

Construction Environmental Management Plan



Waterside Bedrooms and Meeting Space

At

**Waterside Hotel, Wilmslow Road, Manchester, M20
5WZ**

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This Construction Environmental Management Plan has been produced by Parkholme Developments Ltd for the construction of bedrooms and meeting spaces at the Waterside Hotel and Leisure Club as detailed in NJSR Architects drawings and planning ref. 126247/FO/2020 (20/05/2020)

1. Proposed Programme

Enabling Works

Clear areas of hotel in preparation for works commencing and set up site compound and welfare area.

Duration 2 weeks Commencement date 15th May 2023

Main Contract Works

Duration 22 weeks Commencement date 29th May 2023

2. Introduction

This is a proposal for the site known as Waterside Hotel and Leisure Club at Wilmslow Road, Manchester, M20 5WZ. The proposed works include the following:

- Refurbish existing Function Suite to form 16 new bedrooms, corridor, Meeting Room and Plant Rooms.
- Installation of new foundations, floor slab and structural steelwork to Courtyard 2.
- Reconfiguration of 2 conferencing suites and Wc's to form 3 further bedrooms.

The site is situated to the centre of Didsbury. Access to the site is off Wilmslow Road. The site forms part of the hotel and leisure club with changing rooms, swimming pool, gymnasium, dining, sleeping and ancillary services in the immediate area. The immediate external area is a service road to the hotel carpark with residential properties backing onto the service road. The River Mersey runs alongside the hotel.

3. Construction Start/ Completion Dates

Target project dates

Enabling Contract Works

Start Date: 15th May 2023 Completion Date: 28th May 2023

Main Contract Works

Start Date: 29th May 2023 Completion Date: 4th November 2023

4. Site Working Hours

The site working hours will be 08:00 to 18:00 weekdays. No weekend working permitted without prior agreement with the Client.

5. Proposed hours for Site traffic

The majority of traffic will be between 7.30 - 8am and 18:15 – 18:30 for subcontractors and Site Management arriving and departing from site during Monday to Friday. Deliveries for materials will be sporadic but we will programme them for first drop where possible to minimise disruption to the hotel and local residents.

6. Access Arrangements for vehicles

The works are to be carried out in one continuous phase.

Access to the site will be via the main drive/ service road leading off Wilmslow Road.

Construction vehicles will access the site compound and allocated parking area by turning left near to the main Kitchen and Food Sorcery entrance at the rear of the Waterside Hotel. Waterside members and visitors will park at the front of the property so will not be affected.

All subcontractors will be required to give 24 hours' notice prior to a delivery to ensure adequate scheduling to minimise congestion and avoid possible disruption to the Hotel.

All deliveries will be supervised by a trained banksman.

7. Proposed routes for vehicles between the Site and General Road Network

All access to site is via the main drive leading off Wilmslow Road

8. Size of vehicles

During the project there will be numerous types of vehicles to bringing subcontractors and materials to and from site. These will include but not be restricted to the following:

- Work vans (approx. 5m x 2.4m wide)
- Skip Lorries – Standard 8 yard waste lorry (approx. 7m x 2.4m wide)
- Delivery vehicles – transporting materials such as plasterboard, bricks, ventilation ducting, roofing materials, scaffolding (approx. size 8.5m long x 2.45m wide)

9. Vehicle Manoeuvres to Site Compound

All access to the Site and Site Compound is via the main drive leading off Wilmslow Road. There is a large area in front of the Food Sorcery which will be used for the delivery vehicles to manoeuvre in to allow them to reverse into the Site Compound. Smaller vehicles can just drive straight into the compound once the Site Agent has opened to the security fencing.

All vehicles will be unloaded within the compound to avoid any disruption or possible Health and Safety threats to the public.

10. Parking and loading arrangements

All site staff and subcontractors will park within the site compound. Should there be any issues with capacity supervisory staff will park in the adjacent staff carpark to allow subcontractors and their tools to be unloaded safely in a secure environment.

All subcontractors will be required to give 24 hours' notice prior to a delivery to ensure adequate scheduling to minimise congestion and avoid possible disruption to the Hotel.

All materials will be stored inside within the designated storage area.

11. Proposed overhang from Site

Due to the location of the works within the existing Hotel there will be no overhang from the Site which effects the hotel users, staff or local residents.

12. Hoardings

The site compound and allocated entrance / egress route into the Hotel will be enclosed using metal heras fencing secured with feet and clips.

Decorative displays and facilities for public viewing are not considered necessary or appropriate based on the location and limited scale of the works.

13. Details of how pedestrians and cyclist safety will be maintained

The Site Manager will regularly inspect the fencing and perimeter periodically over the day to check for any possible Health and Safety issues. As noted previously the area is cordoned off from the general public.

During delivery times the Banksman will ensure pedestrians and cyclist are kept at a safe distance from the compound entrance.

Contact details for Parkholme Development Ltd Site Agent and Contracts Manager will be displayed should the public have any concerns they want to raise. Parkholme will regularly liaise with the Hotel to ensure they are happy with the steps put in place. Any complaints will be raised and discussed at the daily Site briefing and the weekly Client meeting.

14. Management of traffic to reduce congestion

The Banksman and Site Manager will be responsible for the day to day management of the deliveries to site. Deliveries will be scheduled between the hours of 8am and 10.30am where possible to minimise possible congestion issues. Should a delivery arrive while another delivery is offloading within the compound they will be asked to wait in an area of the staff carpark as agreed with the Hotel management.

15. Control of dirt and dust on the Public Highway

The majority of the works on the project are internal fit out so dirt and dust from the site will be minimal. The area directly outside the compound will be swept at least once a day unless multiple sweeps are required. Parkholme will regularly review the area and raise the point at the weekly meetings to ensure the Client is happy and has received no complaints from hotel users or local residents. The compound and access ways are all hardstanding including the long accessway connecting the public highway with the hotel and its car park. Based on the limited extent and scope of works, wheel washing facilities are not regarded as being necessary.

16. Details of consultation with local Business or Neighbours

The Hotel will be issuing notice of the work to customers and Gym members via email and on their social media accounts prior to any works commencing. Notices will also be displayed within the Hotel carpark to advise that construction works are taking place and care must be taken/ speed reduced.

Parkholme's Site Manager and construction team/ subcontractors will strive to maintain a positive relationship with Hotel users and local residents. Contact details for Parkholme Development Ltd Site Agent and Contracts Manager will be displayed should the public have any concerns they want to raise. A record will be kept of any complaints and their outcome.

17. Measures to reduce the impact of the Site

The Hotel will be issuing notice of the work to customers and Gym members via email and on their social media accounts prior to any works commencing.

The majority of the works on the project are internal fit out so dirt and dust from the site will be minimal.

Contact details for Parkholme Development Ltd Site Agent and Contracts Manager will be displayed should the public have any concerns they want to raise. A record will be kept of any complaints and their outcome.

Radios are permitted on Site but will only be used internally and at a volume permitted acceptable by the Hotel.

The Welfare area will be kept separate from the Hotel staff and members to avoid disruption to the running of the Hotel. Parkholme personnel will not use the main entrance or public areas.

18. Site Security

The Site is considered to be low risk as all works are within the main building and all materials stored internally in the designated storage area. The Hotel already has CCTV covering the carpark where the Site Compound will be located and the compound will be fully fenced off kept locked.

Materials will be stored in the basement of the Hotel currently used by the Hotel's Maintenance team. This area can only be access by security fob. A fob will be issued to the Site Manager once works have commenced.

19. Targeting zero non-hazardous waste and landfill

All waste created on Site is disposed of using licenced skip companies who recycle the waste where possible.

20. Energy Usage

Meters are currently installed at the Hotel and will be monitored during the works. Where possible we will aim to minimise usage.

21. Fuel Consumption

Parkholme aim to use subcontractors and suppliers who are located within a radius of 20 miles (maximum) of the Site to minimise transport costs and impact on the local environment.

22. Waste Management

All waste created on Site is disposed of using licenced skip companies who recycle the waste where possible.

Subcontractors are expected to clear the work area of any packaging or waste in the skips provided within the Site Compound. Where necessary specific skips are provided for waste such as plasterboard, metal and carpets.

A copy of all waste transfer and consignment notes are kept in hard copy format within the Site File. Electronic copies are also stored at the Head Office.

23. Site Compound and materials storage

The Site Compound will be located at the rear of the Hotel near the Food Sorcery and Kitchen entrance. No unauthorised access will be possible as the area will be cordoned off using 2m high metal heras fencing secured with feet and clips

Materials will be stored in the basement of the Hotel currently used by the Hotel's Maintenance team. This area can only be access by security fob. A fob will be issued to the Site Manager once works have commenced. CCTV currently reviews the area.

A plan detailing the agreed Site compound is attached

24. General Environmental

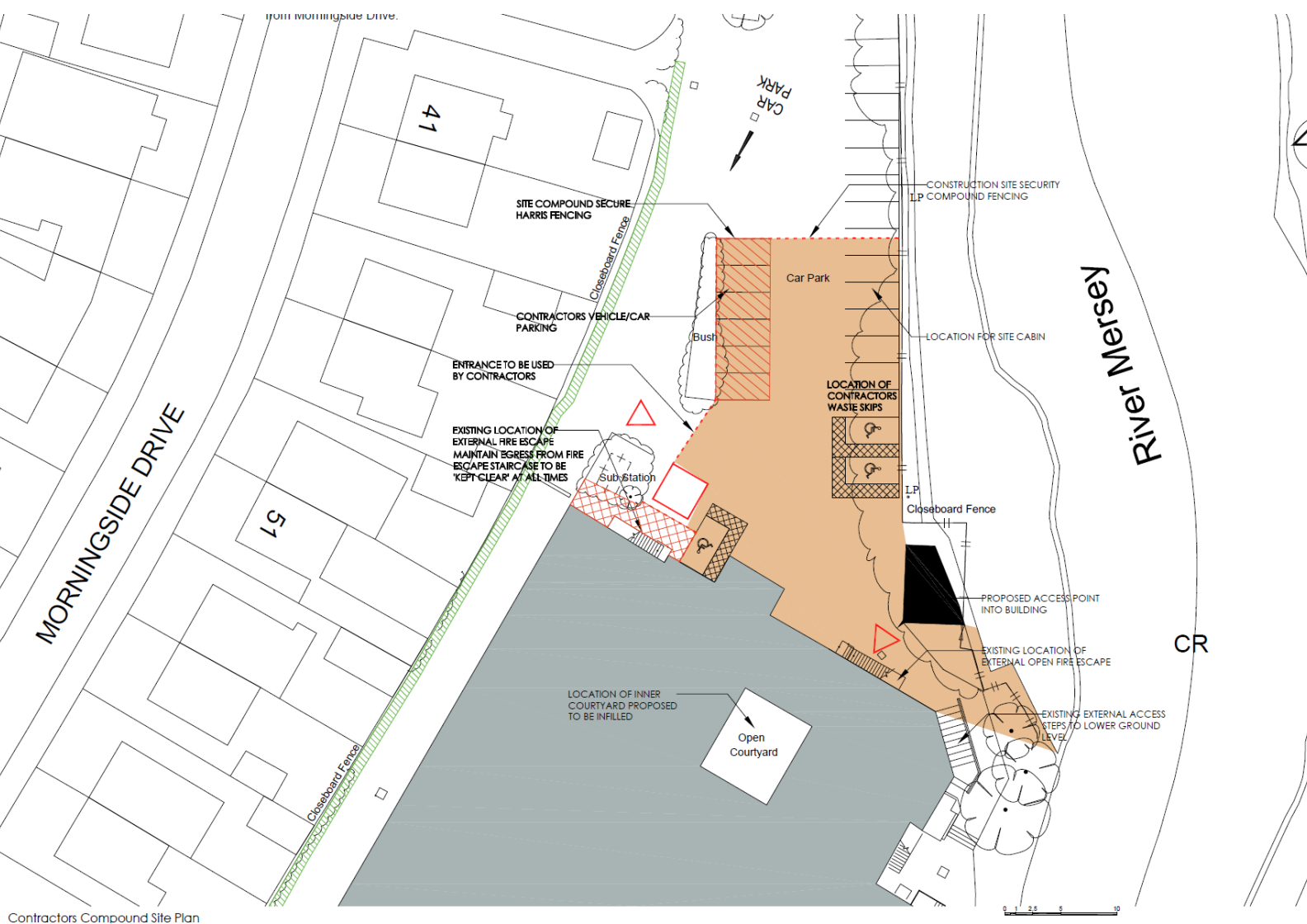
Fires are not permitted on site and any hot works will require notice and the relevant Health and Safety paperwork and permits to be completed.

Radios are permitted on Site but will only be used internally and at a volume permitted acceptable by the Hotel.

Services (water and power) will be supplied by the Hotel.

Any hazardous materials will be noted in the COSHH file and discussed in the regular Toolbox Talks.

Appendices



Contractors Compound Plan

