

CONSTRUCTION PHASE PLAN FOR EARLY WORKS

KEY INFORMATION

A	PROJECT NAME	High Street Manchester – Early Works
B	DESCRIPTION OF THE WORKS	Dismantling the existing wall and shutter between 20-22 & 24-36 Buildings. Following this continue with installation of primary structure in relation to the Planning Permission Ref. 121375/FO/2018. These works include the install of a foundation strip and a steel column to support the façade buildup. The steel is to be erected as a primary structure in line with the proposed and consented façade. This could be incorporated into any future façade install.
C	CONTRACTOR NAME & ADDRESS	McAleer & Rushe Contracts UK Limited 161 Drury Lane, London, England, WC2B 5PN
D	CLIENT NAME & ADDRESS	ES Manchester High Limited 17-19 Dungannon Road, Cookstown, Northern Ireland, BT80 8TL
E	START DATE	14 TH August 2023
F	COMPLETION DATE	25 th August 2023
G	WHERE ARE YOUR WELFARE FACILITIES?	On Site
H	HOW MANY OPERATIVES WILL BE ON SITE?	2 persons
I	ON SITE COMMUNICATION METHOD	Communication on site is essential, and the site team will have dedicated telephones/radios and access to emails. The Project Manager is the point of contact on site during working hours. There will be emergency telephone numbers set up for matters arising out of working hours, weekends, and public holidays. Contact numbers will be displayed on the hoarding.
J	TOOLS REQUIRED	Handheld breaker, Handheld tools (hammer, chisel, saw, drill etc)
K	MATERIALS REQUIRED	Concrete, Rebar Steel, Steel Post and associated fixings, shuttering plywood

RISKS & CONTROLS

ITEM	RISK	CONTROL MEASURE
1	Dismantle of small portion of existing wall and shutter.	Appropriate access equipment will be provided to ensure this brick wall is taken down brick by brick to avoid unnecessary collapse. Access equipment will have fixed edge protection at all times and will be inspected on a weekly basis by a competent person. Any access equipment needing to be erected will be done by trained and competent personnel, with qualifications and competency checked during induction.
2	Maintaining the safety of the public whilst works are being carried out.	Works will be adequately segregated by temporary hoarding which was be situated roughly 2 metres from the kerb line into the road. A general supervisor / marshal will be in attendance at all times to ensure members of the public are appropriately diverted from the works area. Pedestrians will be diverted to the opposite side of the footpath. A very small portion of pavement along Birchin Lane will be closed, with pedestrian barriers in place. See attached Drawing No. MG0620. Drawing No. MG0620, there is an existing road closure on Bridgewater Place. The applicant has obtained a Hoarding Permit for the works (attached).
3	Maintaining the safety of the operatives carrying out the works.	All operatives will be inducted, and RAMs reviewed and signed to confirm all is understood. Operatives will also wear appropriate PPE during the works. Mandatory PPE includes hard hat, Hi-Viz vest, safety gloves and safety boots with steel toe and steel midsole. FFP3 RPE will be required during breaking operations and face fit testing will be carried out to ensure there is a good fit between the mask and the wearer. Vibration monitoring will be required as part of this works. The vibration magnitude of the breaker will be determined and allowances for working time stipulated and monitored within RAMS.
4	When breaking out ground and below ground dig there is risk of uncovering unknown services.	Existing utility drawings will be requested and reviewed to determine the presence of underground utilities. A CAT scan will be carried prior to the Permit to Dig being issued to determine the presence of any underground utilities. Careful digging practices will be followed at all times with rescanning operations every 300mm as a minimum. Given the location of the excavation, hand digging only is permitted and insulated tools must be used at all times. Competent and experienced personnel only will be permitted to undertake these works.
5	Working close to an excavation.	Appropriate access will be provided at all times and edge protection will be provided to secure the small excavation during works. This will be in the form of portable barriers.
6	Use of Work Equipment	All work equipment provided for use during this project will be in good condition and checked for function and safe

		working order before every use. A documented check will be carried out on a weekly basis. Access equipment will be inspected by a competent individual and scaff tag provided on the equipment. Breaking equipment will be in good condition and well maintained to prevent vibration exposure to the user. The CAT scanner used will have a calibration certificate within the last 12 months.
7	Competency of workforce	All operatives on this project will be trained and competent to carry out the work expected of them. All training and competency records will be checked at induction.

Key Points Addressed from Planning Condition

ITEM	PLANNING CONDITION WORDING	RESPONSE
1	Compound Locations	Compound will be situated within the hoarding line.
2	Routing strategy and swept path analysis	Not required for these works.
3	Parking of construction vehicles and staff	No parking will be permitted on site and all contractors will be informed at the pre-order meeting that the surrounding area is for resident parking only. Site personnel will be encouraged to use public transport, cycle or walk. There will be one LDV vehicle dropping off equipment to the site location. This LDV vehicle will then park at an appropriate designated location nearby to site.
4	Sheeting over of construction vehicles	There will be no on-site construction vehicles required to carry out the proposed works.
5	Details of how measures in relation to safe working near to metrolink will be complied with (i suggest we can say that the works relate to the other half of the site, so this is not relevant)	The works are contained within Birchin Lane and will not disrupt the Metrolink equipment or their access to the plant room in the basement of 20-22 High St.
6	Communication strategy with residents which shall include details of how there will be engagement, consult and notify residents during the works	The developer of the site understands the importance of engagement with the local community regarding the development of this project. Prior to the commencement of any construction works residents will be advised of the proposed development by way of a letter drop which will also provide details of proposed dates and locations of any related meetings, along with the contact details of the Project Manager. The developer will continue to liaise with the local community with respect to the construction of the proposed development. Working with our communications consultant, we have drawn up a location plan of the properties to be informed. These properties fall within 0.1 miles of the site. The hoarding used to secure the site will include a sign that will make the construction purpose clear, in addition to displaying information on how, and where, to contact the site management and the community liaison person responsible for the siteworks. The community liaison manager will deal personally with comments or complaints from the public or neighbours and will ensure that they are resolved swiftly. A record will be kept of all comments and complaints.

7	Agreed safe methods of working adjacent to the metrolink hazard zone and shall be adhered to throughout the construction period; the retention of 24hr unhindered access to the trackside equipment cabinets and chambers for the low voltage power, signalling and communications cables for metrolink both during construction and once operational.	The works are contained within Birchin Lane and will not disrupt the Metrolink equipment or their access to the plant room in the basement of 20-22 High St.
8	Details of the loading and unloading of plant and materials	Access arrangements will be made with agreement of both Highways Dept and the local council. In all cases, access/egress for delivery and removal of materials will be planned, scheduled and coordinated by our logistics manager and all vehicle movements around the site will be controlled by a competent and certified traffic marshal. Adequate containment of delivery lorries will be provided at all times to ensure that dust is not escaping from vehicles in an uncontrolled manner as they enter and leave site. In conjunction with the requirement for wheel washing (outlined below) these control measures will be continually assessed to ensure they are operating effectively. A strict delivery procedure will be implemented to ensure that Birchin Lane is not overrun with site and delivery vehicles. The banksman will ensure that traffic flow is maintained at all times. All subcontractors and suppliers will be required to give 48 hours' notice of deliveries.
9	Details of the storage of plant and materials used in constructing the development	All materials will be stored within the boundary of the site.
10	Details of wheel washing	Roads will be kept clean and lorry movements and facilities will be provided to ensure that wheels are cleaned prior to vehicles leaving the site. A road sweeper will be on hand to clear up any material that inadvertently finds its way onto the highway network. The road sweeper will be used as and when required.
11	Dust suppression measures	This will be monitored and techniques, such as water suppression, will be implemented to keep dust levels below permissible levels. A supply of mains water will be available at site to ensure delivery areas and vehicle access routes are sufficiently damped down when required, particularly in dry and windy weather. As always, these controls will be monitored on a daily basis to ensure they are operating effectively and additional measures such as the use of a permanent water blower can be implemented if necessary. Due to our Environmental Policy, the use of water should be kept to a minimum where possible. Implementing an effective procedure to deal with complaints from third parties to ensure issues are dealt with efficiently and quickly, via an advised and dedicated telephone number. If necessary, the works will sweep will be required to sweep the roads/clean paths.
12	Location of waste, and how this will be removed / recycled.	The waste recycling strategy will be developed in the Site Waste Management Plan which will be implemented for the scheme. The Contractor will operate with licensed Waste Management Companies.

