

Laystall Street

Construction Management Plan

Rev 6 – 20th February 2023



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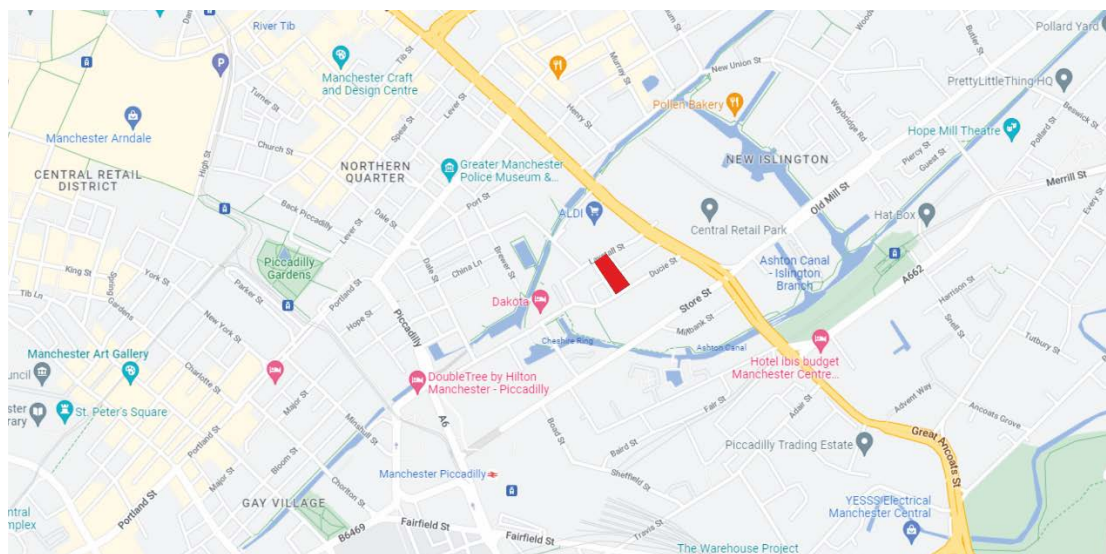
Introduction

Works: Laystall Street shall comprise the design and construction of 89nr apartments split as:

- 31 Social Rent (SR) (18 x 1B and 13 x 2B units)
- 58 Shared Ownership (SO) (10 x 1B and 48 x 2B units)

The works include all necessary site works, roads, car parking, paving's, hard and soft landscaping, drainage, services and infrastructure works.

Location: The site sits between Brock Street and Pigeon Street within the Piccadilly area of Manchester. The site up until recently was a mixture of industrial buildings and tarmac car park presently comprises hard standing with associated security heras fence.



This document specifically targets and mitigates the issues presented from the construction of the proposed development and the associated works. For ease of reference these are separated into specific elements and covered individually.

Project Team

Client	Great Places Housing Association
Project Manager	CPC Project Services LLP
Architect	OMI Architects
Structural Consultant	Clancy
M&E	Hurstwood Environmental Consulting
Landscape Architect	TPM
Quantity Surveyor	CPC Project Services LLP
Principal Designer	CPC Project Services LLP
Acoustician	Professional Consult
Fire Consultant	OPR
Principal Contractor	Eric Wright Construction Ltd

Emergency Contact Number

EWC Project Manager	Tel: TBA
	Tel: Head Office 01772 698822



This document specifically targets and mitigates the issues presented from the construction of the development and the associated works. For ease of reference these are separated into specific elements and covered individually.

Project Programme

Site Commencement	2 nd Quarter 2023
Project Completion	1 st Quarter 2025

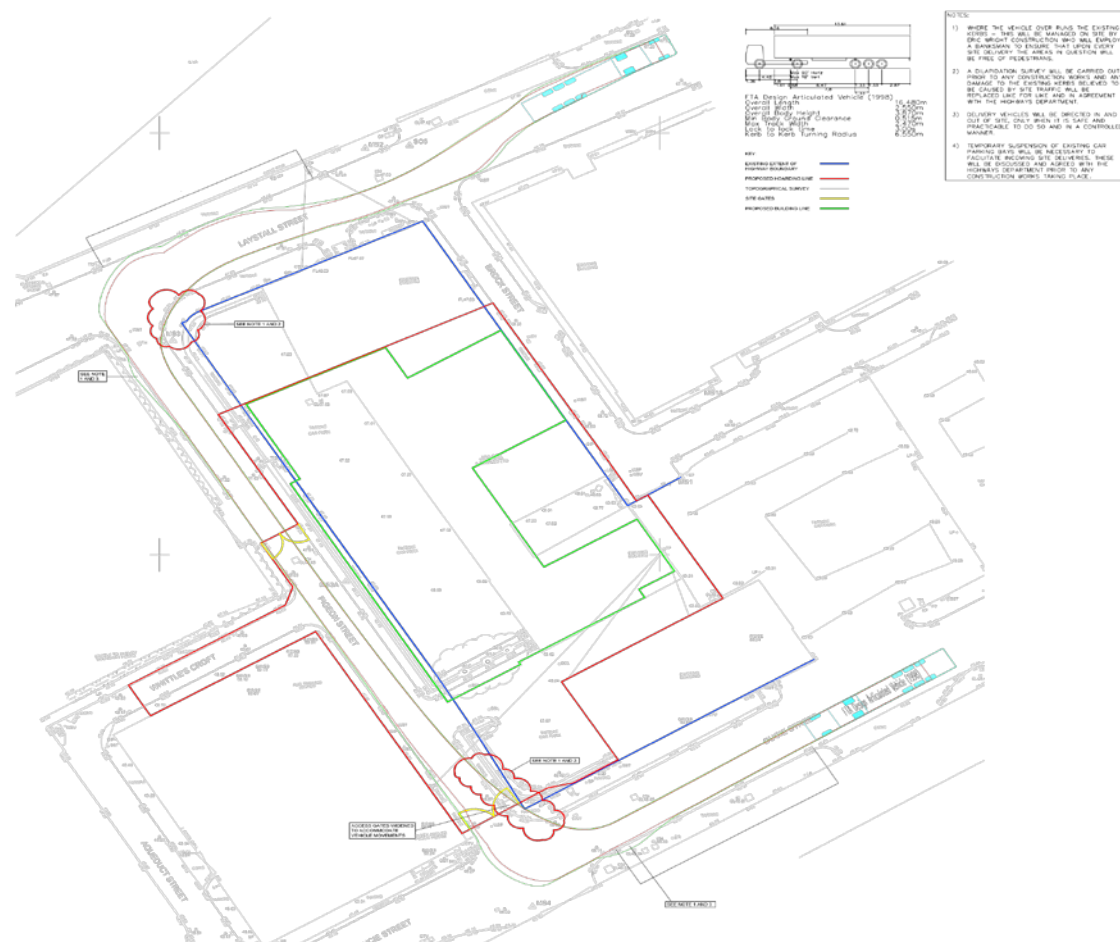
Site Working Hours

It is proposed that site construction activities will be carried out during the following hours:

Monday to Friday	Site Open 7.00 till 18.30 Site Working hours 8.00 till 18.00
Saturday	8.30 till 14.00
Sunday	No work unless with prior arrangement and subject to proposed site activities.

HGV Routing Plan & Material Deliveries

The plans below identify our initial proposals for deliveries to the site (PDF appended for cross reference);





Access/Egress Route;

Our proposal is to route vehicles from Great Ancoats Street through the site and then along Ducie Street entering the site onto Pigeon Street which will be in the site boundary and then existing site onto Laystall Street before going back onto Great Ancoats Street. Closure of parking bays will be required as per the plan above to facilitate access and egress from the site.

Vehicles will enter site immediately and gates will be manned to ensure no deliveries are kept on the highway. All subcontractors will be required to produce a procurement schedule for their materials which will be monitored at their weekly/fortnightly meetings and must book delivery slots with our Logistics manager. Efficient and accurate scheduling of deliveries will minimise storage capacity required, double handling and congestion around the site and surrounding roads and highway infrastructure.

The above access and egress route will be further developed and subject to agreement with Highways.

Movement of traffic to and from site will be restricted and controlled at sensitive times, (to be developed and agreed with Highways designated representative) and in any event deliveries will be programmed so as not to conflict with peak periods of the day.

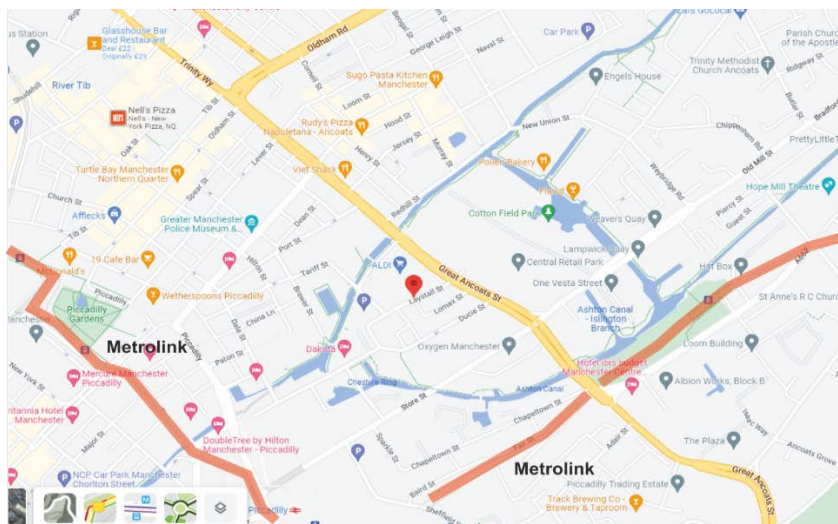
We will utilise a booking in system so site is ready to receive deliveries and bring them immediately within the site boundary upon arrival.

Site storage of materials and plant will be very carefully controlled by restricted allocation of zones to particular trades, these will be in segregated storage areas the exact details will change dependent upon each phase of the development and these details will be included within our onsite Health & Safety Plan.

- Order the amount of materials we need as accurately as possible
- Arrange for 'just in time' deliveries to reduce storage and material losses
- Consider the source of materials.
- Consider the packaging used for materials delivered to the site -can this be reduced or recycled
- Ensure that deliveries are rejected if damaged or incomplete
- Make sure storage areas are safe, secure and weatherproof (where required)
- Store liquids away from drains, burns and in bunded areas to prevent pollution.

Metrolink

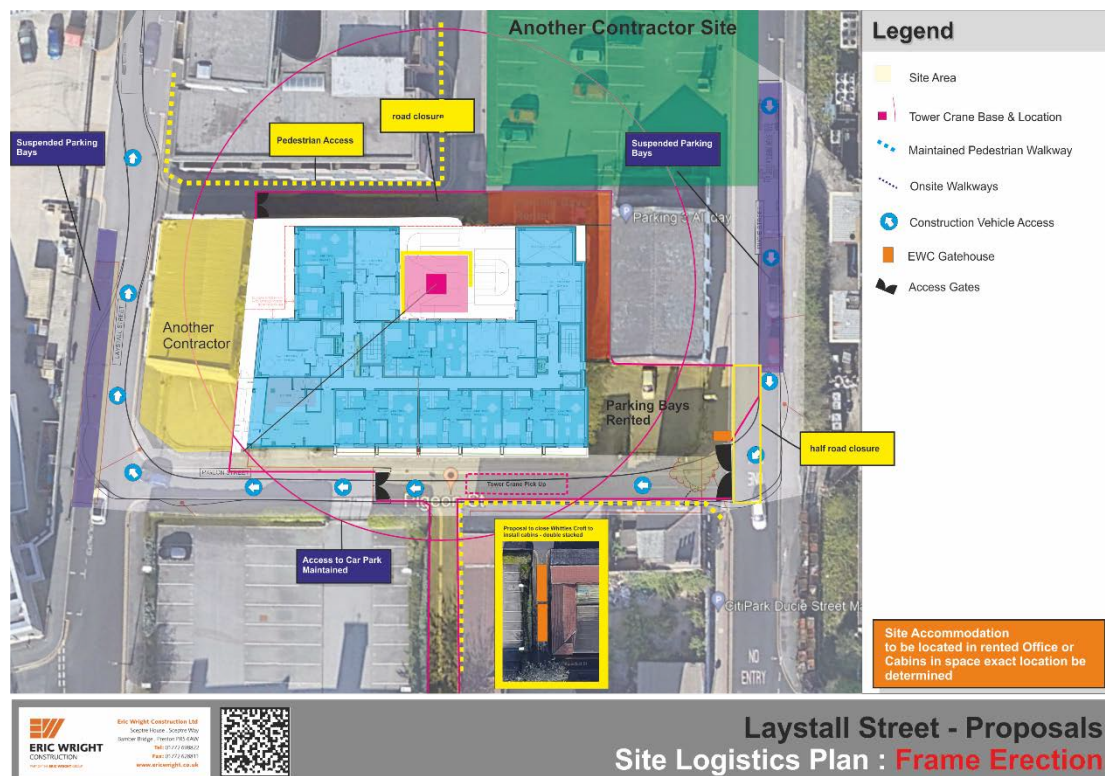
We have looked at the location of the existing Metrolink routes and as you can see from below, we are not working directly near any Metrolink routes, we will route traffic away from existing routes when making deliveries to site, at this stage we do not see any issues.



Site Accommodation and Pedestrian Access

We are proposing the location of the site accommodation off-site we are currently in negotiations with various parties and will update the CMP when this has been concluded.

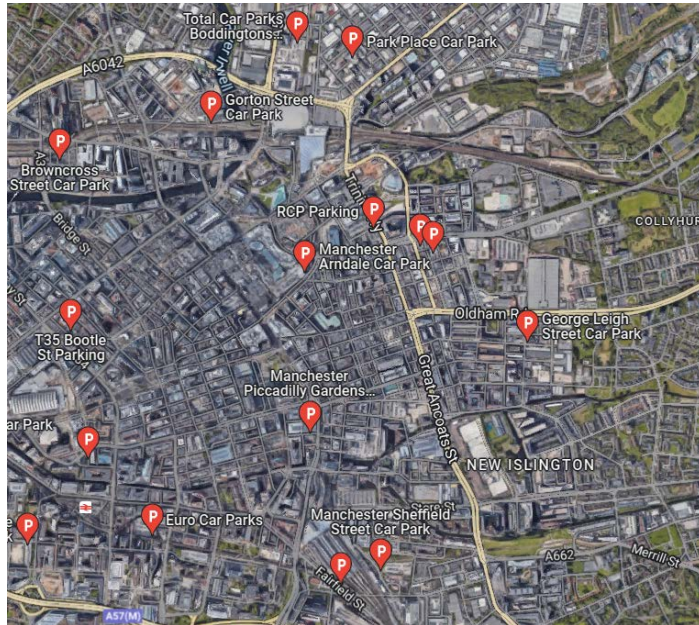
This will provide the following facilities; Toilets, Drying unit, Canteen, Store, Meeting rooms, PM's office, QS office, open office, Female toilet, Gents Toilets and Kitchen facilities. There will be a small amount of site cabins provided onsite for toilet facilities.



We biometric turnstiles to ensure that only inducted management and site operatives can access the site. The operative access points will be from Ducie Street.

Visitor and Operative Parking

With the site being extremely restricted there will be no onsite parking for either Management, Visitors or Operatives vehicles, staff will be required, if travelling by private car, to use existing car parking facilities within the area;



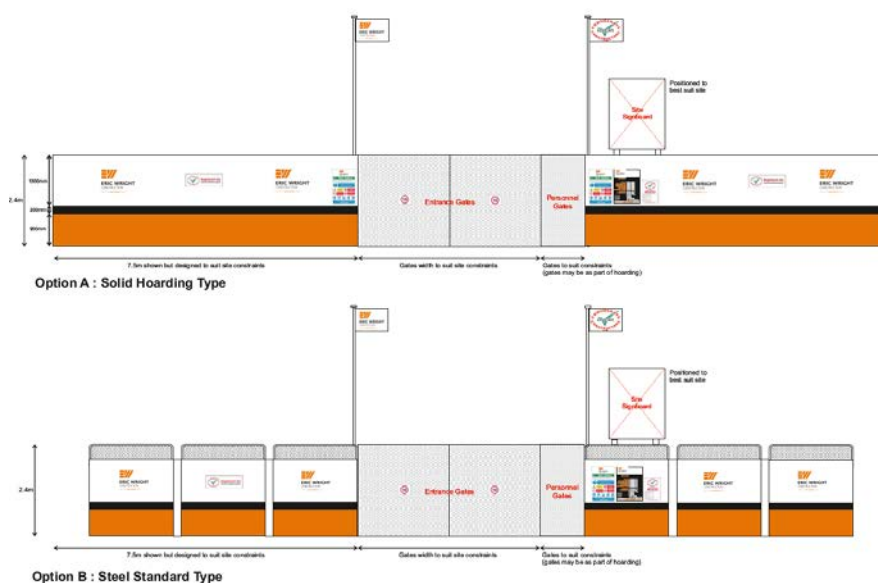
Prior to the placement of orders with our supply chain we will make them aware of the site restrictions, particularly the parking restrictions around the site.

Erection and Maintenance of Security Hoarding

We will erect a 2.4m timber hoarding to the perimeter of the site.

Emergency contact details will be displayed on the hoardings at the main entrance points to site and at regular intervals around the site.

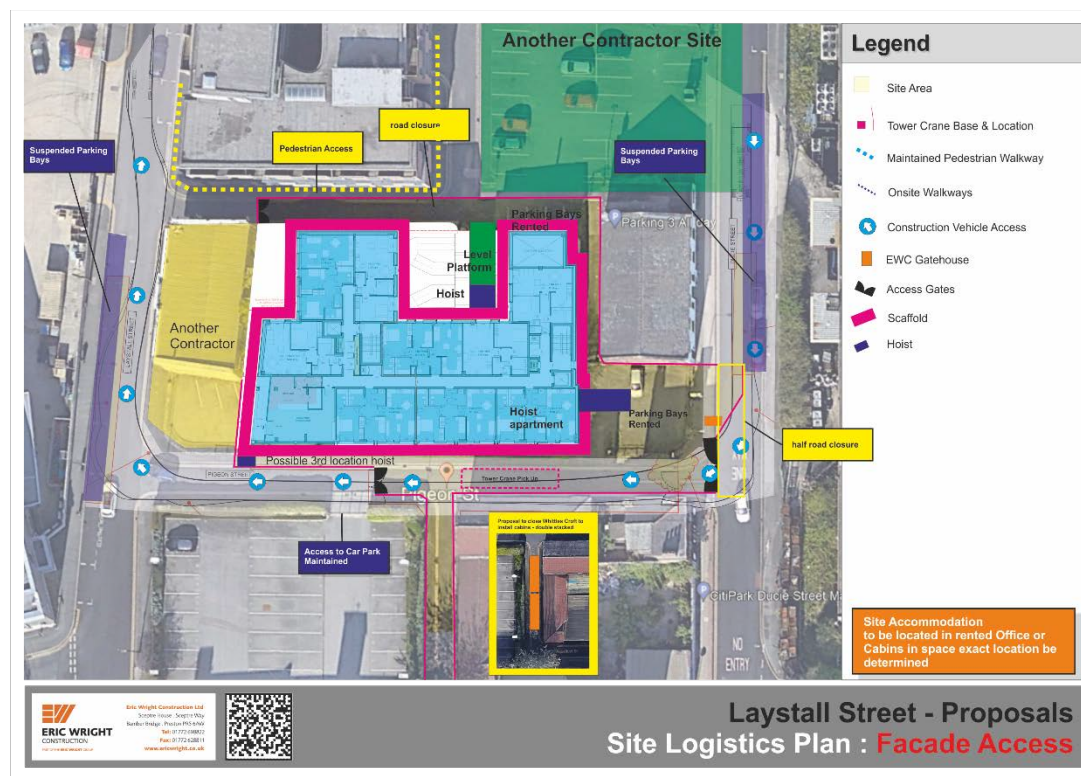
All hoardings will be visually inspected daily and maintained accordingly. The main entrance to the site will be branded as per the EWC hoarding standards (see below). This helps distinguish EWC sites from others and gives delivery drivers a point of reference.



Internal access routes and storage compounds will be segregated utilising Heras type fencing panels or pedestrian barriers as appropriate.

Pavement Closures

In order for EWC to safely facilitate the works we will have to implement the temporary closure of Pigeon Street subject to agreement with Highways, this will also involve the closure of access for pedestrians.





The plan identifies our current proposals, these will be agreed with highways prior to commencement of the onsite works.

Enabling Works

The existing buildings where demolished by McCauls, the site has been used as a temporary site set up and car park following this. There will be an enabling works package which will involve the removal of existing retaining walls, slabs, foundations works all carried out with the site plan identified.

Storage of Plant, Materials and Fuel

Site storage of materials and plant will be very carefully controlled by restricted allocation of zones to particular trades. We have identified a small amount of storage area by the hoist location and will be further develop with detailed plans of the site will be drawn up outlining areas available for moving and storing materials during the various stages of the contract prior to site commencement.

We have identified an area for the storage of material externally, this will be kept to a minimum with materials being brought to site in a just in time basis so as to minimise storage requirements. Materials will also be stored inside the building for the finishing elements of the build.

Wherever possible materials will be delivered shrink-wrapped and palletised to be unloaded and distributed safely by crane or hoist. Diesel fuel for site plant will be stored in sealed tanks inside bunded walls with a minimum of 110% of the capacity of the tank. The use of diesel driven plant and equipment will be kept to an absolute minimum. Wherever possible equipment and plant will be electrically powered to reduce noise and prevent emissions.

Waste Management (Recycling/Disposal)

An important part of the site management process involves site cleansing, rubbish removal and recycling. We have produced an initial Site Waste Forecast Dashboard which details our initial waste forecast.

Measures of how we intend to reduce, re-use, recycle and manage site waste include;

- Ensure that all material removed from site is taken to waste recycling stations and separated for recycling
- Records of the waste recycling will be provided by the recycling stations.
- Enforcing good housekeeping measures e.g. proper storage of materials to minimise spillage.
- The use of raw materials as per manufacturer's instructions.
- Monitoring the generation of waste in order to identify trends and areas for further investigation.
- Identifying recyclable and salvageable materials and where feasible find secondary or alternative uses.
- Segregate waste types to facilitate recycling activities.
- Working with suppliers / subcontractors to minimise surplus material delivered to site.
- Working with suppliers to ensure only the necessary minimum of packaging is used.



- Consideration of alternative materials with lower wastage levels.
- Ensuring that all Duty of Care and other legal requirements are complied with during the disposal of wastes
- Consulting with suppliers to determine correct / appropriate disposal routes for waste products and containers.
- Assessing the project design to identify ways in which waste generation can be minimised through raw material
- Identify how wastage from temporary and permanent works activities can be avoided and minimised.
- Setting waste reduction targets as well as educating and informing site staff.
- Reducing usage of diesel, electricity and water on site by adopting good practices and
- Management procedures.

The responsibility of updating the Waste Forecast Dashboard belongs to the EWC Project manager.

Noise, Dust & Vibration Control

Noise Control

In general, the construction phase can be viewed as intense activities of work over a short timescale.

These construction processes involve concentrated activities in a localised area.

Construction methodologies should be made as efficient as possible to minimise noise impacts to local residential areas and offices. Additionally, every opportunity should be taken to provide 'temporary' screening where it is likely to provide effective mitigation. In places where screening is recommended as part of the traffic noise mitigation plan, the early installation of these screening measures where practicable would also reduce the construction noise levels considerably.

Locations closest to the scheme are likely to be subject to the highest construction noise levels, although this will depend on topography and existing infrastructure providing natural screening. The level of impact would also vary considerably, dependent on the current ambient noise levels for given areas. Where properties are already subject to significant road traffic noise, the impact from construction noise will be less than those areas which are set further back from existing road transport corridors.

Vehicles when removing or bringing materials to site will be sheeted.

All measures to minimise construction noise would be taken according to best practicable means, as described in the mitigation measures section.

A more detailed Noise Assessment will be carried out by the Environmental Coordinator upon commencement and at regular intervals throughout the construction process.



No plant and equipment shall be left running if not required for immediate use. Where this is not practicable, equipment shall be set to idle in the quietest manner to minimise noise emissions.

Resilient materials will be used where possible to reduce impact noise where materials are being moved or dropped e.g. lining chutes and dumpers. Materials will be lowered whenever practicable and otherwise drop heights will be kept to a minimum.

Noise Reduction of Mobile Plant

The movement of plant onto and around the site will have regard to the normal operating hours of the site and the location of any noise sensitive receptors. Audible reversing alarms will be of a type, which whilst ensuring that they give proper warning, have a minimum noise impact external to the site.

Internal haul routes will be well maintained and avoid steep gradients.

Earth moving plant will be fitted with efficient sound reduction equipment and manufacturers' enclosure panels will be kept closed.

Location of the site compound is located to minimise the noise impacts of delivery vehicles on unmade ground.

Noise Reduction of Stationary Plant and Tools

Noise reduction measures for tools are as follows:

- Use of hydraulic or electric tools where possible;
- Use of alternative quieter equipment for concrete breaking/cutting;
- Fitting suitably designed sound reduction equipment to reduce noise without impairing efficiency;
- Use of damped tool piece or saw blade;
- Enclose in a suitably designed portable or fixed acoustic enclosure with suitable ventilation (with due regard to the health and safety of operatives).

These measures will be considered for selected where appropriate by the Site Manager.

Control of Noise Propagation on Site

Temporary acoustic barriers, such as hoardings or mounds when positioned close to the source or the receiver will assist in the reduction of noise levels experienced at nearest receivers. The degree of protection will be limited to 5-10dB(A) and care must be taken to avoid reflecting noise and increasing the problem elsewhere

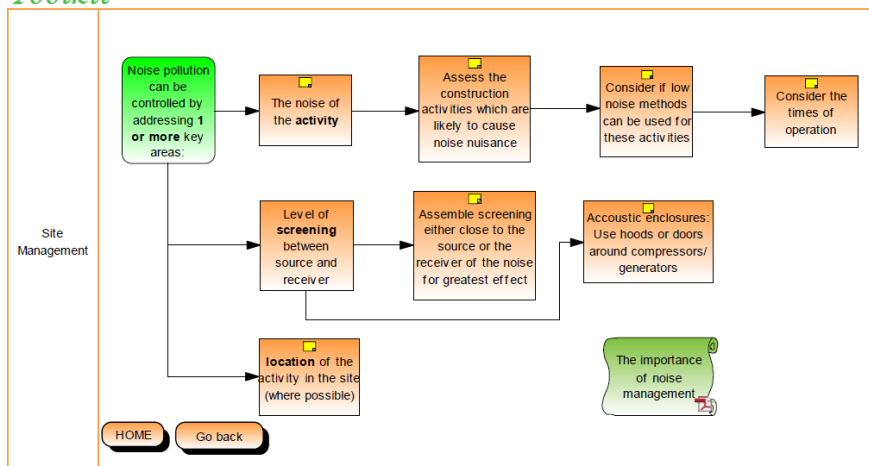
Barriers should be:

- A fairly uniform panel, free from holes with no gaps or openings at joints (uneven ground may leave gaps to be filled);
- Stable and robust enough to stand up to site conditions;
- Of a height and width more than enough to completely cut off sight of the source from the receiver, and
- Preferably at right angles to the line of sight of the receiver.

Further Noise Guidance

- BS 5228 -1:2009 'Code of practice for noise and vibration control on construction and open sites – Part: Noise'
- Eric Wright Sustainable Construction Toolkit (saved on the Wrightway electronic project file):

Sustainable Construction Toolkit



Dust Control

The control of dust arising from the construction works will be controlled in a number of ways depending on the work source causing/providing the dust and the timing/stage at which the construction works are at.

Permits will be obtained from the EWA prior to any crushing of materials onsite.

Dust Assessment

Environmental risk assessments are completed for every contract and particular attention is focused at statutory nuisance. Dust monitoring will take place twice a day in line with the control methods detailed in the risk assessment. Records of this will be maintained on site and available on request. If excessive dust levels are reached, works will be temporarily suspended whilst the Environmental Coordinator is consulted and further appropriate dust measures are implemented to enable works to recommence. This will be recorded.

Additional dust monitoring will be carried out by Eric Wright Construction Environmental Coordinator on a regular basis. Control methods as necessary will be identified.

Wheel Washing

Eric Wright Group Ltd ensures that the working machinery, plant & vehicles, which may have the potential to cause an excessive dust or mud problem onto the public highway, will have the facility to wash down. This will be placed at a strategic point near to the road exit of the site, to prevent the mud being carried on to the road, with the addition of a road sweeper.

The wheelwashing method has been determined to the contract requirements. In this case as on the other Projects a spray gun is seen as sufficient as below. The gateman will manage this.



Should drive-on wheel washes be required following further dust assessments and/or resident feedback this facility will be installed. This water from wheel washing facilities and wash down areas is contained and not allowed to soak into surrounding ground. The used water is channelled to a containment tank. Water from a wheel wash is to be recycled and reused.

Mitigation Measures

Measures that may be taken include, but are not limited to:

Haulage Routes, Vehicles and Construction Plant

Potential dust Source	Control Measure	Responsibility for implementation
Haul roads and traffic routes	Scheduled deliveries to avoid standing traffic on routes to site	Project Manager
Vehicle waiting areas and hard standing	Vehicles will be directed into site and unloaded. If waiting is required engines will be switched off	Gateman/Traffic controller
Vehicle and wheel washing	Wheel washing facilities easily available and signed. Gateman to be responsible.	Gateman/Traffic controller
Site traffic	Speed restrictions will be in place including signage and managed by site personnel to avoid back up	Gateman/Traffic controller



Public roads	Gateman/Traffic controller to be aware of scheduled deliveries and coordinate traffic and operations affecting access	
Road cleaning	Road sweeper to be employed on a daily basis for cleaning access roads to site. These operations will be increased when critical activities occur	Gateman/Traffic controller
High level walkways and surfaces (Scaffolding and others)	Operatives will be briefed at induction to the requirements of dust control and suppression	Project Manager

Static and Mobile Plant Emissions

Potential dust Source	Control Measure	Responsibility for implementation
Visible exhaust smoke	All standing/waiting traffic to have engines switched off. All plant brought to site to be well maintained and suppliers advised of this at order stage	Project Manager
Maintenance	All plant and equipment to be maintained off site	Project Manager
Servicing	All plant and equipment to be serviced off site	Project Manager
Operating time	All operations will be conducted in line with the planning conditions and all sub contractors being made aware of restrictions at order stage	Site Team
Exhaust time	Operating plant to be monitored to ensure it is not left running unnecessarily	Project Manager
Exhaust direction and heights	Exhausts from plant will be in line with manufacturers specifications and directed from ground to atmosphere	Project Manager
Location of plant and equipment	Plant and equipment operating close to other businesses and sensitive receptors will be kept to critical activities only.	Project Manager

Surfacing and Coatings

Potential dust Source	Control Measure	Responsibility for implementation
Bitumen over heating	Control of tar boilers. Ensure equipment is in good working order	Project Manager
Fume Production	Ensure protection is in place at all times while heating or maintaining heat	Project Manager
Small accidental fires	Have emergency procedures in place and brief at induction and toolbox talks. Monitor RAMS	Project Manager
Housekeeping	Monitored through regular inspections	Project Manager
Direct application of open Flames (torching)	Avoid overheating and keep to a minimum	Project Manager

Material Handling

Potential dust Source	Control Measure	Responsibility for implementation
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Material Handling operations	Handling and movement of materials to be kept to a minimum through planning	Project Manager
Transport of powdery materials	Loose materials to be moved in containers or remain wrapped until use	Project Manager
Transport of aggregates	Use enclosed or sheeted vehicles	Project Manager
Handling areas	Keep areas clean and free from dust	Project Manager
Vehicle loading	Use methods that minimise the creation of dust. Damp down with water	Project Manager
Filling Skips	Use enclosed skips where possible	Project Manager
Reducing the spread of dust across the site	Use damping down methods	Project Manager

Storage of Powder Materials

Potential dust Source	Control Measure	Responsibility for implementation
Bulk Cement	To be delivered and stored in tankers/silos	Project Manager
Silos	To be kept in good condition. Regular checks for damage	Project Manager
Accidental spillage when filling or operating silos	Emergency preparedness plan in place identifying R+R	Project Manager
Dry materials > 3mm	Storage to be kept to minimum. Use materials at point of delivery	Project Manager
Dry materials < 3mm	Storage to be kept to minimum. Use materials at point of delivery	Project Manager
Storage	Store materials away from site boundaries and sensitive receptors	Project Manager

Stockpiles

Potential dust Source	Control Measure	Responsibility for implementation
Stockpiles	Stockpiles will be kept away from sensitive receptors and kept to a minimum; damping down systems	Project Manager
Building stockpiles	Ensure any stockpiling is done so that the angle of repose is not such that slippage will occur	Project Manager
Short term stockpiles	Ensure that these are kept to a minimum and avoided by use of material at source	Project Manager
Long term stockpiles	Ensure that these are kept to a minimum and avoided by use of material at source	Project Manager

Site Establishment and Restoration on Completion

Potential dust Source	Control Measure	Responsibility for implementation
Earthworks	Will be completed in sections to minimise over exposure and as programme phasing.	Project Manager
Completed earthworks	To be reinstated as soon as possible in line with programme	Project Manager



Storage mounds	Any mounding will be sealed	Project Manager
Landscaping	To be in line with programme and design. No screening to be on site	Project Manager
Transitory soil mounds	Not required	Project Manager
Crushing and screening	Crushing and screening operations to be kept away from sensitive receptors. Ensure compliance with the EPA 1990	Project Manager

Construction and Fabrication Process

Potential dust Source	Control Measure	Responsibility for implementation
Cutting, grinding, drilling, sawing etc	Consider prefabrication to avoid cutting. Quality checks to prevent errors and re-work. Use dust suppression sprays. Use exhaust ventilation. Robust design to prevent cutting	Project Manager
Dust control exhaust ventilation	Always use diamond cutting blades and water sprays	Project Manager
Cutting roads, pavements, blocks	Always use diamond cutting blades and water sprays	Project Manager
Angle grinders	Always use diamond cutting blades and water sprays	Project Manager
Mixing of granular materials	Use pre mixed materials. Mix under controlled conditions. Store dry powder materials in a safe dry environment	Project Manager

Internal and External Finishing and Refurbishment

Potential dust Source	Control Measure	Responsibility for implementation
Painting and decorating	Use of suppression or extraction equipment should be used. Vacuum cleaning where possible	Project Manager
Plastering rendering, finishing and fitting out	Housekeeping to control dust related activities	Project Manager
Electrical plumbing systems requiring chasing into walls	Use of suppression or extraction equipment should be used. Vacuum cleaning where possible	Project Manager
Fire proofing and insulation	Use of suppression or extraction equipment should be used. Vacuum cleaning where possible	Project Manager
Cleaning	Avoid dry sweeping use vacuum control where possible	Project Manager

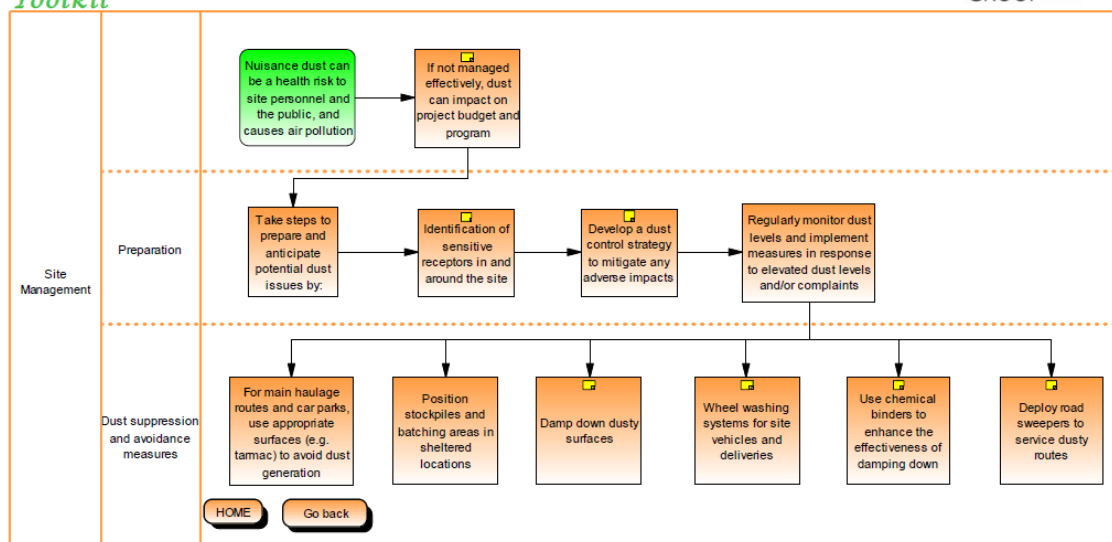


Further Dust Guidance

‘The Control of Dust From Construction and Demolition Activities’ document (BRE, 2003)

- Eric Wright Sustainable Construction Toolkit (saved on the Wrightway electronic project file):

Sustainable Construction Toolkit



Light Control

Lighting must be able to provide safe working conditions for staff, and therefore the following measures will be put in place when situating & using site lighting.

- All lighting will be situated in such a manner as to provide as much lighting as is necessary for the work & no more, thereby reducing the risk of light pollution & the use of unnecessary numbers of generators.
- The lights will face downwards/sideways so that they do not shine into any nearby premises (particularly the residential receptors).
- Appropriate selection of innovative site lighting methods e.g. LED to improve the energy efficiency of the site and minimise the spread of the light beyond where required

Communication

Group communications to EWC Staff

Alerts are issued via a SHEQ **Bulletin** to communicate urgent environmental information. These are issued to all staff via email, and hard copies displayed in all site cabins.

The Environmental Manager will contact any external body such as (Natural England, Environment Agency, Local Authority) when an imperative issue arises, thus keeping continual communication channels open.

Communication with Operatives

It will be mandatory, for all sub-contractors and operatives working on the site to undergo a formal **induction** prior to entering the site where all relevant environmental information for the site will be briefed. **Toolbox talks** will also be delivered and records maintained.

Communication with the Local Community

Local residents and businesses that could be disturbed by the works will receive a hand delivered **newsletter** detailing the job, including details of proposed start and completion dates and a summary of the work schedule. Letters are delivered at least 14 days prior to the start of the works and at regular intervals throughout the works. Example below:



Brindle Road, Bamber Bridge

Site Newsletter No. 1 - June 2014

Introduction

This is the second Brindle Road Housing newsletter.

The works comprise of the construction of 34 dwellings, 10 apartments and 24 houses.

The properties are all being built to a high degree of quality that we at Eric Wright pride ourselves on, using the latest materials within a traditional, attractive design.

The Client is Progress Housing.

Architects Impression

Key Dates

Start on Site:	02/06/2014
Demolition:	13/06/2014
New Building Works Begin:	09/09/2014
Building Works Complete:	15/03/2015
First Phase	04/04/2015
Second Phase	
External Works Complete:	04/04/2015

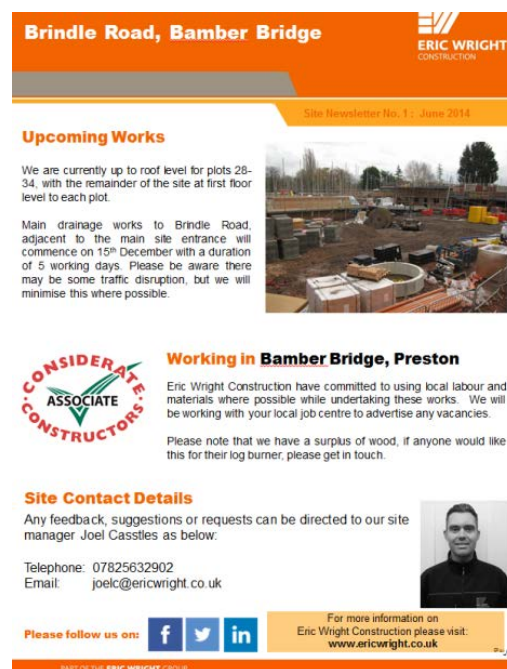
Site Contact Details

Any feedback, suggestions or requests can be directed to our site manager Joel Castles as below:

Telephone: 07825632902
Email: joelc@ericwright.co.uk

Please follow us on:   

For more information on Eric Wright Construction please visit: www.ericwright.co.uk



Brindle Road, Bamber Bridge

Site Newsletter No. 1 - June 2014

Upcoming Works

We are currently up to roof level for plots 28-34, with the remainder of the site at first floor level to each plot.

Main drainage works to Brindle Road, adjacent to the main site entrance will commence on 15th December with a duration of 5 working days. Please be aware there may be some traffic disruption, but we will minimise this where possible.

Working in Bamber Bridge, Preston

Eric Wright Construction have committed to using local labour and materials where possible while undertaking these works. We will be working with your local job centre to advertise any vacancies.

Please note that we have a surplus of wood, if anyone would like this for their log burner, please get in touch.

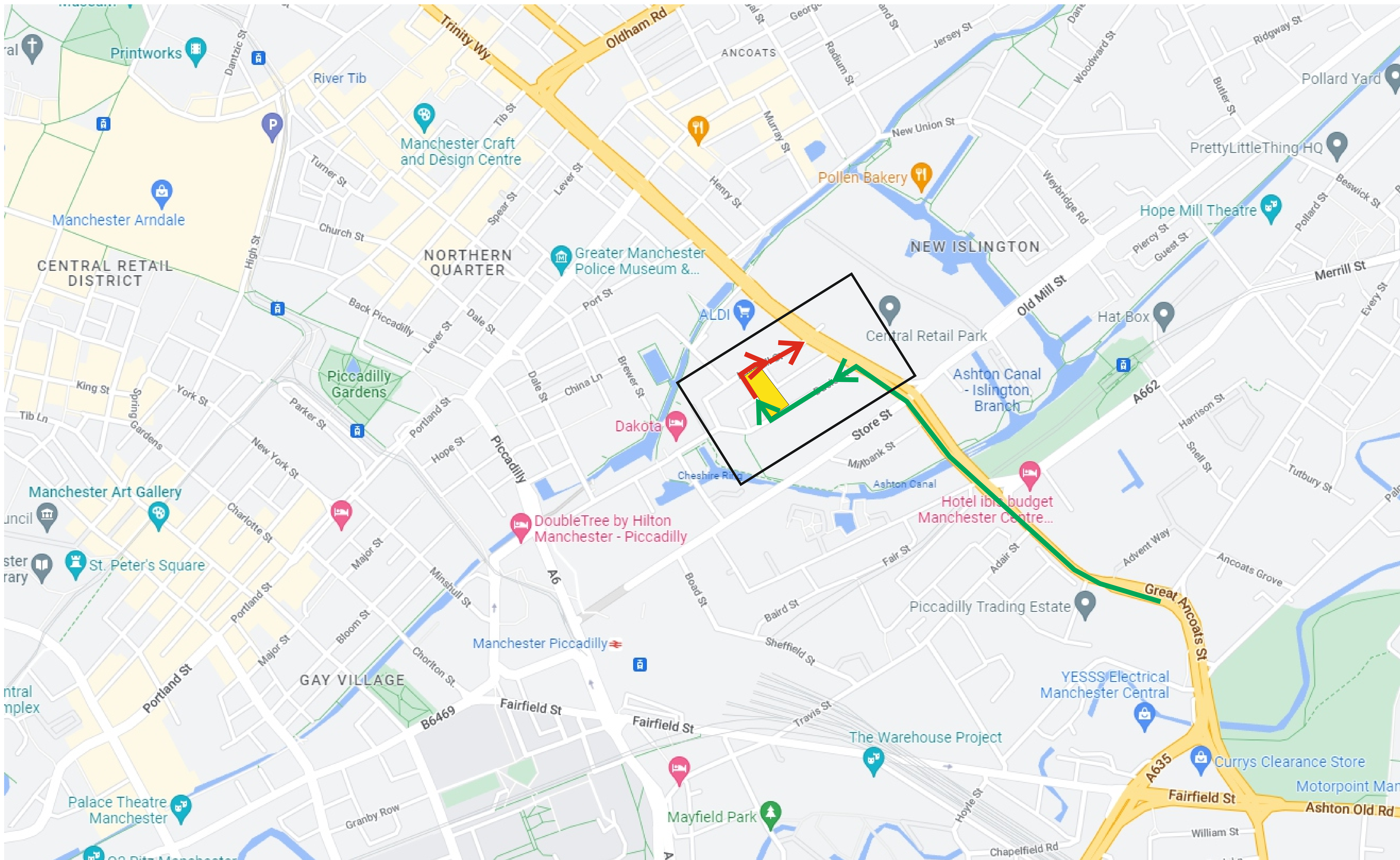
A **complaints log** exists on each site that records any feedback from local residents. EWC staff are encouraged to respond proactively to any complaints in a timely and fair manner. All environmental complaints are shared to the Environmental Coordinator to assist with an appropriate response.

During and prior to construction, contact with the public may be necessary. This will be done through site notices, leaflets/letters and making contact in person. This will be done with sufficient notice. Contact details for Manchester City Council's Environmental Health Service will be included on any public consultation material (website: https://www.manchester.gov.uk/info/100006/environmental_problems/2956/tackle_a_noise_problem/9)

Complaints will be taken seriously and resolved by the Technical and Construction Team for matters relating to the site development. The contact details of these are as above.

A **noticeboard** exists affixed to the hoardings on all our sites. This contains:

- Contact details of the Site Manager
- Most recent newsletter
- Notification of any work opportunities
- Most recent environmental dashboard that contains information regarding waste and carbon data

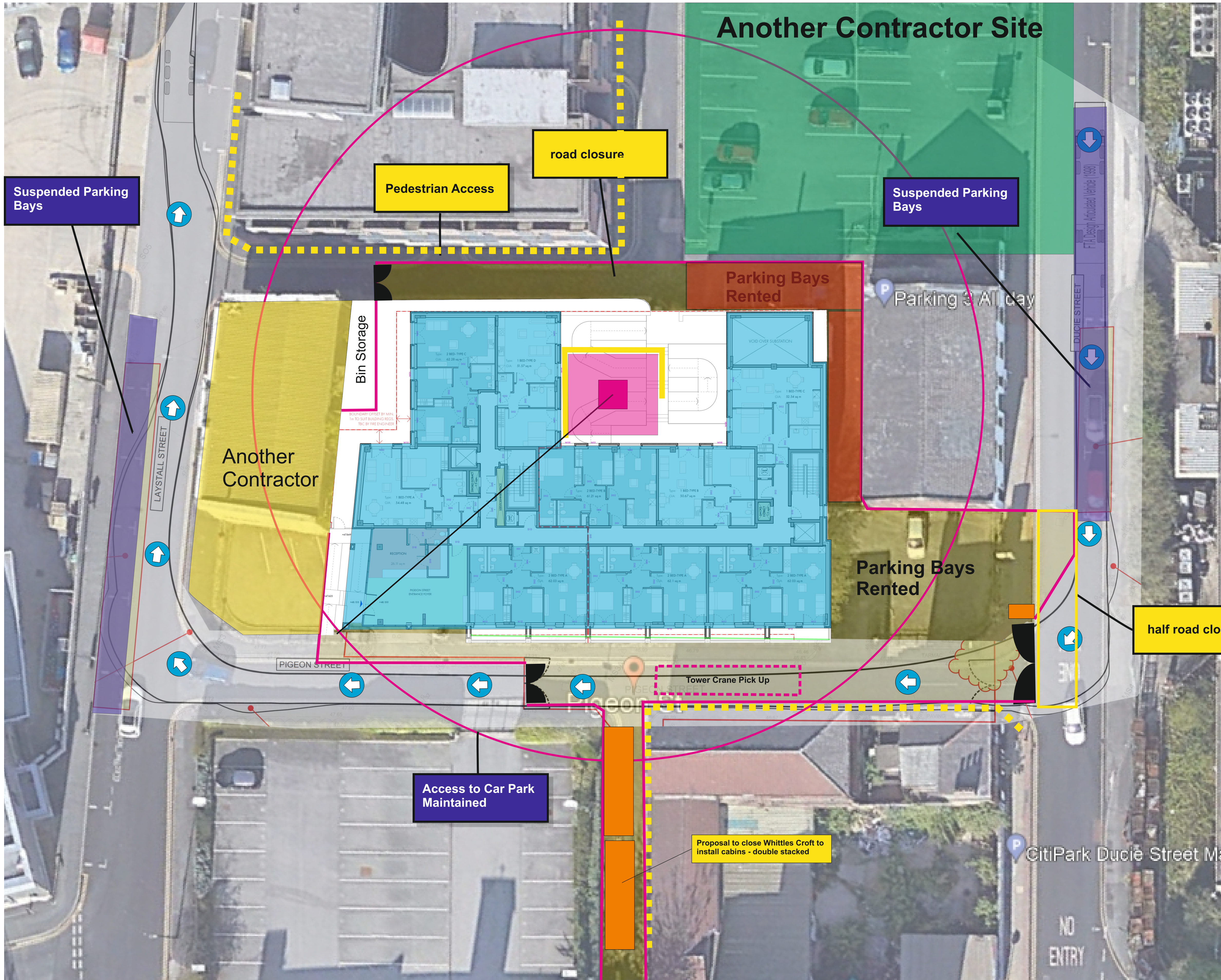


ERIC WRIGHT
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Laystall Street - Proposals Site Access & Egress Route



Legend

- Site Area
- Tower Crane Base & Location
- Maintained Pedestrian Walkway
- Onsite Walkways
- Construction Vehicle Access
- EWC Gatehouse
- Access Gates

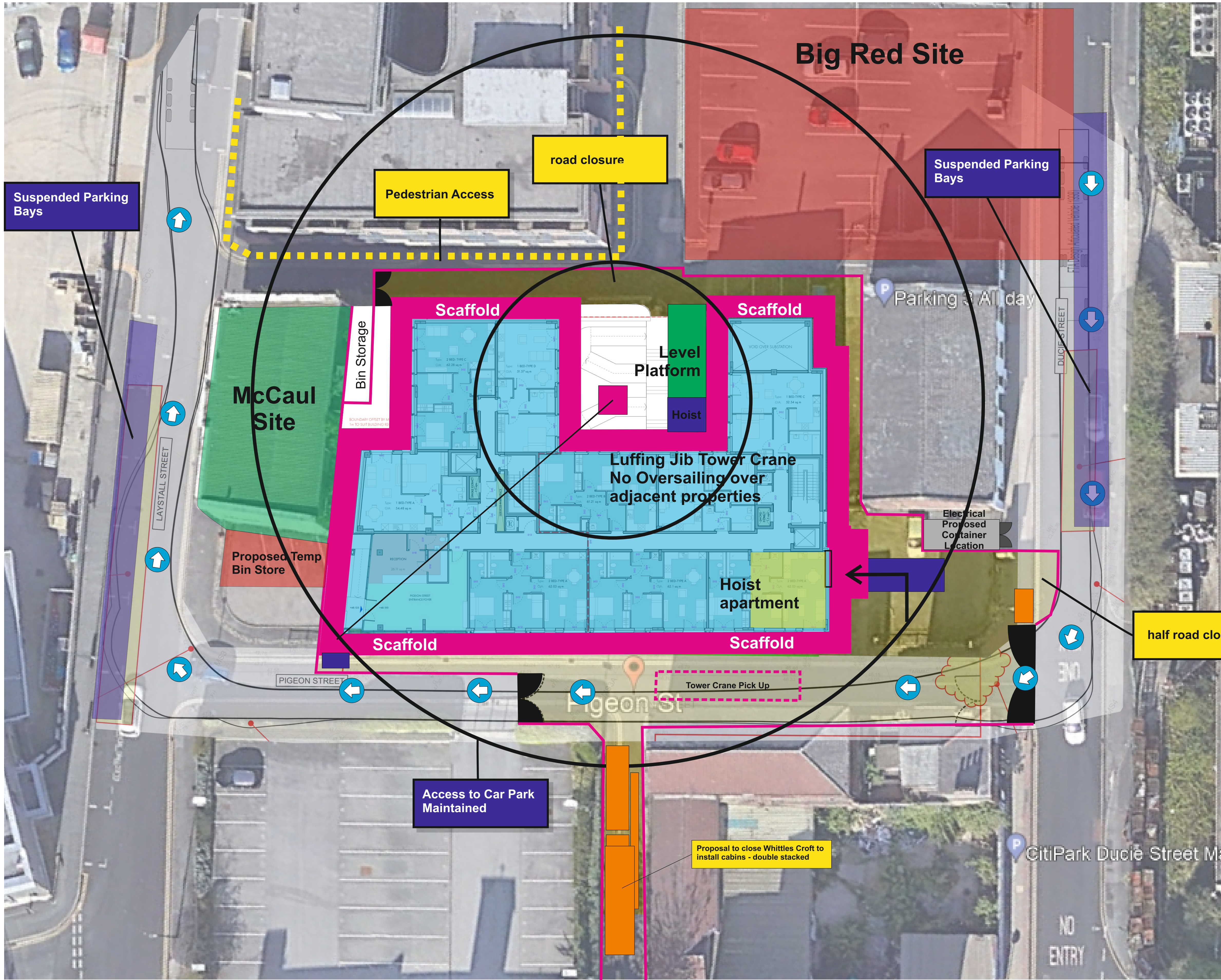


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Laystall Street - Proposals Site Logistics Plan : **Frame Erection**



Legend

- Site Area
- Tower Crane Base & Location
- Maintained Pedestrian Walkway
- Onsite Walkways
- Construction Vehicle Access
- EWC Gatehouse
- Access Gates
- Scaffold
- Hoist

Site Accommodation
to be located in rented Office or
Cabins in space exact location be
determined



ERIC WRIGHT
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Laystall Street - Proposals Site Logistics Plan