from landfill. Our waste management partners who provide skips to site will record and issue waste figures at the end of each month for inclusion in the Site Waste Management Plan (SWMP). A template of the SWMP is attached to this document.

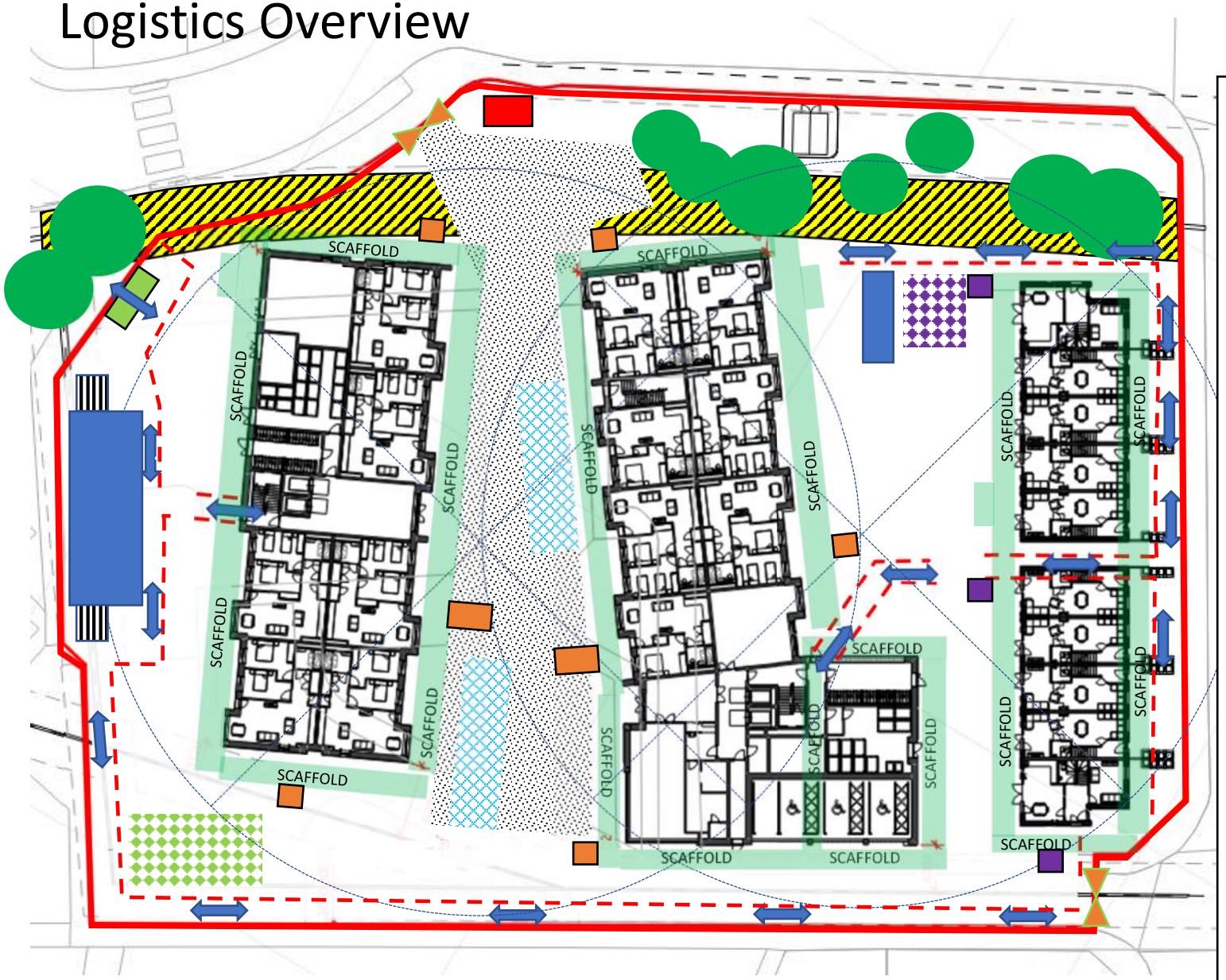
9. HOURS OF CONSTRUCTION

In accordance with Manchester City Council working hours guidance, the site hours will be

- Mon-Fri - 0730-1800
- Saturday 0830-1400
- Sunday & Bank Holidays – No noisy construction

Any activities that cannot be carried out during normal working hours will be agreed with MCC in advance.

Logistics Overview



Logistics Key

- Hoarding Line
- Vehicle Gate
- Security Lodge
- Passenger/Goods Hoist
- Site Turnstile
- Pedestrian segregation
- Pedestrian route
- 4 Level Office & Welfare
- Tower Crane Pick up points
- Technical Training Area
- Logistics /Waste Management Area
- Retained Tree
- IP Gas Main Easement

Site Deliveries & Vehicle Movements – Gate 1

Logistics Key

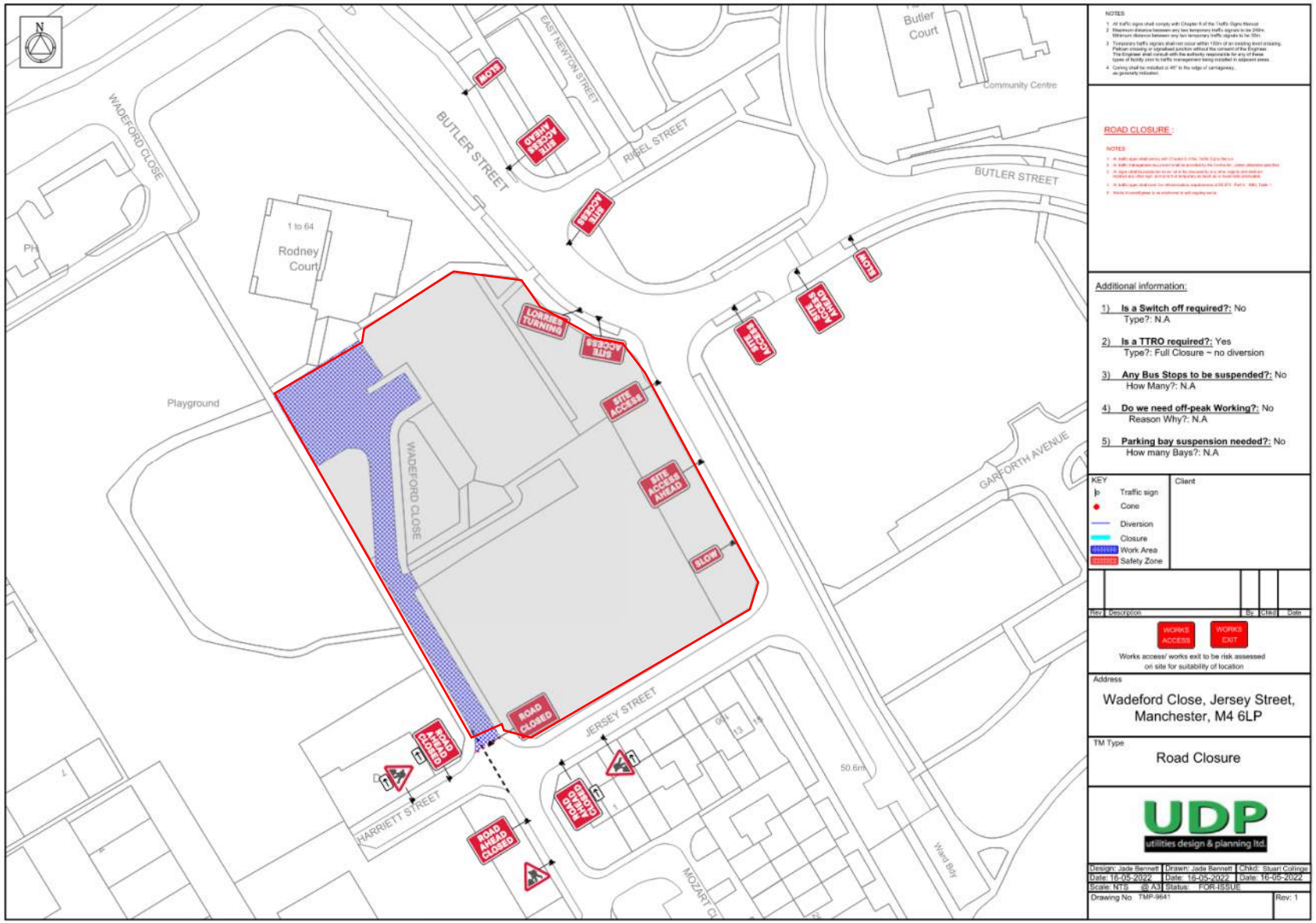
- Hoarding Line
- Vehicle Gate
- Security Lodge
- Passenger/Goods Hoist
- Site Turnstile
- Pedestrian segregation
- Pedestrian route
- 4 Level Office & Welfare
- Forward Vehicle Movement
- Reversing Vehicle Movement
- Logistics /Waste Management Area
- Retained Tree
- IP Gas Main Easement

Site Deliveries & Vehicle Movements – Gate 2

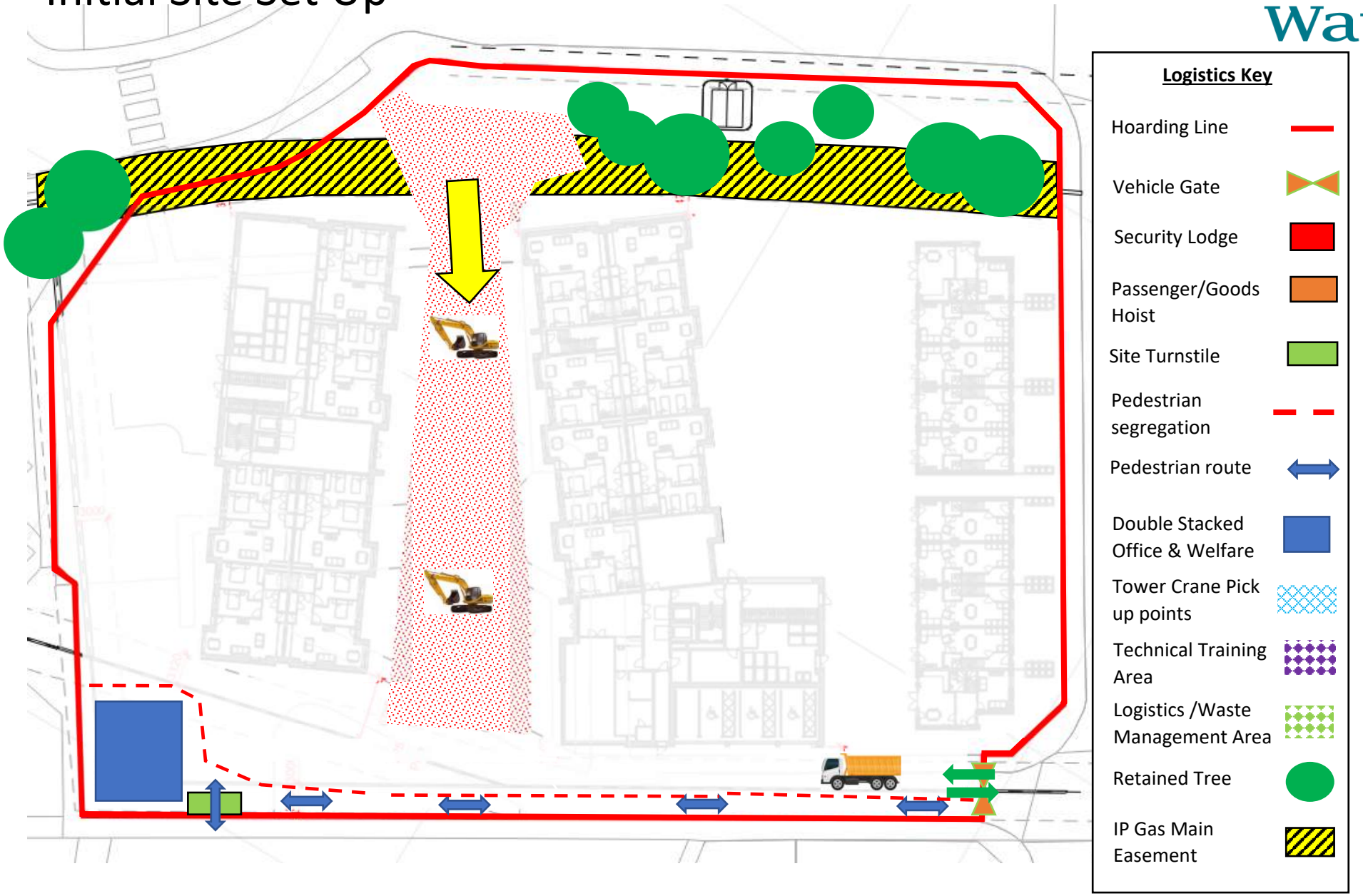
Logistics Key

- Hoarding Line
- Vehicle Gate
- Security Lodge
- Passenger/Goods Hoist
- Site Turnstile
- Pedestrian segregation
- Pedestrian route
- 4 Level Office & Welfare
- Forward Vehicle Movement
- Reversing Vehicle Movement
- Logistics /Waste Management Area
- Retained Tree
- IP Gas Main Easement

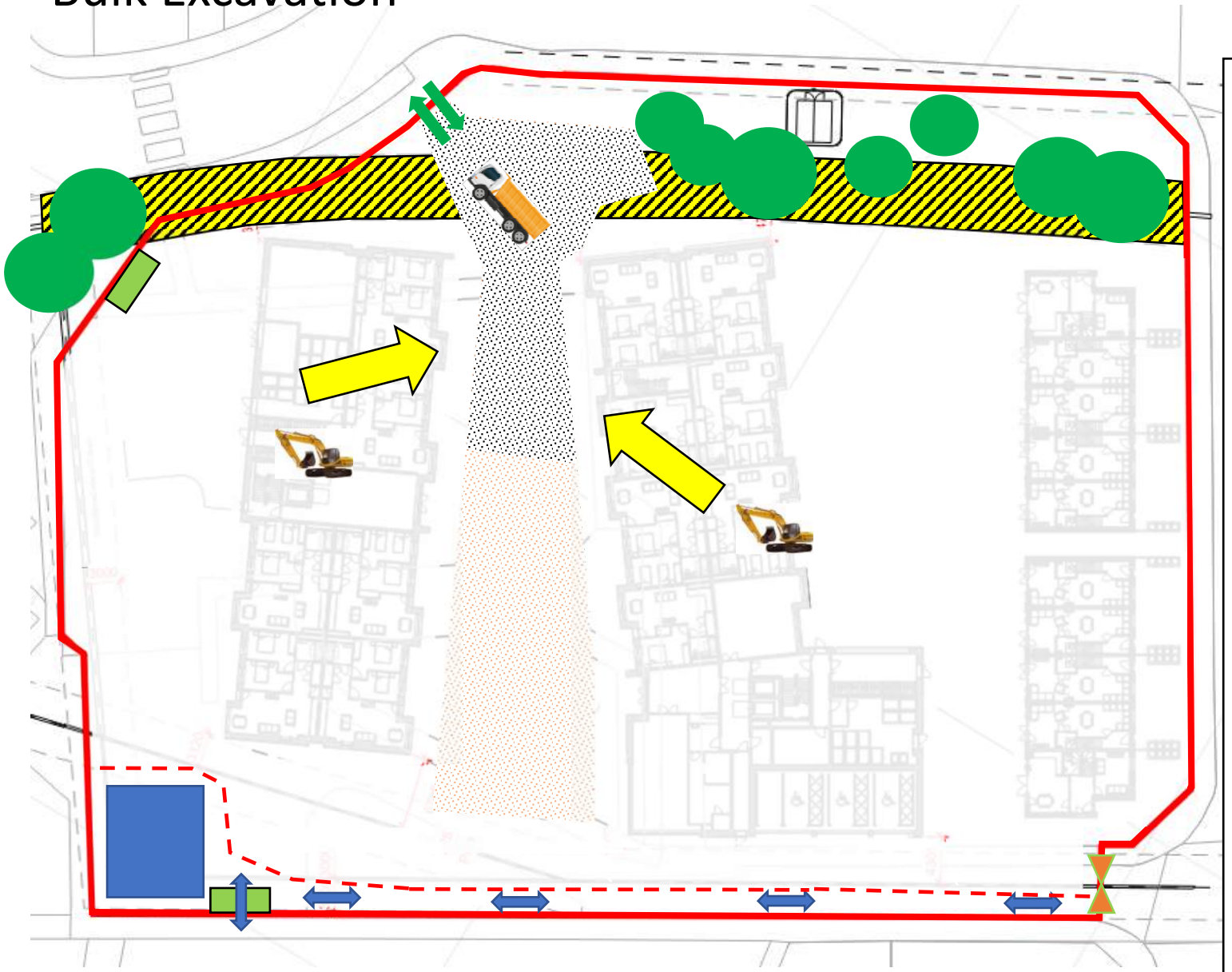
Traffic Management – Highway Signage



Initial Site Set Up



Bulk Excavation

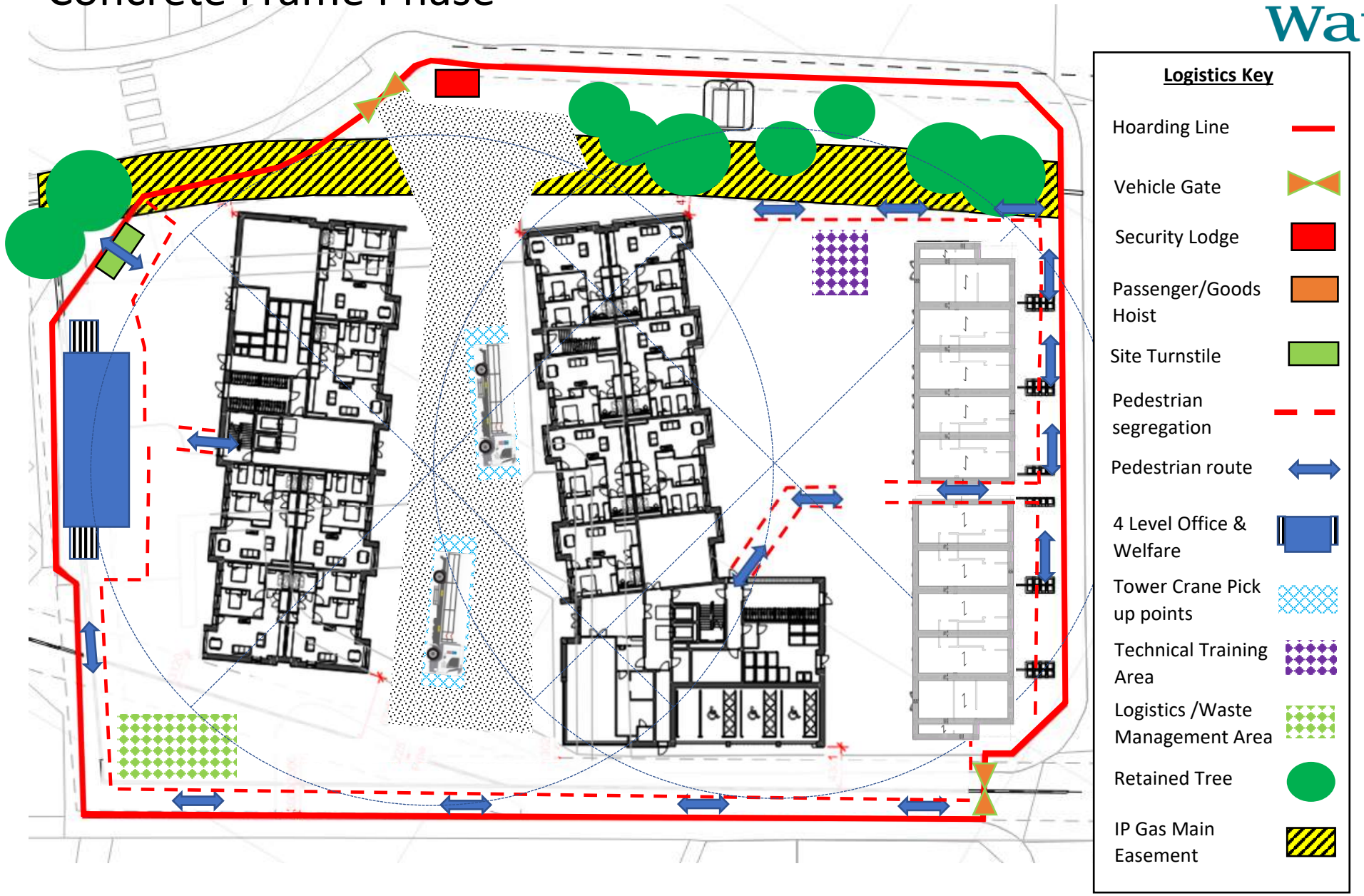


Logistics Key

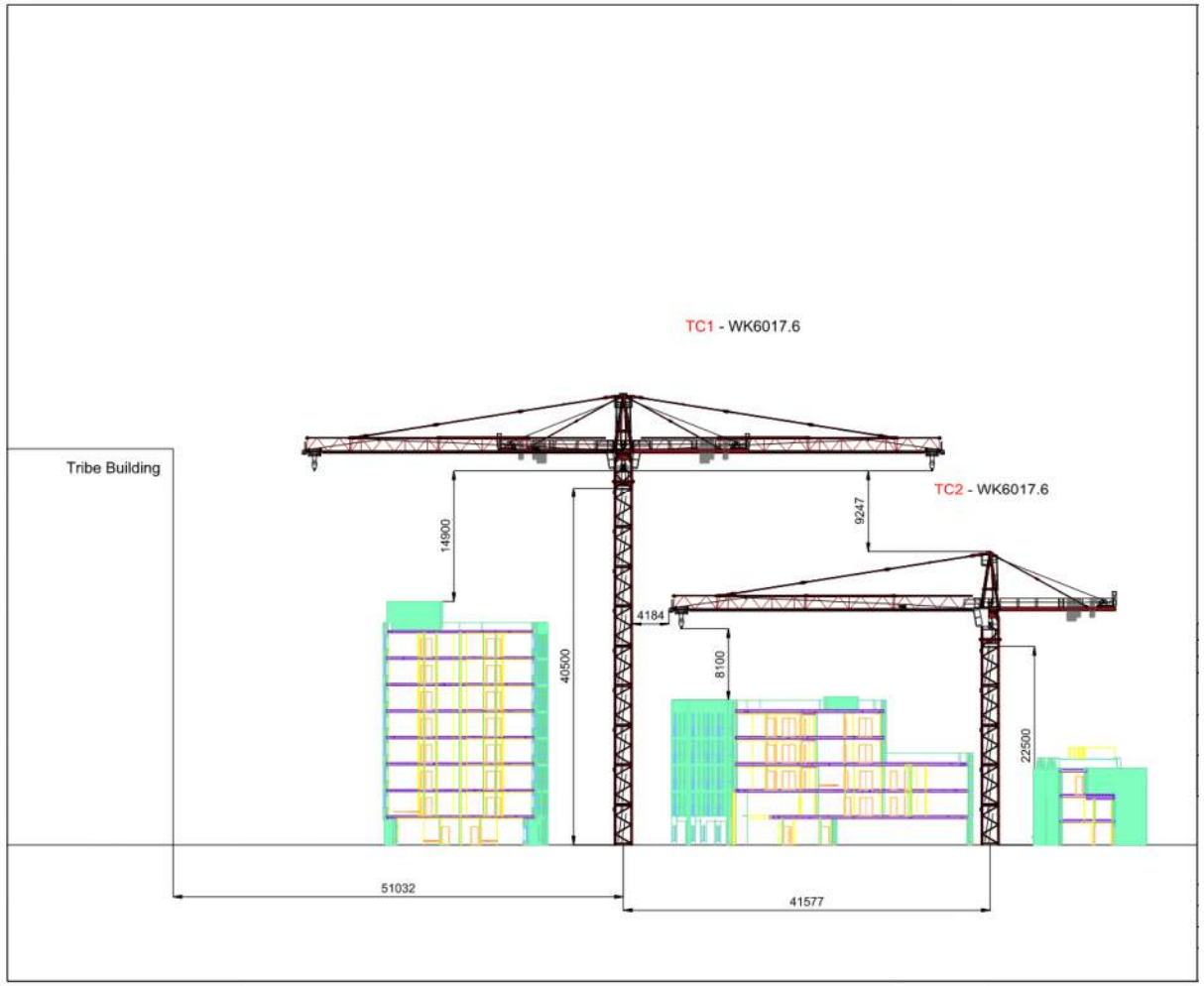
- Hoarding Line
- Vehicle Gate
- Security Lodge
- Passenger/Goods Hoist
- Site Turnstile
- Pedestrian segregation
- Pedestrian route
- Double Stacked Office & Welfare
- Tower Crane Pick up points
- Technical Training Area
- Logistics /Waste Management Area
- Retained Tree
- IP Gas Main Easement

Substructure Phase

Concrete Frame Phase



PRELIMINARY TOWER CRANE SCHEME – 2No 35m Radius TC's



Façade Phase

Logistics Key

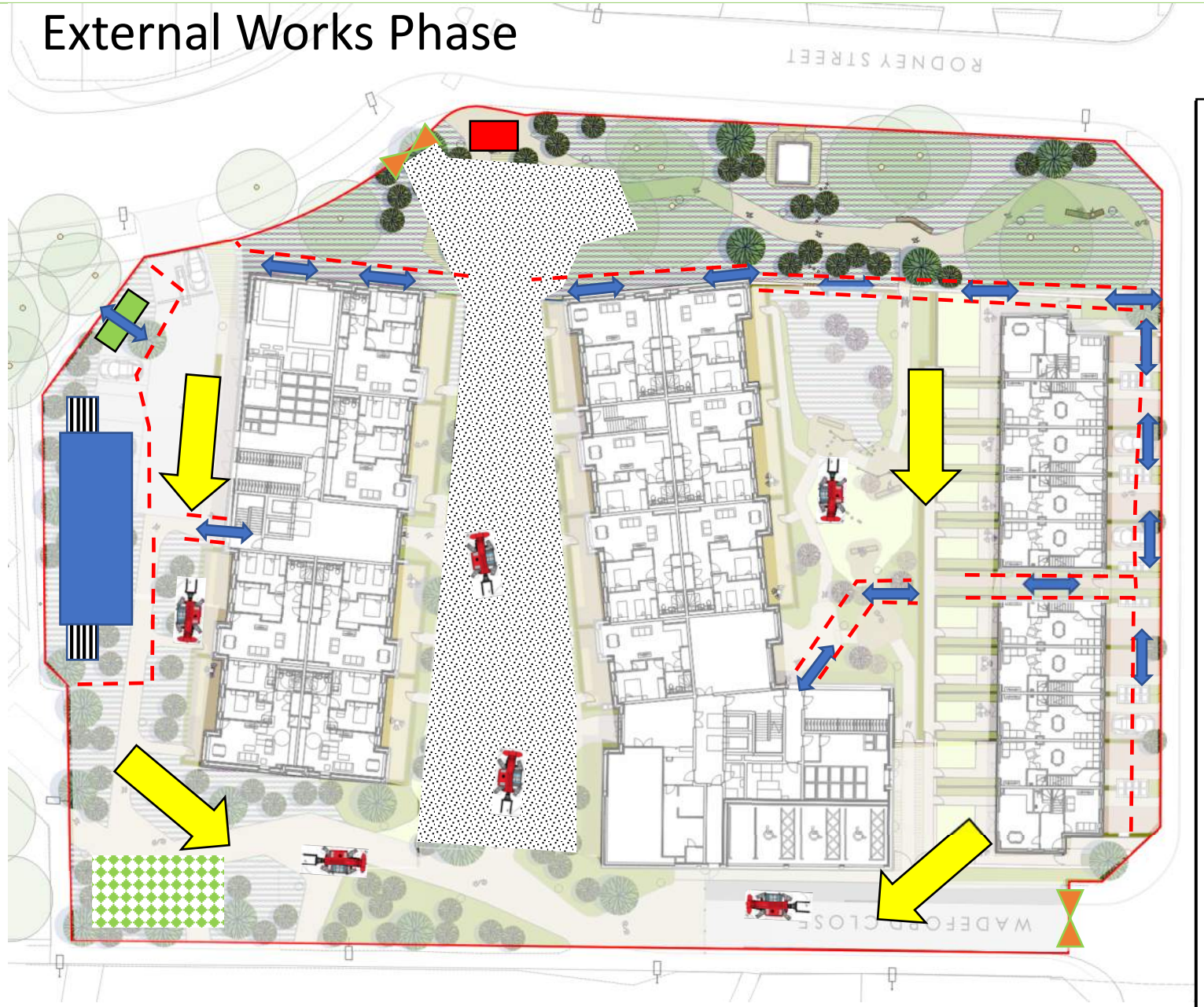
- Hoarding Line
- Vehicle Gate
- Security Lodge
- Passenger/Goods Hoist
- Site Turnstile
- Pedestrian segregation
- Pedestrian route
- 4 Level Office & Welfare
- Tower Crane Pick up points
- Technical Training Area
- Logistics /Waste Management Area
- Retained Tree
- IP Gas Main Easement

Fit Out Phase

Logistics Key

- Hoarding Line
- Vehicle Gate
- Security Lodge
- Passenger/Goods Hoist
- Site Turnstile
- Pedestrian segregation
- Pedestrian route
- 4 Level Office & Welfare
- Tower Crane Pick up points
- Technical Training Area
- Logistics /Waste Management Area
- Retained Tree
- IP Gas Main Easement

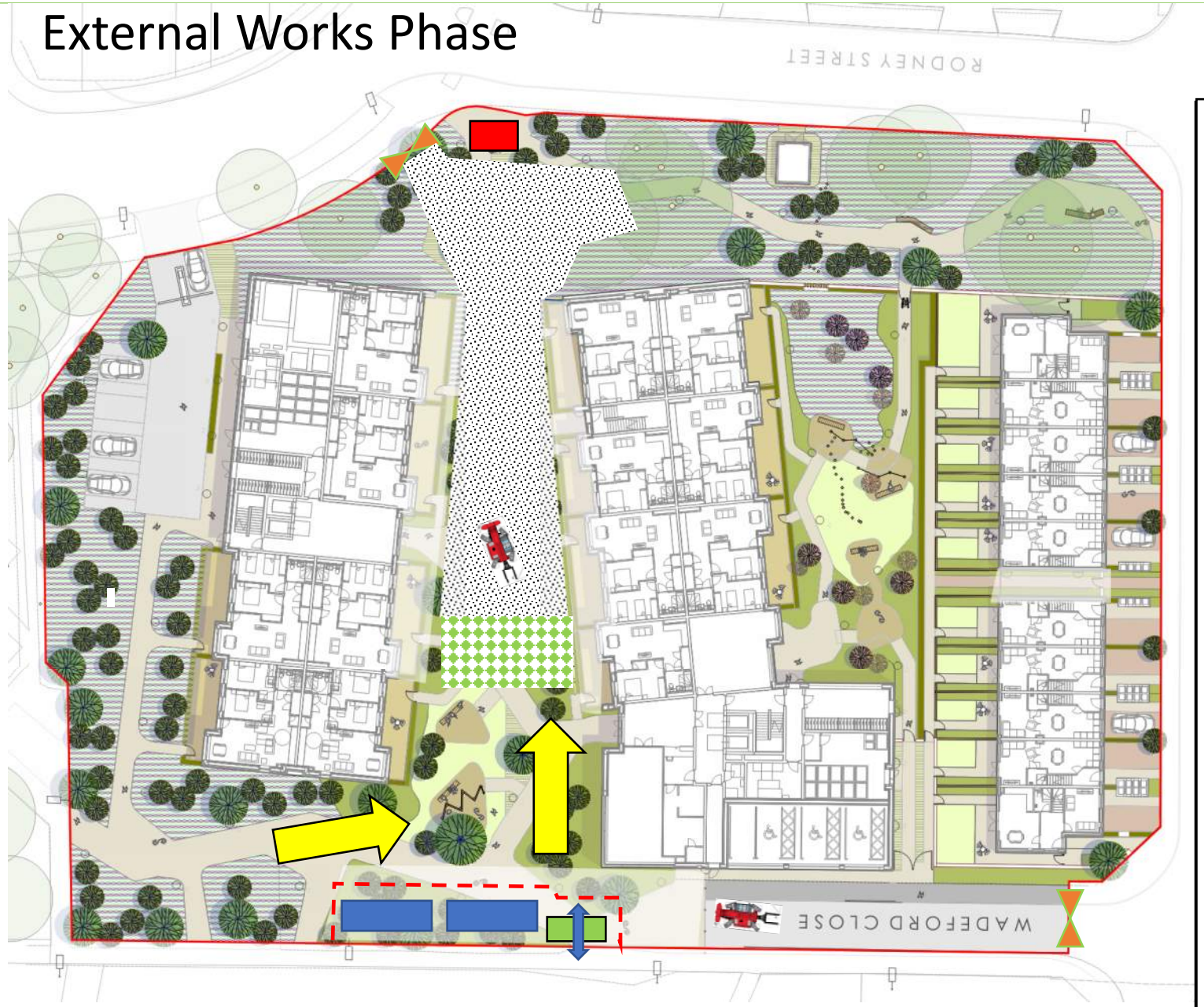
External Works Phase



Logistics Key

- Hoarding Line
- Vehicle Gate
- Security Lodge
- Passenger/Goods Hoist
- Site Turnstile
- Pedestrian segregation
- Pedestrian route
- 4 Level Office & Welfare
- Direction of External Works
- Reversing Vehicle Movement
- Logistics /Waste Management Area
- Retained Tree
- IP Gas Main Easement

External Works Phase



Logistics Key

- Hoarding Line
- Vehicle Gate
- Security Lodge
- Passenger/Goods Hoist
- Site Turnstile
- Pedestrian segregation
- Pedestrian route
- Satellite Welfare
- Direction of External Works
- Reversing Vehicle Movement
- Logistics /Waste Management Area
- Retained Tree
- IP Gas Main Easement

External Works Phase - Completion

Logistics Key

- Hoarding Line
- Vehicle Gate
- Security Lodge
- Passenger/Goods Hoist
- Site Turnstile
- Pedestrian segregation
- Pedestrian route
- Satellite Welfare
- Direction of External Works
- Reversing Vehicle Movement
- Logistics /Waste Management Area
- Retained Tree
- IP Gas Main Easement

External Works Phase - Completion

Logistics Key

- Hoarding Line
- Vehicle Gate
- Security Lodge
- Passenger/Goods Hoist
- Site Turnstile
- Pedestrian segregation
- Pedestrian route
- Satellite Welfare
- Direction of External Works
- Reversing Vehicle Movement
- Logistics /Waste Management Area
- Retained Tree
- IP Gas Main Easement

Site Waste Management Plan Env-041

PROJECT INFORMATION

PROJECT NAME	This City Residential Development
CONTRACT NUMBER	533057
PROJECT / SITE MANAGER	Tom Maguire
CONTACT TELEPHONE NUMBER	07933 182134
SITE ADDRESS	Land to the west of Rodney St, Manchester, M4 6JJ
PROJECT FLOOR AREA - *GIFA* (m2)	11,709sqm
PROJECT TYPE	New Build
BUILDING CLASSIFICATION	Residential
CONSTRUCTION START DATE	28th November 2022
CONSTRUCTION COMPLETION DATE	7th October 2022
WASTE SEGREGATED ON SITE? (Y/N)	N
IS THE PROJECT GOING TO BE BREEAM RATED?	No - AECB
IS THE PROJECT GOING TO BE CFSH RATED?	No
IS THE PROJECT GOING TO BE SKA RATED?	No

Please take note of the following:
- This document must be kept on your Sharepoint site.
- The relevant data must be fed into the MOR every month.
- The document and information must be available for the client and for BREEAM purposes as and when required.

WASTE SOLUTIONS

measure it. minimise it.

Hover mouse over the cells which show the red triangle at the top right hand side corner, in order to see comments and information; or select 'Show all comments' under Review.

Resource Efficiency Audit

Scheme: AECB

Re-use of materials on site to reduce the total amount of waste produced			
Phase of project, e.g. demolition	**Material, e.g. aggregate**	**Quantity of material**	**Location of re-use**

Procedures and Commitments for minimising non-hazardous waste (Code for Sustainable Homes)

Procedures for minimizing hazardous waste (Code for Sustainable Homes)

CONSTRUCTION WASTE GENERATED MONTHLY

	MATERIAL	AMOUNT PRODUCED (tonnes)	AMOUNT RECYCLED (%)
Nov-22	MIXED WASTE (non segregated)		
	WOOD / TIMBER		
	PLASTICS		
	GLASS		
	METAL		
	GYPSUM / PLASTERBOARD		
	INERT / HARDCORE		
	CARDBOARD / PAPER		
	OTHER RECYCLABLES		
Dec-22	MIXED WASTE (non segregated)		
	WOOD / TIMBER		
	PLASTICS		
	GLASS		
	METAL		
	GYPSUM / PLASTERBOARD		
	INERT / HARDCORE		
	CARDBOARD / PAPER		
	OTHER RECYCLABLES		
Jan-23	MIXED WASTE (non segregated)		
	WOOD / TIMBER		
	PLASTICS		
	GLASS		
	METAL		
	GYPSUM / PLASTERBOARD		
	INERT / HARDCORE		
	CARDBOARD / PAPER		
	OTHER RECYCLABLES		
Feb-23	MIXED WASTE (non segregated)		
	WOOD / TIMBER		
	PLASTICS		
	GLASS		
	METAL		
	GYPSUM / PLASTERBOARD		
	INERT / HARDCORE		
	CARDBOARD / PAPER		
	OTHER RECYCLABLES		
Mar-23	MIXED WASTE (non segregated)		
	WOOD / TIMBER		
	PLASTICS		
	GLASS		
	METAL		
	GYPSUM / PLASTERBOARD		
	INERT / HARDCORE		
	CARDBOARD / PAPER		
	OTHER RECYCLABLES		
Apr-23	MIXED WASTE (non segregated)		
	WOOD / TIMBER		
	PLASTICS		
	GLASS		
	METAL		
	GYPSUM / PLASTERBOARD		
	INERT / HARDCORE		
	CARDBOARD / PAPER		
	OTHER RECYCLABLES		
May-23	MIXED WASTE (non segregated)		
	WOOD / TIMBER		
	PLASTICS		
	GLASS		
	METAL		
	GYPSUM / PLASTERBOARD		
	INERT / HARDCORE		
	CARDBOARD / PAPER		
	OTHER RECYCLABLES		
Jun-23	MIXED WASTE (non segregated)		
	WOOD / TIMBER		
	PLASTICS		
	GLASS		
	METAL		
	GYPSUM / PLASTERBOARD		
	INERT / HARDCORE		
	CARDBOARD / PAPER		
	OTHER RECYCLABLES		
Jul-23	MIXED WASTE (non segregated)		
	WOOD / TIMBER		
	PLASTICS		
	GLASS		
	METAL		
	GYPSUM / PLASTERBOARD		
	INERT / HARDCORE		
	CARDBOARD / PAPER		
	OTHER RECYCLABLES		
Aug-23	MIXED WASTE (non segregated)		
	WOOD / TIMBER		
	PLASTICS		
	GLASS		
	METAL		
	GYPSUM / PLASTERBOARD		
	INERT / HARDCORE		
	CARDBOARD / PAPER		
	OTHER RECYCLABLES		
Sep-23	MIXED WASTE (non segregated)		
	WOOD / TIMBER		
	PLASTICS		
	GLASS		
	METAL		
	GYPSUM / PLASTERBOARD		
	INERT / HARDCORE		
	CARDBOARD / PAPER		
	OTHER RECYCLABLES		
Oct-23	MIXED WASTE (non segregated)		
	WOOD / TIMBER		
	PLASTICS		
	GLASS		
	METAL		
	GYPSUM / PLASTERBOARD		
	INERT / HARDCORE		
	CARDBOARD / PAPER		
	OTHER RECYCLABLES		
Nov-23	MIXED WASTE (non segregated)		
	WOOD / TIMBER		
	PLASTICS		
	GLASS		
	METAL		
	GYPSUM / PLASTERBOARD		
	INERT / HARDCORE		
	CARDBOARD / PAPER		
	OTHER RECYCLABLES		

Dec-23	MIXED WASTE (non segregated)		
	WOOD / TIMBER		
	PLASTICS		
	GLASS		
	METAL		
	GYPSUM / PLASTERBOARD		
	INERT / HARDCORE		
	CARDBOARD / PAPER		
	OTHER RECYCLABLES		
Jan-24	MIXED WASTE (non segregated)		
	WOOD / TIMBER		
	PLASTICS		
	GLASS		
	METAL		
	GYPSUM / PLASTERBOARD		
	INERT / HARDCORE		
	CARDBOARD / PAPER		
	OTHER RECYCLABLES		
Feb-24	MIXED WASTE (non segregated)		
	WOOD / TIMBER		
	PLASTICS		
	GLASS		
	METAL		
	GYPSUM / PLASTERBOARD		
	INERT / HARDCORE		
	CARDBOARD / PAPER		
	OTHER RECYCLABLES		
Mar-24	MIXED WASTE (non segregated)		
	WOOD / TIMBER		
	PLASTICS		
	GLASS		
	METAL		
	GYPSUM / PLASTERBOARD		
	INERT / HARDCORE		
	CARDBOARD / PAPER		
	OTHER RECYCLABLES		
Apr-24	MIXED WASTE (non segregated)		
	WOOD / TIMBER		
	PLASTICS		
	GLASS		
	METAL		
	GYPSUM / PLASTERBOARD		
	INERT / HARDCORE		
	CARDBOARD / PAPER		
	OTHER RECYCLABLES		
May-24	MIXED WASTE (non segregated)		
	WOOD / TIMBER		
	PLASTICS		
	GLASS		
	METAL		
	GYPSUM / PLASTERBOARD		
	INERT / HARDCORE		
	CARDBOARD / PAPER		
	OTHER RECYCLABLES		
Jun-24	MIXED WASTE (non segregated)		
	WOOD / TIMBER		
	PLASTICS		
	GLASS		
	METAL		
	GYPSUM / PLASTERBOARD		
	INERT / HARDCORE		
	CARDBOARD / PAPER		
	OTHER RECYCLABLES		
Jul-24	MIXED WASTE (non segregated)		
	WOOD / TIMBER		
	PLASTICS		
	GLASS		
	METAL		
	GYPSUM / PLASTERBOARD		
	INERT / HARDCORE		
	CARDBOARD / PAPER		
	OTHER RECYCLABLES		
Aug-24	MIXED WASTE (non segregated)		
	WOOD / TIMBER		
	PLASTICS		
	GLASS		
	METAL		
	GYPSUM / PLASTERBOARD		
	INERT / HARDCORE		
	CARDBOARD / PAPER		
	OTHER RECYCLABLES		
Sep-24	MIXED WASTE (non segregated)		
	WOOD / TIMBER		
	PLASTICS		
	GLASS		
	METAL		
	GYPSUM / PLASTERBOARD		
	INERT / HARDCORE		
	CARDBOARD / PAPER		
	OTHER RECYCLABLES		
Oct-24	MIXED WASTE (non segregated)		
	WOOD / TIMBER		
	PLASTICS		
	GLASS		
	METAL		
	GYPSUM / PLASTERBOARD		
	INERT / HARDCORE		
	CARDBOARD / PAPER		
	OTHER RECYCLABLES		

WASTE REPORTING

Project Targets Non-hazardous Construction Waste

Target	Value	Unit
Waste generated		
Waste diverted from landfill		

2022/24	Actual Non-Haz Waste Generated (tonnes)	Actual Waste Recycled (%)	Actual Waste sent to Landfill (tonnes)	Waste Carriers Used (Name and Address)	Registered Waste Carrier Licence No.	Environment Agency's Waste Management Licence No.	Total Monthly Non Hazardous Waste Cost (£)
Nov-22	0.00	0.00%	0.00				
Dec-22		0.00%	0.00				
Jan-23	0.00	0.00%	0.00				
Feb-23	0.00	0.00%	0.00				
Mar-23	0.00	0.00%	0.00				
Apr-23	0.00	0.00%	0.00				
May-23	0.00	0.00%	0.00				
Jun-23	0.00	0.00%	0.00				
Jul-23	0.00	0.00%	0.00				
Aug-23	0.00	0.00%	0.00				
Sep-23	0.00	0.00%	0.00				
Oct-23	0.00	0.00%	0.00				
Nov-23	0.00	0.00%	0.00				
Dec-23		0.00%	0.00				
Jan-24	0.00	0.00%	0.00				
Feb-24	0.00	0.00%	0.00				
Mar-24	0.00	0.00%	0.00				
Apr-24	0.00	0.00%	0.00				
May-24	0.00	0.00%	0.00				
Jun-24	0.00	0.00%	0.00				
Jul-24	0.00	0.00%	0.00				
Aug-24	0.00	0.00%	0.00				
Sep-24	0.00	0.00%	0.00				
Oct-24	0.00	0.00%	0.00				
Total	-	0.00%	0.00				£0.00

DEMOLITION WASTE

Project Targets Non-hazardous Demolition Waste

Target	Value	Unit
Waste diverted from landfill		

2022/24	DESCRIPTION OF WASTE	AMOUNT (tonnes)	DESTINATION (Name and Address of Waste Carrier)	Registered Waste Carrier Licence	Environment Acency's Waste Management Licence No.
Nov-22					
Dec-22					
Jan-23					
Feb-23					
Mar-23					
May-23					
Jun-23					
Jul-23					
Aug-23					
Sep-23					
Oct-23					
Nov-23					
Dec-23					
Jan-24					
Feb-24					
Mar-24					
Apr-24					
May-24					
Jun-24					
Jul-24					
Aug-24					
Sep-24					
Oct-24					
	Total to date	0			

EXCAVATION WASTE

2022/24	DESCRIPTION OF WASTE	AMOUNT (tonnes)	DESTINATION (Name and Address of Waste Carrier)	Registered Waste Carrier Licence	Environment Acency's Waste Management Licence No.
Nov-22					
Dec-22					
Jan-23					
Feb-23					
Mar-23					
May-23					
Jun-23					
Jul-23					
Aug-23					
Sep-23					
Oct-23					
Nov-23					
Dec-23					
Jan-24					
Feb-24					
Mar-24					
Apr-24					
May-24					
Jun-24					
Jul-24					
Aug-24					
Sep-24					
Oct-24					
	Total to date	0			

HAZARDOUS WASTE

2022/24	DESCRIPTION OF WASTE	AMOUNT (tonnes)	DESTINATION (Name and Address of Waste Carrier)	Registered Waste Carrier Licence	Acency's Waste Management Licence No.	Hazardous Waste Consignment No./Ref.
Nov-22						
Dec-22						
Jan-23						
Feb-23						
Mar-23						
Apr-23						
May-23						
Jun-23						
Jul-23						
Aug-23						
Sep-23						
Oct-23						
Nov-23						
Dec-23						
Jan-24						
Feb-24						
Mar-24						
Apr-24						
May-24						
Jun-24						
Jul-24						
Aug-24						
Sep-24						
Oct-24						
	Total to date	0				

ENERGY

In this tab, the meter readings are filled out as seen on the meter each month for electricity, gas and water and the consumption figure for gasoil is taken from the transfer note, if applicable. You must complete all meter readings in this form if you are not procuring power through the SEP. **If procuring power through our Single Energy Provider (SEP)** you will be able to submit electricity, gas & water meter readings online. This will relive you from completing such data on this form and will allow you to view your consumption and costs via the web portal. If you require any more information regarding the SEP contact the BuyingDesk@wates.co.uk.

ELECTRICITY CONSUMED MONTHLY

YEAR	2021/22
UNIT	kWh

MONTH	METER NUMBER	START READING	END READING	CONSUMPTION	kg CO_2e
Nov-22				0.00	0.00
Dec-22				0.00	0.00
Jan-23				0.00	0.00
Feb-23				0.00	0.00
Mar-23				0.00	0.00
Apr-23				0.00	0.00
May-23				0.00	0.00
Jun-23				0.00	0.00
Jul-23				0.00	0.00
Aug-23				0.00	0.00
Sep-23				0.00	0.00
Oct-23				0.00	0.00
Nov-23				0.00	0.00
Dec-23				0.00	0.00
Jan-24				0.00	0.00
Feb-24				0.00	0.00
Mar-24				0.00	0.00

TOTAL CONSUMPTION	0.00	TOTAL kg CO2e	0.00

GAS CONSUMED MONTHLY

YEAR	2021/22
UNIT	m3

MONTH	METER NUMBER	START READING	END READING	CONSUMPTION	kg CO_2e
Nov-22				0.00	0.00
				0.00	
				0.00	
Dec-22				0.00	0.00
				0.00	
				0.00	
Jan-23				0.00	0.00
				0.00	
				0.00	
Feb-23				0.00	0.00
				0.00	
				0.00	
Mar-23				0.00	0.00
				0.00	
				0.00	
Apr-23				0.00	0.00
				0.00	
				0.00	
May-23				0.00	0.00
				0.00	
				0.00	
Jun-23				0.00	0.00
				0.00	
				0.00	
Jul-23				0.00	0.00
				0.00	
				0.00	
Aug-23				0.00	0.00
				0.00	
				0.00	
Sep-23				0.00	0.00
				0.00	
				0.00	
Oct-23				0.00	0.00
				0.00	
				0.00	
Nov-23				0.00	0.00
				0.00	
				0.00	
Dec-23				0.00	0.00
				0.00	
				0.00	
Jan-24				0.00	0.00
				0.00	
				0.00	
Feb-24				0.00	0.00
				0.00	
				0.00	
Mar-24				0.00	0.00
				0.00	
				0.00	

TOTAL CONSUMPTION	-	TOTAL kg CO2e	0.00

WATER CONSUMED MONTHLY

YEAR	2021/22
UNIT	m3

MONTH	METER NUMBER	START READING	END READING	CONSUMPTION
Jan-21				0.00
Feb-21				0.00
Mar-21				0.00
Apr-21				0.00
May-21				0.00
Jun-21				0.00
Jul-21				0.00
Aug-21				0.00
Sep-21				0.00
Oct-21				0.00
Nov-21				0.00
Dec-21				0.00
Jan-22				0.00
Feb-22				0.00
Mar-22				0.00
Apr-22				0.00
May-22				0.00

TOTAL CONSUMPTION	-

FUEL CONSUMED MONTHLY

YEAR	2021/22
UNIT	Litres

MONTH	FUEL TYPE	CONSUMPTION (L)	kg CO_2e
Jan-21	Gas Oil		0.00
Jan-21	Petrol		0.00
Jan-21	Diesel		0.00
Feb-21	Gas Oil		0.00
Feb-21	Petrol		0.00
Feb-21	Diesel		0.00
Mar-21	Gas Oil		0.00
Mar-21	Petrol		0.00
Mar-21	Diesel		0.00
Apr-21	Gas Oil		0.00
Apr-21	Petrol		0.00
Apr-21	Diesel		0.00
May-21	Gas Oil		0.00
May-21	Petrol		0.00
May-21	Diesel		0.00
Jun-21	Gas Oil		0.00
Jun-21	Petrol		0.00
Jun-21	Diesel		0.00
Jul-21	Gas Oil		0.00
Jul-21	Petrol		0.00
Jul-21	Diesel		0.00
Aug-21	Gas Oil		0.00
Aug-21	Petrol		0.00
Aug-21	Diesel		0.00
Sep-21	Gas Oil		0.00
Sep-21	Petrol		0.00
Sep-21	Diesel		0.00
Oct-21	Gas Oil		0.00
Oct-21	Petrol		0.00
Oct-21	Diesel		0.00
Nov-21	Gas Oil		0.00
Nov-21	Petrol		0.00
Nov-21	Diesel		0.00
Dec-21	Gas Oil		0.00
Dec-21	Petrol		0.00
Dec-21	Diesel		0.00
Jan-22	Gas Oil		0.00
	Petrol		0.00
	Diesel		0.00
Feb-22	Gas Oil		0.00
	Petrol		0.00
	Diesel		0.00
Mar-22	Gas Oil		0.00
	Petrol		0.00
	Diesel		0.00
Apr-22	Gas Oil		0.00
	Petrol		0.00
	Diesel		0.00
May-22	Gas Oil		0.00
	Petrol		0.00
	Diesel		0.00

TOTAL CONSUMPTION	-	TOTAL kg CO2e	0.00

WASTE REPORTING

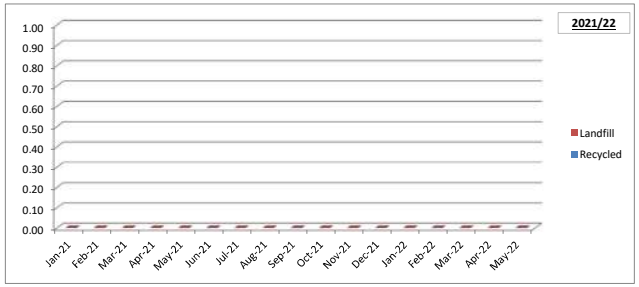
This entire tab is calculated automatically, you do not need to input anything into this tab.

SUMMARY

Total Non Hazardous Construction Waste Generated (tonnes)	Waste Recycled (%)	Waste sent to Landfill (tonnes)	Total Demolition, Excavation and Hazardous Waste (tonnes)	Total Non Hazardous Waste Cost (£)	Total Non Hazardous Waste Generated per GIFA (tonnes/100m^2)	Total Non Hazardous Waste Generated per value (tonnes/£100k)	Total kg CO_2e Production	Total kg CO_2e Production per GIFA (kg CO_2e/100m^2)	Total kg CO_2e Production per value (kg CO_2e/£100k)
-	0.00%	0.00	0	£0.00	0.00	-	-	-	-

Total Gas consumption (m^3)	Total Gas consumption (m^3) per GIFA (m^3/100m^2)	Total Gas consumption (m^3) per value (m^3/£100k)	Total Water consumption (m^3)	Total Water consumption (m^3) per GIFA (m^3/100m^2)	Total Water consumption (m^3) per value (m^3/£100k)	Total electricity consumption (kWh)	Total electricity consumption (kWh) per GIFA (kWh/100m^2)	Total electricity consumption (kWh) per value (kWh/£100k)
-	-	-	-	-	-	-	-	-

GRAPHS



	Total non haz construction waste	Recycled	Landfill
Jan-21	0.00	0.00	0.00
Feb-21	0.00	0.00	0.00
Mar-21	0.00	0.00	0.00
Apr-21	0.00	0.00	0.00
May-21	0.00	0.00	0.00
Jun-21	0.00	0.00	0.00
Jul-21	0.00	0.00	0.00
Aug-21	0.00	0.00	0.00
Sep-21	0.00	0.00	0.00
Oct-21	0.00	0.00	0.00
Nov-21	0.00	0.00	0.00
Dec-21	0.00	0.00	0.00
Jan-22	0.00	0.00	0.00
Feb-22	0.00	0.00	0.00
Mar-22	0.00	0.00	0.00
Apr-22	0.00	0.00	0.00
May-22	0.00	0.00	0.00

BREEAM UK New Construction 2014	Amount (tonnes) of non-hazardous waste generated per 100m2 (gross internal floor area)	Non BREEAM
One Credit	11.1	Not acceptable practice
Two Credits	6.5	Standard Practice
Three Credits	3.2	Good Practice
Exemplary Level	1.9	Best Practice

Activity	Country	Unit	Year	kg CO_2e			
Electricity generated	Electricity:	kWh	2016	0.41205			

Natural gas	cubic metres	2.02838
	kWh (Net CV)	0.20444

Diesel (average biofuel blend)		
	litres	2.61163

Gas oil		
	litres	2.96572

Petrol (average biofuel blend)		
	litres	2.19697