

Rowlinson

Rowlinson Constructions Ltd

Chorlton Leisure Centre,
Chorlton, Manchester

Contractors Methodology,
Health, Safety & Environmental Considerations
During Demolition & Construction Period

30th March 2023

**Contractors Methodology, Health, Safety & Environmental
Considerations During Demolition & Construction Period**



Review/Update Record

Site: Chorlton Leisure Centre, Chorlton, Manchester

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1.0 Introduction

This document has been produced by Rowlinson Constructions Ltd with reference to the information and design provided by the appointed design consultants, Buttress (architects) and also the information prepared in support of a planning application.

Whilst this plan could be subject to revision in the future depending on site circumstances and/or requirements it initially aims to provide a brief overview on how as principal contractor Rowlinson Constructions Ltd will effectively plan and manage the execution of the demolition, site enabling/remediation works followed by the installation of infrastructure and the main construction works on the project in accordance with the details provided to Manchester City Council Planning Department.

When more detailed information is available and a pre-construction Information Pack of information is provided by the Principal Designer, in advance of any works commencing on site a fully detailed Demolition and Construction Phase Health & Safety Plan will be developed in compliance with the Construction Design and management Regulations 2015.

Following approval of that plan by the Principal Designer and notification of the works to the HSE using Form F.10, works will be undertaken whilst taking into consideration all relevant environmental protection measures required, logistical challenges, demolition/construction management issues, public access around the perimeter of the sites, and the access and egress from the site for work vehicles including the health and safety requirements a project of this nature will require.

In summary and in no particular order we consider the following to be paramount considerations in order to procure this project within its current location whilst minimising disruption to the local community:

- Site security
- Site temporary accommodation and temporary services required
- Traffic management and construction traffic (access, egress and on-site safety)
- Health & Safety (site employees and the general public)
- Parking for workers
- Good neighbourly relations (i.e. Considerate Constructors)
- Client/Principal Contractor/Local Resident & Businesses liaison
- Control of dust/noise/vibration/nuisance
- Control of debris on the surrounding road network
- Working adjacent to the Thirlmere Aqueduct
- Working adjacent to live railway/tram network owned and managed by TFGM and Network Rail respectfully.

2.0 The Project

2.1 Proposed Execution of the Project Including Sequencing

It will be assumed for the purpose of this demolition and construction methodology that, with the exception of any service diversions outside the site, sewer connections in the highway and the interface with the existing highway on Manchester Road that all the demolition and construction works will be carried out within the defined site boundaries of the development sites bounded by: -
Manchester Road / Thirlmere Aqueduct / Railway/Tram lines / Unicorn Supermarket

In summary, the execution of this project will consist of the demolition of Chorlton Leisure Centre, site preparation and ne-build construction of 50Nr residential apartments/dwellings which will be a mix of one and two bedroomed apartments with associated communal spaces, access and infrastructure.

A copy of the proposed site plan is shown below for reference.



The project for Mosscafe St Vincents Housing will be delivered as two separate phases (demolition and construction), over an agreed contract period. Subject to dealing with any pre-commencement planning conditions, site logistics and any additional surveys and reporting the sequence of demolition, construction and delivery is as follows: -

- Anticipated Commencement Date subject to planning – circa Autumn 2023
- Anticipated Completion Date – circa Autumn 2025

Greater detail on the interface between demolition and construction will be provided to our client on a detailed construction programme of works which will be developed along with our supply chain in due course one timings have been established. All works will be compliant with the Health and Safety Legislation including the CDM Regulations and also comply with the Employers Contractual Requirements.

Prior to works commencing a letter will be dispatched to local residents and businesses in the locality notifying them of the proposed start date, works to be undertaken and who to contact in the case of emergencies or queries in connection with the works.

In summary, the programme of works will include the following tasks/elements of work which are in no particular order at this stage and by no way is this an exhaustive list of all operations to be undertaken:

Site Establishment & Demolition

- Installation of temporary (temporary) welfare units for use during site establishment phase;
- Erection of security hoardings around the site including access/egress points for vehicles and pedestrians, site sign board and site safety signage;
- Installation of tree protection (RPA's outlined in Arboricultural Impact Assessment)
- Checks that all services have been disconnected from the building prior to demolition
- Carry out any additional pre-demolition investigations as required including asbestos, bio-hazard and ecological checks/surveys, archaeological level 3 building survey;
- Prior to demolition, if deemed required by the specialist demolition contractor the erection of scaffolding along Manchester Road elevation of the leisure centre;
- Bio-clean of premises (hyperdermic syringes, pigeon guano etc.)
- Internal soft strip of the leisure centre;
- Following acquisition of Demolition Notice under Section 81 building Act 1984 commence demolition of the leisure centre and clearance from site;
- Preparation for and installation of main (permanent) temporary welfare arrangements – site offices, canteens, toilets etc. to be located in the proposed new parking area;
- Installation of the site entrance and making good of old car park entrance (S278 works);
- Form site compound and storage areas within the site;
- Installation of site temporary services (electric, water, comm links) for site accommodation;

Enabling/Civils Works

- Reduced level dig (including remediation if/where required);
- Installation of new sewer connection(s);
- Installation of new car parking area up to binder course;
- Installation of piling rig and crane mats (where/if required);
- Installation of retaining structures (if required);
- Installation of temporary works as specified by temporary works coordinator;
- Install piled foundations and/or traditional foundations as detailed by structural engineer;
- Installation of structural foundations and ground floor slabs;
- Installation of underground domestic drainage;

Main Construction

- Erection of main structures (50Nr apartments in two blocks with connecting access decks);
- Making the structures weather tight (roof, masonry, windows etc.);
- Internal fit-out works;
- Complete external works including completion of drainage, hard surfaces/paving, soft landscaping, boundary fencing etc.;
- Landscaping/planting;
- Final surfacing of car parking areas, footpaths, etc;

2.2 Key dates

We plan to open up dialogue with Manchester City Council planning department as soon as practicably possible in order to deal with the discharge of any pre-commencement planning conditions. With this in mind key dates for the delivery of the project will be confirmed in due course but for the purpose of this document we are aiming for a start on site as soon as practicably possible following planning approval, pre-commencement condition discharges permitting.

With regards to the construction programme of works, upon receipt of a target date for the discharge of planning conditions, a more detailed design and contract specific procurement programme of works can be developed for discussion with all stakeholders.

2.3 Mobilisation period

Rowlinsons will utilise the period allocated for the demolition to deal with the discharge of pre-commencement planning conditions and to plan our mobilisation to facilitate the start of the construction phase. It is during this stage that all the up-front design work will be completed to allow a start on site in line with the planning approval.

Early dialogue with the relevant statutory authorities, along with subcontract negotiations, will also commence during this period. This up-front planning will provide and contribute to an efficient mobilisation period in an aim to facilitate an efficient start on site and also allow Rowlinsons as principal contractor to comply

with the requirements of the CDM Regulations 2015 and all other relevant health and safety legislation.

2.4 Organisation & Management of site operations

The main points of contact for this project during the pre-construction and construction period in connection with site management, security and planning issues will be:

Construction procurement/on-site activity:

Steve Weir (Rowlinson Constructions Ltd)

Office: 0161 960 0033

Mobile: 07976 052 831

Email: steve.weir@rowcon.co.uk

Mark Frain (Rowlinson Constructions Ltd)

Office: 0161 960 0033

Mobile: 07801665408

Email: mark.frain@rowcon.co.uk

Planning issues:

Mike Bagot (Rowlinson Constructions Ltd)

Office: 0161 960 0033

Mobile: 07976 059 927

Email: michael.bagot@rowcon.co.uk

Dave Coulson (Buttress)

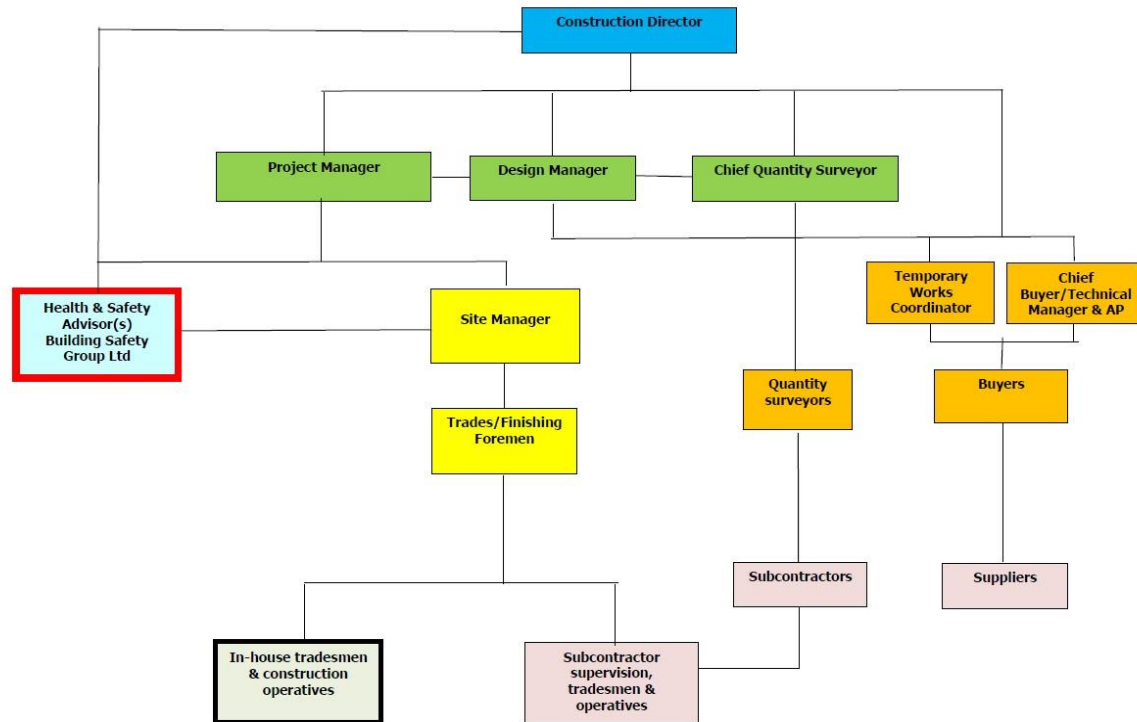
Office: 0161 236 3303

Email: dcoulson@buttress.net

As principal contractor Rowlinsons are proposing to provide construction management team with the relevant and sufficient professional experience to manage this project and they will be headed up on site by our Project/Contract Manager – Mark Frain. The team will be under the monitoring and supervision of the Construction Director Steve Weir.

A typical organogram of the construction team that Rowlinson Constructions Ltd proposes to allocate to this project throughout the construction period is illustrated below:

Proposed Construction Management Team & Head Office Technical Support



2.5 Site and Quality Control

Rowlinson Constructions Ltd operate and manage a document management and quality control system that can be accessed both remotely on site and at source in the office by all managers and staff involved with a project.

We are ISO 9001, 14001 & 45001 registered and this quality system extends to and covers all aspects of the business. In brief procedures that are in place covering Rowlinson's commitment to quality management and control on site include: -

- Quality Policy – A clear statement detailing quality control procedures and required performance levels at all levels of site and office management;
- Quality Systems – Currently operating a quality control system in line with the requirements and guidelines approved by ISO;
- Contract review procedures are implemented on and off site;
- Document control – as defined under ISO 9001;
- Material and purchase control as defined under ISO 9001;
- Controlled inspections in line with outlined procedures covered by quality systems ISO 9001, 14001 & 45001;
- Quality audits – carried out periodically in-house by Quality Manager and externally by a QMS auditor;
- Corrective and preventative action – specific internal quality documents are developed and implemented and are deemed to be very useful and proactive;
- Quality control records – Periodic and structured work inspections are carried out on site and recorded within the quality control documentation in line with details developed in the ISO 9001, 14001 & 45001 systems;

- Training – Rowlinson Constructions Ltd have a training policy and programme for reviewing all construction operatives and staff training needs;

2.6 **Occupation of the new building**

Upon completion of the construction phase Rowlinson Constructions Ltd will assume that in line with the planning classification any delivery partners or third parties will take full possession and effect occupation of the buildings as soon as practicable.

Rowlinson Constructions Ltd will assist any delivery partners and third parties in all areas where required to facilitate a smooth problem free occupation of the new premises. This will include application for postal addresses with the local authority, acquisition and connection of all required services and provision of building regulation compliance documentation.

Prior to occupation, Rowlinson Constructions Ltd and/or their partners will hold a series of induction/building familiarisation days for new occupants. These will focus on introducing the main users of the buildings to their new surroundings, existing environment, the new buildings services and technologies. It will inform the end users how to run their new premises efficiently, economically and environmentally responsibly.

2.7 **Contamination, Existing Service Records, Highways and Sewers**

A full stage 1 desk top study and fully intrusive stage 2 site investigation has been completed for the site. If any further investigations are required under the existing buildings footprint they will be undertaken following demolition.

Any contamination that is identified within the stage 2 or supplementary surveys will be dealt with in line with the recommendations of the reports. In the event that any contamination is found when carrying out the works it will be reported by following the protocol outlined by the geo-technical consultant and/or in line with a planning condition requirements. If required further investigation and risk assessment will be carried out followed by a supplementary remediation strategy, all of which will be submitted to the planning authority for approval.

Any remediation works undertaken as a recommendation by the geo-environmental consultant will be validated by them or an approved consultant and a written report submitted to the LPA.

A full record of underground services and sewers and over ground services will be prepared by our consultants UCML and Carley Daines. All service records will be kept on file. In order to confirm these records are correct, it is proposed that a number of slip trenches will be excavated in strategic locations around the site to accurately establish existing service positions.

We propose to liaise with Manchester City Council Highways in connection with the scheme and will provide a full pre-commencement dilapidation survey of the existing roads and footpaths around the site prior to any demolition and/or construction works commencing. As on other project we will assume that MCC highways officers do not

need to attend the survey or require a copy of the survey when it has been carried out. However, Rowlinson will confirm when the survey was completed and a copy will be retained on file for future reference.

Any existing adopted sewers which are to be utilised as part of the development will be surveyed for condition, suitability and before any connections are made. All works will be approved by United Utilities.

Working adjacent the Thirlmere Aqueduct requires careful consideration. As part of this we will contact the relevant body to notify them of the proposed works.

3.0 Assumed Environmental / Site Restrictions and On-Site Risks

3.1 Environmental Considerations

During the early environmental/ecological surveys it was noted that invasive plant species were present to the rear of the site. These are currently under a treatment regime by Manchester City Council and a suitable survey/review will be undertaken prior to any works affecting this area.

The Method Statement provided by Lally Tree management will be followed when working with existing trees.

The environmental and physical impact of the development on any trees identified in the assessment will be controlled by installing the Root Protection Areas as outlined and any remedial works to trees to be retained will be performed by a specialist.

3.2 Health and Safety Planning

As principal contractor, prior to any works starting, Rowlinson Constructions Ltd will allow sufficient time for the development of a Construction Phase Health and Safety Plan. Whilst the plan has not yet been fully developed a copy of the construction phase health and safety plan will be provided to the Principal Designer before works on site commence. In addition, a copy can be provided to all stakeholders upon completion if/where required.

The plan will contain specific details on how all matters relating to health and safety will be managed by Rowlinson as responsible and considerate contractors. The plan will explain in detail how the measures we propose to implement are going to assist in the safe management and delivery of the project and include:

- An overview of the site, the project, its phases and delivery programme;
- Security of the site perimeter, the works and protection of local residents and the general public;
- How any works to the existing roads and footpaths around the site will be managed;
- What and how safe access/egress to/from each area of the construction project will be achieved;
- Where site compound and welfare facilities will be located;
- How traffic in and around the site will be managed;

- How waste will be managed on site and removed;
- How accidents will be dealt with if they occur;
- How 'Near Misses' will be dealt with if they occur;
- How the risk of fire during the construction period will be managed on site;
- The plan will contain Rowlinson Constructions Ltd health and safety policy and details on our responsibilities as principal contractor under CDM 2015;

Our health and safety goal on this site will be to ensure that people in close proximity and/or involved in the project and the existing environment are protected and safe. We will focus on creating a safe environment not only for the contractors working on the site but also for development staff, visitors to the site and also for adjacent residents and users of the already well-established existing road and footpath networks.

Health and Safety performance on Rowlinson Constructions Ltd sites is monitored externally by our appointed consultants The Building Safety Group Ltd who carry out regular site safety inspections on all our construction sites. This system will also be employed on this project. The site inspections will be recorded and any non-compliance in specific pre-defined areas of safety will be highlighted for the appropriate action to be taken.

Safety audits will not only focus on compliance with health and safety legislation but also on how the site is interfacing with the local environment and general public.

3.3 Site Monitoring

Rowlinson Constructions Ltd considers the following to be issues that will require close monitoring by the construction team during each of the construction phases of this project:

- Access/egress to the construction area of the site;
- Works required outside the site in the public and adopted roads/footpaths;
- Works adjacent to the Thirlmere Aqueduct and adjacent railway lines;
- Fire Plans and evacuation procedures;
- Noise from on-site operations and the control of it;
- The control of spoil on carriageways around the site;
- The control of dust;
- The segregation of works from the general public;
- Maintaining full uninterrupted services to the occupied streets and areas of the surrounding neighbourhood and existing buildings
- Maintaining emergency access at all times to all areas around the site;

In order to maintain good discipline in all of these key areas, the contract works shall be restricted to controlled areas of the site as agreed with senior management and discussed with our health and safety advisor and principal designer. In most cases these defined areas will be fenced off with a security hoarding. Works outside the site boundaries will require permits to be issued by MCC Highways and comply with chapter 8 of the National Roads and Street Works Act.

It will be our intention to install the car park/access as early as possible and also to construct haul roads within the site where/if required from clean hardcore material. This will allow construction vehicles to stay off muddy areas of the site which could lead to spoil being dragged onto the highway.

In addition, before leaving site, vehicles will be checked for spoil on their wheels and where required their wheels will be washed before leaving site to stop spoil being dragged onto the highway.

At site exit points facilities will be provided for the soiled wheels of vehicles to be cleaned thoroughly before they leave the site. See image below



In cases where spoil has accidentally been deposited on the highway, this will be immediately cleaned up by site operatives and/or cleaned by a road sweeper. On days where we anticipate high volumes of traffic accessing and egressing the site, in addition to wheel washing, we will look to employ a road sweeper as required to ensure the highway is kept clean. See image below



During periods of dry weather which could lead to dust on the site, in addition to keeping the roads clean the dust will be controlled by dousing the affected areas and/or operations with water/hose pipes/bowsers/road sweepers at regular intervals in an effort to keep the dust down. Any surface water run-off will be collected and disposed of within the site and shall not be allowed to discharge onto the local highway. See image below.



3.4 Access/loading/unloading

Access to the project and works for construction traffic will be off the existing Manchester Road fronting the site.

We will, where required, restrict times for delivery/collection of materials to all our suppliers and subcontractors to assist with traffic management. We will observe the planning documentation when issued to establish permitted hours of work which will dictate vehicle movements and deliveries to site. These times will be in line with the working hours MCC permit for construction work which are currently*: -

- *Monday to Friday: 7.30am to 6pm*
- *Saturday: 8.30am to 2pm*

No noisy work should be done on Sundays or Bank holidays.

* [Noise from building sites | Tackle a noise problem | Manchester City Council](#))

All materials delivered to site must be offloaded and stored within the site boundaries or, in the case of works being carried out on the highway materials can be off-loaded and stored in protected areas if agreed in advance with MCC highways but they must be protected/segregated from the general public and other traffic using the highway.

3.5 Services

As part of the site enabling works and as principal contractor, prior to commencement of the works, we will confirm the location of all existing services within the confines and around the perimeter of the site. This will include statutory services (gas, water, electric, telecommunications) and adopted/private sewers.

Any services which will need diverting to accommodate the proposed project will be discussed and agreed with the relevant statutory authorities.

3.6 Asbestos

Before demolition commences a full Refurbishment and Demolition Asbestos Survey will be conducted by a UCAS approved consultant. The contents and recommendations of the report will be communicated to the specialist demolition contractor.

If any asbestos is discovered we will follow the guidelines outlined in the control of asbestos regulations 2012 on how to deal with its removal. Notifiable asbestos (ACM's etc.) will be notified to the HSE in advance of their removal.

We have assumed that unless identified in the site investigation there will be no danger presented by asbestos in the ground. We will carry out independent checks on any areas of the site which have been identified in the SI or we suspect may contain asbestos. Any asbestos identified/found in the ground will be dealt with by following the recommendations within the remediation strategy provided for the site.

As a responsible employer we are always actively ensuring that all our staff are adequately trained in asbestos awareness and what to do if it is discovered.

3.7 Contaminated Land and Remediation

A fully intrusive site investigation has been performed on the site and a site investigation report was submitted in support of the planning application.

If contamination is highlighted by the site investigation or any further investigation carried out at a later date, the local authority will be notified and all the necessary precautions will be taken to avoid contamination of other areas of the site or in order to prevent a hazard or risk to workers, visitors, local residents or the general public.

If contamination has been identified a remediation strategy on how to deal with the treatment of contamination will be agreed with the local authority before remediation commences. Any remediation works will be validated by a the geo-technical consultant or a third-party consultant.

3.8 Environmental Controls

As noted earlier in this document Rowlinson's are QMS ISO 9001, 14001 & 45001 registered contractor. As principal contractor and a responsible building contractor we recognise that we have an important role to play in preserving the environments in which we work. With this in mind we have developed a comprehensive environmental policy which will be followed stringently and observed throughout the construction of this project.

Through our understanding of the ecological documentation provided and via observations made during pre-construction site visits we will establish if there are any existing pre-existing site environmental issues which we need be mindful of during the construction period.

This could include where identified through ecological and environmental surveys the protection of trees, habitats and/or protected species or species of principal importance SPI's

4.0 Significant Construction Operations & Control

4.1 Materials requiring particular precautions

At this stage of the brief no items requiring particular precautions have been highlighted by the design team or the Client. Where necessary, Rowlinson Constructions Ltd will obtain all necessary COSHH data sheets containing information on construction materials which may be hazardous or harmful to health. Information on any material that may be hazardous or harmful to health during the future maintenance, repair, cleaning or demolition of the new buildings will be highlighted to the Principal Designer and the Client in due course.

4.2 Traffic Management, Deliveries & Site Parking

It is Rowlinson Constructions intention for delivery vehicles to access the site at the front of the site off Manchester Road.

As noted earlier in this document, prior to works commencing a full photographic condition survey of the roads and footpaths surrounding the site will be undertaken as soon as practicable as agreed with a representative from Manchester City Highways Department. A copy of the photos can be made available upon request.

During the construction period on this project a full site-specific (on-site) traffic management plan will be implemented within the confines of the site. The traffic management plan will be developed and contain site specific protocol and plans to ensure the safe access and egress of all delivery vehicles into the site, details for the movement of construction plant around the site and details covering provisions made to maintain the safety of the existing staff, residents, the general public.

A copy of the traffic management plan will be included within the Construction Phase Health and Safety Plan for the site which will be issued to the Principal Designer in due course. The traffic management plan will be a live document that is under

constant review throughout the demolition and construction period with revisions notified to the Principal Designer.

Traffic management/warning signage will be positioned in locations to warn traffic and pedestrians of the presence of any site traffic on the exiting the site and/or using the surrounding roads.

Suitable safety/warning signage will be displayed on site and around the site in prominent locations to warn all site workers and visitors of the dangers of moving traffic on site.

All orders placed with suppliers and subcontractors shall include details for site deliveries. These shall include details of the approach to the development and any access restrictions that apply in the local area where applicable.

Delivery vehicles will be fit for purpose and where practicable the size of delivery vehicles shall be restricted to rigid vehicles however; the use of articulated vehicles is sometimes going to be unavoidable. However, for the delivery to site of certain materials or plant, for example piling rigs, structural steel/PCC wall/floor/roof panels/bricks etc. there may be no other alternative available.

In circumstances such as these, large deliveries will be carefully coordinated in order to cause as little disruption to the local roads and community.

All delivery vehicle drivers will be required to report to the site office for site instruction and details for off-loading materials from their vehicles. Materials will be stored within the confines of the site. Some materials of high value will be stored within locked storage containers on site.

Material deliveries will be restricted to normal working hours whilst observing the prohibited times stated in any notice of planning.

All contractors, suppliers and visitors to the site will be made aware of the likelihood of pedestrians in and around the vicinity of the site during all times of the day.

During the construction period, no vehicles will be permitted to reverse in or out of the site unless it is unavoidable and they have a banksman. If a vehicle does need to reverse out of the site there must be a banks man in attendance at all times when this operation is being carried out.

Under no circumstances are materials to be unloaded outside the site boundaries. Once vehicles are inside the site boundaries delivering/collecting materials, the unloading and storage of materials will be in accordance with the manufacturers' recommendations and the site management instructions. Materials storage will be provided in designated areas of the site within the site boundaries at all times.

As noted previously in this report, in an aim to reduce the risk of spoil being discharged onto the roads surrounding the site, clean hard standings will be constructed in tarmac or in stone/hardcore. It is the intention to have these in place as soon as possible and prior to any loading/off-loading operations commencing on

site in an aim to ensure that vehicles wheels are kept off muddy areas of the site therefore not pulling spoil/mud onto the carriageway when they exit the site.

There will be a power washer on site when required in order to clean heavily soiled vehicles wheels where required and this will be supplemented by the surrounding roads and footpaths being mechanically swept/physically swept, when necessary, in an aim to maintain them in a clean and safe condition at all times.



To control dust blowing from and debris/materials falling from moving vehicles leaving the site, all delivery/commercial vehicles with an axle weight over 4 tons that leave the site will have their loads fully strapped or sheeted over, depending on the material, to prevent materials or debris falling onto the highway. In the case of removing spoil or demolition debris off site this will also help to control dust.

In summary our main concerns for this project in relation to traffic management which need close control are:

- Coordination and control of traffic with banksmen (vehicular and pedestrian);
- Off-site parking and parking restrictions on surrounding roads;
- Access and egress from the site and arrangements for temporary site access roads;
- Timing of deliveries to avoid the peak times of the local area, i.e school drop-off/collection times;
- Material deliveries and safe vehicular access and egress;
- Modifications to site boundaries and reinstatements as the works progress and upon completion of the works;
- Traffic management and any temporary traffic management control on the adopted highway;

4.3 Site security

As principal contractor we shall ensure that adequate levels of security are implemented throughout the construction period in order to prevent unauthorised access to the working areas of the site. This will be done by the provision of a CCTV security system which will be monitoring all of the site boundaries.

Breaches of the site boundaries will trigger an audible response from our CCTV monitoring company which will be backed up by either police attendance or a security patrol being deployed.

4.4 Site Welfare and House Keeping

We have identified that the site welfare and office accommodation is going to be located on the new car park area of the proposed development. Prior to installation we will identify in detail and agree with the principal designer and the Health & Safety advisor the level of accommodation to be provided to allow us to deliver the works safely and effectively whilst complying with the requirements of CDM 2015 and the Health, Safety and Welfare Regulations. Full details will be included in the Demolition and Construction Phase Health& Safety Plan.

4.5 Recycling of Waste, Location and Removal

In line with our Environmental Policy, we will have a designated waste / recycling (skip) area on site, with segregated skips for mixed waste, plaster, timber and metal.

All subcontractors will sign up, as part of the subcontract order to segregate waste, in the aforementioned skips, and these will be removed and replaced on site, on a regular weekly basis.

Our waste / recycling companies, will provide monthly waste / recycling figures, which will be available for review and provision to our Client. Where possible our material procurement department will be looking to use materials which have come from recycled sources.

4.6 Site Rules & Fire Risk

During the construction period Rowlinson Constructions Ltd will be implementing a series of site-specific rules which will be tailored to fit in with the specific requirements of this development.

These will be implemented in order to maintain high levels of health, safety, environmental responsibility and security on the site. In addition, the rules will consider its location within surrounding area and site and recognise sensitive issues that may surround the development.

Before commencement we will develop site-specific fire risk assessments for the construction phase of the project which will be bespoke to the site.

Where/if required we will employ the services of a fire engineer to advise on any specific considerations or measures which are required in the interest of employee, public and adjacent site/building safety. This will be influenced by the type of construction adopted.

It is our company policy to operate all our construction projects as 'No Smoking' sites with smoking and vaping only being permitted in designated areas of the site in

locations that will not cause nuisance to the local community or present increased fire risk.

4.7 Good neighbourly relations

In line with Manchester City Council guidance on noise from building sites which can be accessed at [Noise from building sites | Tackle a noise problem | Manchester City Council](#) the following working hours will be adopted:

07:30 to 18:00 Monday to Friday

08:00 to 14:00 Saturday

No working is permitted on Sundays or Bank Holidays

Any works outside the permitted times stated cannot be carried out except with prior written consent from the local planning authority.

As previously noted in this document, prior to commencement on site, we will carry out a letter drop to all properties within the close vicinity of the site. This will enable us to introduce ourselves to the local community as the Principal Contractor and also to provide details of who and where to contact with queries, complaints or concerns.

In addition to this exercise and the full development of our demolition and construction phase health and safety plan, our traffic plan, security measures, and accommodation proposals we would also be delivering the site in line with the principles outlined by the Considerate Constructors Scheme.

The following areas would demonstrate a high level of compliance with the scheme and also demonstrate to the client our high level of commitment and attention to detail in managing a project of this kind in its proposed location:

- Respect the Community
- Care for the Environment
- Value our Workforce

Adoption of these principles will nurture: -

- Consideration
- Cleanliness
- Good neighbourly relations
- Respectfulness
- Positive Safety culture
- Responsibility
- Accountability

Queries and Questions

If any recipients of this document have any queries or question about its contents they should be directed to

Steve Weir Rowlinson Constructions

Mobile: 07976 052 831

Email: steve.weir@rowcon.co.uk

End of Report