CubicWorks

Construction & Environmental Management Plan
38 Mosley St Development

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1.0) Introduction

1.1) Purpose and Implementation

This Construction and Environmental Management Plan (CEMP) is purposed for the construction phase of developments at 38 Mosley St and is in place to ensure the secure and safe operation of the site, thereby protecting staff, the environment and the businesses that operate on site, from unnecessary harm. This document describes the site rules, security arrangements and intended methods of effectively managing potential environmental impacts arising from construction activities.

The responsibility for implementation of the CEMP lies with the Principal Contractor, working in conjunction with other key personnel (construction director, sub-contractors, suppliers etc.) on the site, to ensure it is implemented effectively. To ensure this CEMP remains current and relevant, the Principal Contractor, shall take control of the document and regularly revise/update as necessary to reflect any new information which arises from construction activity.

1.2) Objectives

The overall objectives of this CEMP are to ensure that:

- All practicable steps are taken to minimise disruptions to users and occupiers of 38 Mosley St and adjacent parties caused by construction activities.

- All practicable steps are taken to minimise the environmental effects of construction works.

- All activities are conducted in accordance with the CEMP, relevant legislation, Codes of Practices, Guidelines, and any local environmental procedures.

- Licenses, permits and consents and other statutory requirements are obtained prior to works commencing, and fully complied with.

- All staff (including sub-contractors) are aware of the environmental issues relevant to the project through the provision of site specific information on the environmental impacts of construction and the mitigation measures to be applied during inductions, briefings and tool box talks.

- Environmental controls remain adequate throughout the duration of the project.

This CEMP is part of a governance framework that includes UK law and generally accepted Code of Conduct and industry best practice. They are to be followed in this context and also taking into consideration company requirements and to safeguard the amenities of nearby residents and highway safety, pursuant to policies SP1, EN9, EN19 and DM1 of the Manchester Core Strategy (July 2012).

2.0) Site Operations

2.1) Site Operating Hours

The Site operating hours for Site shall be:

06:30 to 18:00 on Monday to Friday
07:00 to 13:00 on Saturdays
07:00 to 13:00 on Sundays

Outside of these hours by prior agreement for potentially intrusive works that may affect members of the public including, but not limited to demolition, scaffold erection, craneage and lifting operations.

These working hours cover operations and work activities which are audible at the Site boundary.

Any noisy operations outside of these hours shall not be undertaken without prior agreement from the Client and where applicable, from the local planning authority with written approval provided.

These hours may be amended where local circumstances demand as necessary, with prior agreement from the Client and where applicable, the local planning authority.

2.2) Site Segregation / Security

Site is to have a secure hoarding to the rear of the building upon West Mosley St. This is to be the main entrance to the site during the duration of the works.
The building on all other sides is secure. Should any works to any sides of the building involve the removal of existing security measures i.e. doors, then temporary hoarding will be installed locally to ensure the site remains secure.

Hoarding is to be a flat panel proprietary system with concrete weighted ballast.

Street lighting is prevalent in all external areas.

The main vehicular access will be from West Mosley St into the rear hoarded compound, however parking for vehicles will be very limited. The compound is to be gated and secured at all times. which will be gated and manned at all times the site is open.

For additional security a temporary CCTV system is to be installed around all perimeter areas, which is to be active for the duration of the main works. These works will not involve any physical connections to the building.

All display/advertising/screening branding on any hoarding is to be approved by Bruntwood Limited.

2.3) Site Boundary

All construction activities are to be contained within the designated development site boundary, except for specific boundary construction works where access outside the boundary is required. Approval to proceed with these works will be required and appropriate permits issued by Bruntwood Limited.

2.4) Construction Related Information and Construction Phase Plan

All relevant information and the Construction Phase Plan will be provided to all Contractors and Subcontractors prior to attending Site. Relevant Site Related Information, including Emergency Procedures, Welfare Arrangements, Traffic Managements, Deliveries, Site Hazards & Risks, etc.) will be communicated to all attending Site within the Site Specific Induction.

Other Relevant information will be provided throughout the duration of the project within Daily Allocation Meetings and Delivery of Toolbox Talks.

2.5) RAMS

Method Statements and risk assessments for construction and demolition works are to be provided by all sub contractors on site before any works are undertaken. These are to be approved in writing by the Principal Contractors site manager and H&S manager

2.6) Permits

Permits **will** be required to connect to utilities or local services. The permit will need to be requested by the developer. Any activities requiring a permit to work e.g. permit to dig, should allow sufficient time to be coordinated.

2.7) Welfare Facilities, inc. offices, meeting rooms, canteen and toilets

- Canteen / Welfare Area is to be located within a secure cabin within the external compound. The facility will provide seating for up to 20 persons and a self-service/non-catered kitchen for all site staff. The facility is to have suitable fridge, microwave, water-boiling and potable water.

- The site office is located within a secure cabin within the external compound. Office provision exists for 2 persons and a meeting room with a capacity of 6 is also to be provided.

- Contractor cubicles and hand washing are to be provided within the existing building and to remain in use throughout the duration of the project. As the project progresses the contractor cubicles may be relocated to another floor to aid with the fit out and refurbishment of certain areas.

2.8) Accident / Incident Procedure

All accidents and incidents are to be reported on site to the lead Site Manager/Supervisor active at the time. At all working times, a minimum number of First Aiders will be on site, to ensure first line first aid can be administered appropriately. First Aid kits are to be kept on site in the Site Managers office, plus in assessed locations (such as the roof cabin) as the project area extends. First Aid information will be passed to all working on site during the induction.

The Reporting of Injuries, Diseases and Dangerous Occurrences Regulations 2013 (RIDDOR) requires the 'responsible person' to notify any death, reportable injury, disease, or dangerous occurrence to the relevant enforcing authority. Accidents/ incidents outlined above (RIDDOR) will be reported to CubicWorks by the Injured Person (IP)/ IP Supervisor/Manager (if IP is unavailable) and the CubicWorks Accident/Incident Report Form will be completed with the IP in attendance. Copies of this will be issued to CubicWorks H&S Manager.

In the event of an accident/ incidents outlined above (RIDDOR), CubicWorks Health and Safety Manager and/or Subcontractors will conduct necessary investigation into the incident, report findings and implement necessary controls where and however applicable

Discover or witness an accident or health incident (Including personal health incidents)

Discover a Fire

Break the glass on the nearest fire alarm call point.
Telephone **999**, give your name and inform the site manager of the location of the fire. Exit the building by the nearest safe fire exit and proceed to the nominated fire assembly point. Do not return to the building until the incident is confirmed over.

On hearing a fire alarm sounder:
Intermittent

Prepare to leave the building, collect personal belongings and make safe your workstation.

Continuous

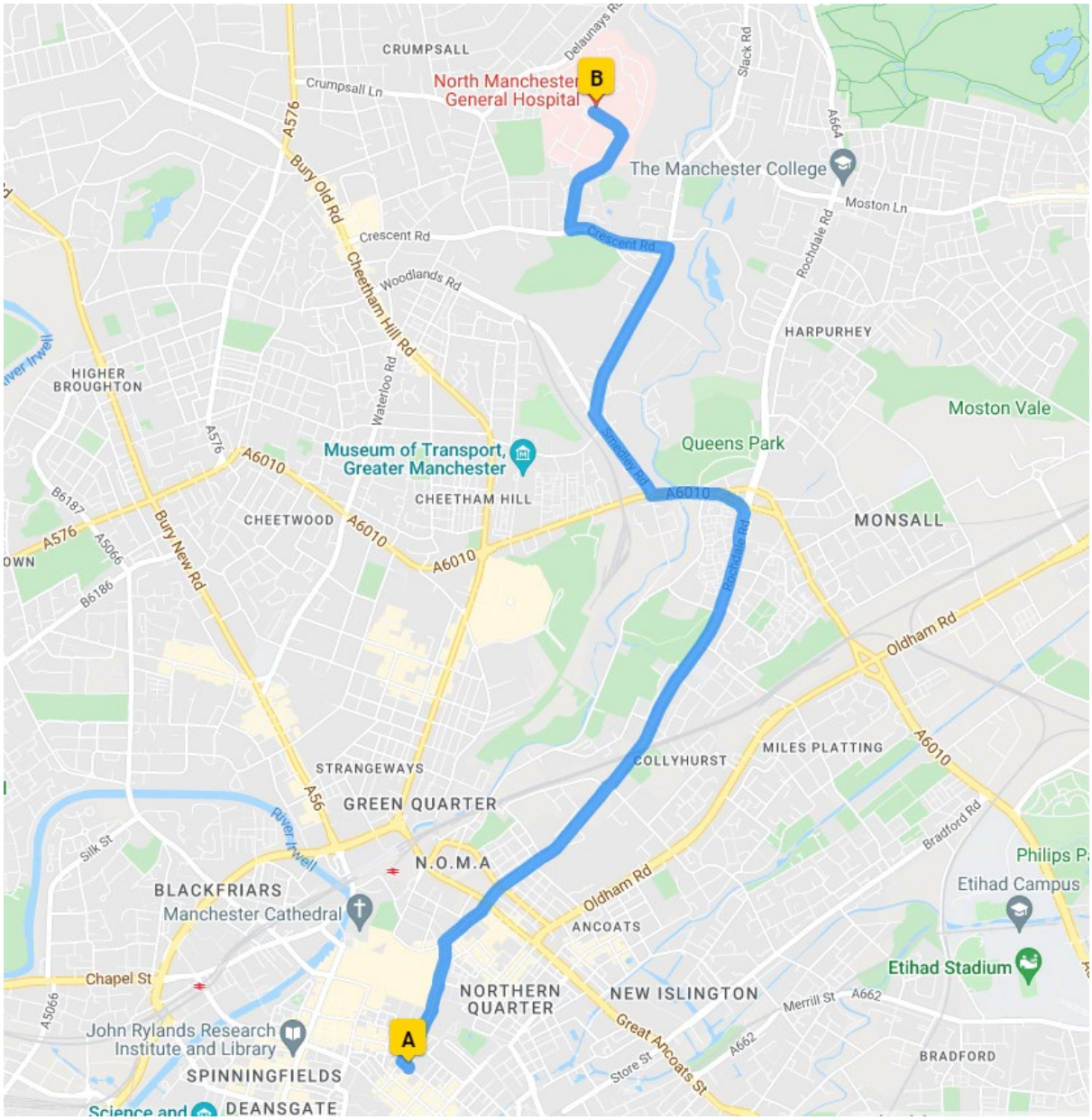
Immediately exit the building via the nearest safe fire exit and make your way to the nominated assembly point to hear further direction. Do not return to the building to collect any personal belongings.

Discover theft of company or personal effects or report suspicious activities

Telephone **999**, inform the property manager of the theft details.

2.9) Nearest A&E

The nearest A&E hospital is located at North Manchester General Hospital, Delaunays Rd, Crumpsall, Manchester M8 5RB.



2.10) Fire Evacuation Procedure

A Fire Risk Assessment will be undertaken once the Site has been set-up to ensure all required items are in place and monitored throughout the construction phase.

Necessary fire evacuation procedures will be highlighted to all personnel during Site Health and Safety Induction. This will include but not limited to the following information will be susceptible to change where necessary (notification will be given):

A Wireless Evacuation Management Systems (WEMS) (temporary fire alarm) is to be installed in the main project building, as well as a wired system within the Site Management building.

All personnel are to follow the outlined evacuation route through the relevant exits. Personnel are to gather at the muster point located within the site compound on W Mosley St, where a roll call will be undertaken using the Daily Site Register.

No admittance will be permitted back to the building until such a time confirmed by the CubicWorks Site Manager/Supervisor.

2.11) Site Personnel and Visitors

All persons attending site to conduct work activities are required to attend a Site Specific Induction to be carried out by the CubicWorks Site Manager. Inductions will be carried out in the site office / meeting area at pre-agreed timings prior to commencing works.

All visitors to Site are required to contact the Site Manager on arrival. All visitors to Site will be required to attend a visitors induction conducted by the Site Manager.

Visitors to Site will be required to remain with their designated responsible person whilst on Site. Under no circumstances are visitors to access areas of work unattended.

2.12) Personal Protective Equipment

Site PPE Requirements will be set at a minimum standard of 3 point PPE for the duration of all works, demolitions and alterations phases of work. This is to be worn at all times on site (except within the Welfare facilities). This requirement may be subject to change (increase / decrease) as the program progresses and dependent on activities taking place and site conditions.

Further Personal Protective Equipment and / or Respiratory Protective Equipment may be required on a task specific basis, where identified by a risk assessment & method statement and dependent on Site Conditions.

Site Visitors attending site will be required to wear appropriate PPE as defined by the Site (as above requirement states), CubicWorks keep an additional supply of Hard-hats, hi-vis' and gloves on site. However, all visitors will be required to ensure suitable safety footwear fitted with steel toe-protectors and mid-soles are worn when attending Site.

The wearing of PPE / RPE will be strictly monitored by CubicWorks Site Manager as part of his/her supervisory duties.

2.13) Tools, Work Equipment and Electrical Equipment

Tools and work equipment used on the site must be compliant with UK legislation and the user must be able to demonstrate competence prior to using the tool/equipment. This includes hand tools, office equipment, laboratory equipment, ladders etc. All electrical items plugged into the mains must be tested by a competent electrician prior to use on site and be PAT tested.

2.14) Smoking

CubicWorks adopt a strict No Smoking Policy on / in Site Premises. Smoking will only be permitted in designated smoking areas in the public demise and outside of the site.

2.15) Removal of goods from site

No items are to be removed from the site without prior written permission from the site manager, inc. waste and scrap materials.

2.16) Security of personal electronic equipment and valuables

Personal effects brought on to site remain the responsibility of the individual. CubicWorks and Bruntwood take no responsibility for the safeguarding of personal effects.

Items of portable electronic equipment and valuables should not be left unsecured/unattended for any length of time. Such items should be locked away securely out of sight when not in use. Lockers are to be provided to secure such belongings.

2.17) Mobile phones and Wireless Technology

Use of Mobile phones and wireless technology is permitted on the site except in clearly identified areas and buildings. For items with built-in camera technology, please refer to the 'Photography and Video Recording' policy section of this document.

2.18) Lost and Found

All items found on the site including cash and documents must be handed to site manager and must not be removed from the site. Lost property items will be stored for a maximum of 3 months, after this time, the items will be offered to the finder or given to charity.

2.19) Parking

There is to be no contractor parking on site. All contractor parking is to be within local car parks, such as the local NCP on Chorlton Street and Manchester China Town Car Park, with the latter being the closest to the site.

Under no circumstances are non-emergency vehicles to be parked on double lines anywhere on or around the site.

2.20) Traffic/ Highway Management

- All roads & pedestrian routes are to remain clear from obstructions, parked vehicles, skips etc.
- All roads are to be cleaned and maintained. Any mud/waste should be cleaned up immediately. A road sweeper will be employed as required to ensure no muck or debris is left outside of the site boundary.

2.21) Driver Rules

- No person is allowed to operate vehicles and plant unless trained to do so.
- No passengers are to be carried unless the vehicle is specifically designed to do so.
- No children or animals are to be brought onto the project in delivery or other vehicles.
- Drivers/operators must be familiar with all operating controls and safety devices of the particular piece of plant they are to use.

- Drivers/operators are to carry out pre-use safety checks of the unit prior to use each shift.
- All drivers/operators to drive carefully at all times and note the presence of pedestrians on site.
- All drivers/operators are to, only operate the vehicle/plant strictly in accordance with manufacturers recommendations/instructions.
- All drivers/operators must comply fully with all safety signage including:
    - speed limits
    - stop signs
    - give way signs
    - one-way signs etc.
    - loading restriction signs.
- Reversing is to be kept to a minimum and only undertaken when clear all round vision is available and or under the direction of a trained banksman.
- Hazard warning lights or flashing beacons to be on all times the vehicle is moving.
- Excavations only to be approached when safe to do so and guided by a trained banksman (stop blocks or other adequate edge protection must be available).
- Delivery drivers to remain with their vehicle at all times, in the cab when safe to do so.
- Outside the cab drivers must wear:
    - Head protection
    - Foot protection
    - Eye protection
    - Hand protection
    - High visibility clothing
    - other PPE as required by the task method statement.
- Vehicles left unattended must be left in a safe condition and with the key removed or immobilised.
- No reversing onto public highways/roads.
- All vehicles must pass through the wheel wash and weigh bridge area.
- Open top lorries to be sheeted.
- Dumper operators must leave the unit when it is being loaded and keep a safe distance away if the cab does not have adequate debris protection.

2.22) Drivers and Plant Operators

Driver & Plant Operators will be competent and trained to the appropriate standard required. They will drive with care and comply with the requirements of the Traffic Management Plan whilst on Site and use the correct equipment for the tasks taking place,

ensuring they are suitable for use, marked with safe working load (where applicable), properly maintained and inspected and where applicable thoroughly examined by a competent person with Thorough Examination Certificate available.

2.23) Fuel Leaks

Any fuel leak observed or detected must be reported to security in order to prevent contamination of the local water course or to prevent ignition.

2.24) Booking in Deliveries

The site will operate a delivery booking system of all large deliveries (HGV based). This is to reduce traffic build up and ensure traffic does not build up within the site compound area.

Materials will only be stored temporarily on a daily basis within the compound and will not be stored externally over night. Deliveries should be planned to ensure that materials are taken into the building upon delivery where possible.

The majority of materials are to be delivered with a 'just in time' strategy wherever possible, to reduce the need for material storage on site.

Where materials are stored, it will always be within the site demise and/or site compound and in all instances secured. An up to date COSHH register will be maintained for the project.

2.25) Considerate Construction

Manchester City Council encourages all contractors to be 'considerate contractors' when working in the city by being aware of the needs of neighbours and the environment. As a result this scheme will be registered as a 'Considerate Construction' project.

3.0) Public and Pedestrian Considerations

3.1) Public Interactions

Public interfaces on the project exist in the following areas:

Pavement lines and works to external areas of building on:

Mosley Street
West Mosley Street
York St

Adjacent occupies within 57 Spring Gardens.

3.2) Public Protection

Minimal works are being undertaken on the external areas surrounding the building.

Part of the main pavement to West Mosley St is to be hoarded using a proprietary hoarding system (Hoard-it type) to create a site compound, reducing the opportunity for public interaction at the site entrance and loading area.

Works to the front doors on Mosley St are to be completed within a shallow demountable hoarding around the doors and the main works completed from within the building. These works will not impact the tramline on Mosley St. The hoarding will encroach on the footpath < 600mm.

No scaffold access will be required on the external aspect of the building.

3.3) Pedestrian Routes and Pedestrian / Vehicle Segregation

The footpath to the rear of the building, West Mosley St, is to be closed due to the proposed hoarding create the site compound. Pedestrians are to be redirected to the footpath on the other side of West Mosley St. Pedestrian traffic along West Mosley St is very limited.

Vehicular access to West Mosley St will still be in place, however the width of the road will be limited due to the extent of the site compound.

A traffic management plan will be produced that details the impact of the site compound at the rear of the building to both pedestrians and vehicles. The plan will be reviewed and agreed by all parties before any construction commences.

4.0) Resources / Construction Team

4.1) Construction Team

The Construction Team will be managed and controlled by an experienced project manager and site manager(s) and in accordance with the requirements of the Construction (Design and Management) Regulations 2015.

Subcontractors will be employed and overseen by CubicWorks Site Team for the duration of the works.

The key personnel for this project are confirmed as follows:

Responsible Directors – Mark Wright
Project Manager – Richard Barnes
QS – Thomas Newton
Site Manager – Brian Doyle
H&S Manager – Shaun Baker

Subcontractors and Suppliers are selected, procured and monitored as an integral part of CubicWorks Management System. All Suppliers and Subcontractors are approved prior to an order being placed.

If approved the Suppliers and Subcontractors are added to CubicWorks approved Suppliers / Subcontractors Database. Suppliers and Subcontractors are subject to regular monitoring and review and can be removed from the approved database if dissatisfaction occurs.

4.2) Tools, Plant & Equipment to be used on the Project

Normal battery operated power and hand tools will be the staple of most activities on site, supplemented by specialist tools and plant as required. Where plant/tools are electrically powered they will be on 110V. Plant items to be used on the project include:

Forklifts (wagon mounted Moffett type) for deliveries, as required
Telehandler
Mobile Cranes
Brokk Demolition Robot
Scissor Lift MEWP
Road Sweeper

5.0) Community Liaison

5.1) Communication

All liaison is to be made with the Bruntwood client, who will then liaise with the local community / adjacent buildings as required.

A notice board on the external aspect of the site compound will be provided and display information relating to the ongoing works, along with displaying an emergency contact number.

For any works which affect adjacent occupiers (57 Spring Gardens), the site manager will meet with the property manager to discuss proposed works and any impact it may have on building occupiers.

6.0) Environmental Management

6.1) Air Quality and the Control of Dust

The development site is located within the boundaries of 38 Mosley Street in proximity to a large collection of occupied buildings which house an array of users, retail, F+B, residential and office.

The occupied buildings are considered to be sensitive receptors which may be adversely affected by the generation and dispersion of dust, resultant from construction activities.

Nevertheless, it is also recognised that in periods of high winds the receptors affected by wind-blown dust could be areas further away than those mentioned if suitable dust mitigation measures are not implemented.

The generation of dust outside of the site boundaries is a potential source of statutory nuisance and can lead to complaints being received which may be actionable through legal proceedings. Furthermore, dust can also have an impact on human health and similarly the local ecology.

Potential sources of dust during construction activities could include:

- Site clearance
- Cutting, grinding, drilling etc. operations
- Mixing materials

- Traffic / plant

Nuisance caused by the generation of dust could be exacerbated by prevailing winds and a prevailing climate.

It is believed that particulate dust emissions from construction activities have the potential to impact on local site users and the local ecology and as such, mitigation and control measures should be implemented to minimise or totally negate this impact.

On-going monitoring should be undertaken by construction supervisors at regular intervals to assess the level of dust which escapes the site boundaries and settles in the nearby vicinity. Any received complaints regarding fugitive dust should be logged and dealt with appropriately.

With regards to mitigation measures, the following have been identified as appropriate actions:

- Ensure construction traffic follows specifically designated routes, is limited to slow speeds and is covered if transporting loose materials.
- Damp down or enclose stockpiles as appropriate. It may be necessary to spray with chemical bonding agents to prevent the escape of fugitive dust.
- Site stockpiles away from sensitive receptors as identified above.
- Introduce enclosures where safe and practicably possible around activities which are deemed to generate high levels of dust.
- Cutting and grinding should employ dust mitigation measures where possible (i.e. wet cutting).
- Complete prohibition of burning of any materials on the site.

It is anticipated that there will be insignificant use of diesel generated plant on site (majority electric), however where required these will again be used to ensure good air circulation and at pre-agreed times causing less impact on the public.

6.2) Noise

Similar to the ramifications of excessive dust noted above, excessive levels of noise outside the construction site boundaries can constitute as statutory nuisance and lead to complaints and potential subsequent legal action. The sensitive receptors to noise have been identified as the same identified as sensitive receptors for dust, being the local occupiers of 38 Mosley St and nearby natural environment and ecology. Tenants, customers and users of 38 Mosley St, 57 Spring Gardens and surrounding areas are gifted the legal right to free use and enjoyment of their relative demises which could be impeded by the intrusion of excessive

noise. Additionally, excessive noise which is produced from construction activities can disrupt the balance of the nearby ecology.

A simple control measure to limit the exposure of the nearby population to noise would be to perform 'noisy' and disruptive works outside the usual working hours for the site, however, it is also imperative that construction works do not impact on the nearby domestic population. Therefore, any works which are considered to be excessively loud should be communicated to supervision and managerial staff at 38 Mosley St to procure a sensible and appropriate way forward.

Control measures which should be implemented, as necessary, are listed below and are based on guidance from the BRE Pollution Control Guide: Part 1- Pre-project Planning and Effective Management:

- Acoustic barriers to be implemented for static activities where necessary and practicable.
- All construction plant and machinery must comply with EU noise emission limits.
- All vehicles used for construction purposes should be fitted with effective exhaust silencers and attenuators.
- All generators should be 'sound reduced' models and fitted with acoustic covers.
- Ancillary plant should be positioned so as to cause minimum noise disturbance to identified sensitive receptors.
- Drop heights of materials should be minimised.
- No plant or machinery should be left running unnecessarily.

The following activities are assumed to be significant noise generators and the principal contractor should take sufficient practicable measures to ensure noise generation is minimised/controlled as best possible:

- Demolition
- Drilling into concrete and masonry structures
- Loading of skips
- Unloading of materials
- Impact drills and other 110v tools

6.3) Vibration

The issue of vibration and suggestive implemented measures of mitigation and control is closely linked to the above matter regarding excessive noise. As such, it is likely that by diligently controlling the emission of noise, the contractor will inherently limit the emission

of vibration which could constitute a statutory nuisance if it adversely affects the nearby population or ecology. Please refer to the CubicWorks HAVS monitoring guidance for further information.

6.4) Waste Management

The Principal Contractor is to develop and implement a site waste management plan (SWMP) which describes the procedures for management of waste arising from the construction activities. The SWMP shall comply with the relevant regulatory standards.

Each phase of the project will generate different amounts of waste and as such the waste sorting strategy will alter as the project progresses. In all instances a waste hierarchy is to be utilised and wherever possible waste is to be sorted for recycling.

During demolition all waste is to be segregated into different type of recycling, with minimal going to landfill. For the main construction phase of the project, waste sorting bins are to be provided on the floors, to allow cardboard/plastic recycling where possible.

Hazardous waste removal, e.g. in the form of asbestos removal works, may take place in the early phases of the project alongside strip out out work, prior to any demolition taking place.

In decommissioning Mechanical systems, all F-Gas systems are to be decant with gas captured, stored and disposed of appropriately

6.5) Vermin

Maintenance of a clean and tidy site including vermin control is essential. An appropriate pest control measure will be adopted as necessary if required.

7.0) Protection of Existing Services

7.1) Measures to Protect Existing Services

All existing services are to be altered as part of the project. This is to include:

- Electricity – The incoming supply is within 57 Spring Gardens which is connected to a mains panel within the basement of 57 Spring Gardens. From this position, a sub

main supplies the mains distribution panel within 38 Mosley St. These cables are to be identified and marked up to ensure they are not disturb and/or damaged. No further protection measures are to be carried out.

- Gas – The incoming supply is within the basement of 57 Spring Gardens. The gas is to be capped off at the meter and removed from this point. No gas is to be installed as part of the proposed scheme.
- Water - The existing water main is within the basement of 57 Spring Gardens and then is piped to the basement of 38 Mosley St. The incoming water supply is to be identified and highlighted to ensure its protection during the proposed works.

All of the above services are located beneath ground externally and no works are to take place in this area.

8.0) Prohibitions

8.1) Photography and Video Recording

Please see 'Photography and Video Recording' section above.

8.2) Gambling

Gambling is not permitted on the site under any circumstances.

8.3) Smoking (inc E-Cigarettes)

Smoking inside any buildings is prohibited and subject to the requirements of UK Law. Smoking is not permitted within 10 metres of any building. Local smoking areas outside of site must be used by any smokers.

8.4) Alcohol and Illegal Substances

Alcohol is not permitted to be opened or consumed on the site other than in designated restaurant and leisure facilities. Illegal substances of any nature are not permitted on the site. Breaches will be dealt with as a criminal offence under UK law.

8.5) Fire Arms and Explosives

Firearms and explosives including fireworks are not permitted on the site under any circumstances.

9.0) Metrolink / Tram Line Considerations

9.1) Works Required

The following works are proposed to be completed adjacent to the tramline on Mosley St:

- Modifications to the existing Mosley St entrance doors

No work shall take place requiring the erection of scaffolding and/or hoarding to the Mosley St elevation until a scheme have been submitted to and approved in writing by Manchester City Council as Local Planning Authority in consultation with Transport for Greater Manchester.

9.2) Hoarding and Scaffold

Works to the front doors on Mosley St are to be completed within a shallow demountable hoarding around the doors and the main works completed from within the building. These works will not impact the tramline on Mosley St nor the pedestrians on Mosley St.

Metrolink will be consulted further on any hoarding/scaffolding arrangements prior to their erection.

No scaffold access will be required on the external aspect of the building.

9.3) Further Controls

No works are envisaged which will interfere or connect with the adjacent tramline overhead line equipment, nor the equipment affixed to the building.

Metrolink will be consulted further to confirm that the proposed works will not impact these lines before any works commence.

If any works are required on Mosley St, then no work shall take place to the Mosley Street elevation until such time that a scheme for the protection or temporary relocation of the Overhead Line Equipment Building Fixing has been submitted to and approved in writing by Manchester City Council as Local Planning Authority in consultation with Transport for Greater Manchester.

10.0) Appendix

10.1) Specific Risks

This Section highlights the Significant hazards that remain during the works on site which require additional control. These will be highlighted and communicated (where appropriate) to people working on Site and Managed by CubicWorks Site Management Team.

Hazard	General Comments	Specific Controls	Action By
Delivery and removal of materials, including vehicular traffic	A one way system is to be implemented for vehicular traffic through the site. Banksman are to be employed in all areas where there is vehicular traffic.	All traffic movements are to be planned wherever possible. Reversing of vehicles is to be prohibited wherever possible and through access is to be created for all visiting traffic (deliveries, etc). Where vehicles are to access pedestrian areas for demolition, specific segregation is to exist. Designated site pedestrian access routes are to be put in place to ensure any site traffic is segregated from site pedestrians.	Main Contractor
Existing services alterations	Client is to instruct new electrical supply installations and provide relevant information back to CubicWorks. CubicWorks to instruct gas and water service amendments.	Prior to any works taking place, assessments are to take place to ensure no live services will be interrupted. Where live services exist. They are to be isolated and tagged off/made safe by approved technicians prior to works taking place.	Main Contractor / Client
High level demolition/falling debris	All works to be coordinated with site management team and property manager. Detailed assessments are to take place prior to any phase works commencing, factoring in the most timely use of public realm.	Public to be segregated from areas where demolition is taking place. Secure demountable fencing (non-permeable) is to be used at all times. Further debris netting is to be used wherever possible. Exclusion zones to be in operation during demolition, to ensure that where any debris falling risk is prevalent, there is no risk to the public. Demolition works are to be undertaken at pre-agreed timings reducing impact on the public and ensuring. In all instances, 5 point PPE is to be utilised as a minimum during demolition works packages.	Main Contractor / Property Manager

Noise, Dust and Vibration	All activities are subject to assessments and appropriate controls are to be put in place subject to these.	All construction and plant equipment shall be maintained in good working order and sited away from sensitive areas. Equipment is to be selected which provides the lowest vibration and noise elements. The use of dust suppressed tools for all operations shall be used where feasible. When machinery is not in use, it will be switched off and not left running. Hours of work are to be lline with planning restrictions and guidelines.	Main Contractor
Fire	A detailed fire plan is to be produced prior to Main Contract works commencing.	Hot works permits will control any cutting, grinding, braising and gas cutting. Wherever possible hot works is to be avoided. A fire risk assessment will be carried out as part of the Fire Management plan in which specific risks will be documented with controls.	Main Contractor
Lifting Operations	Various lifting plans will be produced for the project, dependent on the phase	Lifting plans are to be put in place for each section of work where lifting equipment is to be utilised. All lifting arrangements using crane's are to be controlled as a Contract lift, specific to the phase. Lifting operations external to the building are to take place in pre-agreed times, with necessary exclusion zones and segregation being put in place. All lifting operations are to be run with coordination of the Site Management team. All lifting equipment is to be tested in accordance with LOLER / PUWER Machinery Directive provisions	Main Contractor
Manual handling	Assessments of all activities are to take place, to ensure that manual handling is avoided/removed wherever	All deliveries are to be booked in and to ensure suitable mechanical equipment is available to take delivery.	Main Contractor

	possible by using mechanical equipment.	Mechanical lifting equipment on site should be utilised wherever possible. Where mechanical lifting equipment cannot be utilised, two person lifts will be employed. Where manual handling loads must be employed, then they will be assessed to ensure individuals do not exceed that what can be safely lifted/moved.	
Trespass/protection of members of public	The Construction site is demised to the Principal Contractor and as such is strictly no admittance to the public. Separate temporary processes to be in place where works are to take place in the public domain.	Secure access is to be provided to the site. At all times the perimeter of the site is to be secured. Warning signage is to be utilised throughout advising the public of Construction activities and risks. This is to be regularly updated as the project progresses The perimeter of the site is to be protected by Site CCTV and also the Shopping Centre management team's current system. The site will be subjected to out of hours patrols in line with those carried out by the Centre Management team.	Main Contractor / Client