# Fenton House

4 Higher Ardwick M12 6BZ

## Construction and Environmental Management Plan A1225

August 2022

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# 1. INTRODUCTION

**1.1.** This Construction Management Plan has been prepared by **Create It Studio Architects** on behalf of **Bilal Quyoum**, to accompany an **Application for Planning Permission** at **4 Higher Ardwick, Manchester M12 6BZ**

**1.2.** This report has been prepared to discharge **Condition 4** of the extant planning application **126094/FO/2020** as approved on **3rd July 2020**.

# 2. PROJECT SPECIFICS

**2.1.** **Employer:** Mr Bilal Quyoum QRB Group Ltd, Fenton House, 4 Higher Ardwick Manchester M12 6BZ

**2.2.** **Architect:** Create It Studio Architects, Universal Square, Devonshire Street North, Manchester, M12 6JH. Tel: 0161 974 6162

**2.3.** **Contractor:** Mr Bilal Quyoum

**2.4.** **Location:** 4 Higher Ardwick Manchester M12 6BZ

**2.5.** **Proposal:** Change of use of vacant building to form 4 x 1 bedroom, 2 x 2 bedroom and 1 x 3 bedroom (7 total) self-contained apartments

**2.6.** **Scope of Works**: The scope of works consists of the following:

**2.6.1.** Change of use

**2.6.2.** Proposed building of 7 apartments

# 3. PERMITTED CONSTRUCTION HOURS

**3.1.** **Monday to Friday:** 7:30am – 6:00pm

**3.2.** **Saturday:** 9:00am – 1:00pm

**3.3.** **Sundays or Bank Holidays:** No construction shall take place

**3.4.** Deliveries will not be permitted between 08:00-09:30 or between 16:30-18:00, Monday to Friday to avoid highway peak periods. All contractors, sub-contractors, delivery companies and visitors will be advised of and required to adhere to these hours and all the other terms of this plan.

# 4. VEHICLE ROUTING STRATEGY

**4.1.** The site is located on 4 Higher Ardwick Manchester M12 6BZ, a short distance from Hyde Road (A57) & Stockport Road(A6).

**4.2.** Site access is gained from Dolphin Place, to the side of the site.

**4.3.** During the construction period, site access and egress will be maintained for both construction vehicles and building users from Dolphin Place.

**4.4.** Delivery vehicles will only be allowed to stop on Dolphin Place for unloading purposes for a maximum of 2 hours.

**4.5.** Located a short distance from Hyde Road (A57) and A635, provide excellent routing that leads to A57 (M)

**4.6.** **Appendix A** shows the entry and exit routes for all site traffic highlighted. All construction vehicles will be required to enter and leave the site via this route.

**4.7.** All contractors, sub-contractors, delivery companies and visitors will be advised of and required to adhere to the specified route and all other terms of the plan.

# 5. PARKING & DELIVERIES

**5.1.** Construction and delivery vehicles will be parked within the site area on hard standing. Street parking will only be used to manage any overflow of vehicles.

**5.2.** All deliveries shall be pre-booked and allocated set arrival times. It will be ensured that delivery instructions shall be sent to all suppliers and contractors including the maximum dwell times.

**5.3.** Suppliers shall be requested to call the site a minimum of 20 minutes before their vehicle arrives at site to confirm the loading area is available. If the loading area is unavailable construction vehicles shall not proceed to the site.

**5.4.** The loading/collection area shall be clear of vehicles and materials before the next lorry arrives. These collection areas shall be kept clear always unless a delivery is underway.

**5.5.** While undertaking a delivery the contractor's vehicles shall not be kept idle.

# 6. IMPACT ON HIGHWAYS

**6.1.** All vehicles will leave the site in forwarding gear. No other special measures are required to protect venerable road users.

# 7. PARKING SUSPENSION & HIGHWAYS LICENCES

**7.1.** The development will not require any parking suspensions, traffic diversions, temporary cross-overs or any scaffolding to be erected on, over or adjacent to the public highway.

# 8. PEDESTRIAN SAFETY

**8.1.** Existing footpaths around the perimeter of the site will be kept clear at all times.

**8.2.** Lighting and signage are to be used on temporary structures/slopes/hoarding etc

**8.3.** Appropriate ramping will be used if cables, hoses etc are to run across the footway.

# 9. SITE ADMINISTRATION

**9.1.** Responsibility for Construction Traffic Management is that of the project manager with the security teams:

**9.1.1.** Ensure sub-contractors and suppliers adhere to procedures set out in the pre-site conditions by booking in deliveries.

**9.1.2.** Prevent unauthorised contractors parking and the congestion of traffic.

**9.1.3.** Maintain roads in a clean and safe condition.

**9.2.** Co-ordinating and controlling delivery vehicles:

**9.2.1.** Deliveries will be scheduled to arrive at specific times, allowing sufficient times to load and unload. Thereby, omitting any waiting or stacking effect of vehicles in surrounding roads.

**9.2.2.** Trained staff will assist delivery vehicles accessing and egressing the site.

**9.2.3.** Banksmen will ensure the safe passage of pedestrians and vehicular traffic in the street.

# 10. SITE WASTE MANAGEMENT PLAN

**10.1.** The following good waste management practices will be considered as a general guidelineduring demolition and construction works.

**10.2. Buying and Storing Materials**

**10.2.1.** Order the amount of materials needed only

**10.2.2.** Arrange for 'just in time' deliveries to reduce storage and material losses

**10.2.3.** Consider the source of materials (Is the company certified with environmentalstandards? Quality materials and recycled materials may prove cheaper).

**10.2.4.** Consider the packaging used for materials delivered to the site - can this bereduced or recycled.

**10.2.5.** Ensure that deliveries are rejected if damaged or incomplete

**10.2.6.** Make sure storage areas are safe, secure and weatherproof (where required)

**10.2.7.** Store liquids away from drains, burns and in bunded areas to prevent pollution.

**10.3. Site Activities**

**10.3.1.** Ensure options for the use of reclaimed and recycled construction materials thatmeet the materials specification are considered.

**10.3.2.** Recycle suitable spoil, demolition materials, prunings, and surplus constructionmaterial arising from the works on site to avoid the need to transport materials.

**10.3.3.** Keep the site tidy to reduce material losses and waste.

**10.3.4.** Waste materials shall be disposed appropriately and no fire are to be permitted on site during construction.

## 10.4. Training and awareness

**10.4.1.** Promote good practice awareness as part of health and safety induction/training for workers onsite.

## 10.5. Waste Segregation

**10.5.1.** Segregate different types of waste as they are generated using different skipswhere possible (given the space available). If there is a shortage of space andnot enough room for multiple skips a licensed waste management companyshould be appointed to deal with waste - they may be able to recover recycledmaterials from mixed skips.

## 10.6. Waste certification

**10.6.1.** Complete waste transfer notes before any waste leaves the site

**10.6.2.** Ensure all waste carriers have a valid waste carriers registration certificate

**10.6.3.** Ensure all wastes are disposed of at a correctly licensed site

**10.6.4.** Complete notification for hazardous waste

# 11. SITE COMPOUND

**11.1.** **Appendix B** shows the access to be used for construction purposes and includes details of material storage compound. The site will be surrounded by a secure fence/hoarding during construction.

**11.2.** All vehicles will enter the site, off-load on site and leave.

**11.3.** No road closures will be required for deliveries.

# 12. WHEEL WASH

**12.1.** All appropriate methods shall be taken to protect the public highway from damage arising from construction-related activity and prevent concrete and other detritus from being washed into the public highway drainage system.

**12.2.** As vehicles will be loading or off-loading on hardstanding surface, it is envisaged that vehicles will not drive over soft grounds. Therefore, it is considered reasonable on this occasion not to provide wheel wash facilities.

**12.3.** If wheel wash facilities are required then adequate wheel washing facilities will be provided on-site at the vehicular access/egress gates to prevent mud/detritus originating from the site.

**12.4.** Prior to leaving the site, vehicles will be inspected and the wheels washed on hard standing using Karcher type jet wash unit.

**12.5.** Refer to **Appendix B**

# 13. HOARDING & SITE SECURITY

**13.1.** Prior to the commencement of works, the perimeter of the site will be established and securely protected with good quality Heras or timber security fencing to HSG151 Standards to the whole of the perimeter of the site complete with all the necessary signage in accordance with HSE requirements.

**13.2.** A 2.4m high hoarding fence will be erected around the perimeter of the site (unless divided by solid buildings or existing boundary walls). Safe working distances will be maintained as a 1.2m minimum distance from the outer edge of construction to the inside of the hoarding.

**13.3.** Pedestrian and vehicle access gates will be incorporated within the hoarding. The site office, welfare facility, will be located in an agreed location within the site, as shown on the site setup drawing in **Appendix B**. The site hoarding will be inspected daily by the Site Manager for any defects. If any defects are found, these will be repaired immediately.

# 14. DUST SUPPRESSION

**14.1.** Dust from the construction site will be minimised by keeping the cutting/grinding of materials on site to a minimum. Where cutting or grinding is unavoidable, equipment and techniques to minimise dust will be used. All land clearing activities will be “damped down” using water suppression. Loaded lorries and skips will be covered with netting/sheeting, and the wheels of all vehicles/plant leaving site will be cleaned so that mud is not spread onto the surrounding roads.

**14.2.** The site manager will take account of weather conditions and prevailing wind directions when organising operations to prevent and minimise dust nuisance to neighbouring properties.

**14.3.** All staff will be trained and be aware of Dust Management Strategy.

**14.4.** In the event of a complaint from neighbouring properties in respect of dust, concerns will be recorded and action is taken to prevent future occurrence.

**14.5.** All site staff will have appropriate PPE to protect them from the effects of dust.

# 15. NOISE CONTROL

**15.1.** Whilst working on site the contractor will adhere to the recommendations of BS 5228-1, clause 9.3 to minimise noise levels during the execution of the works.

**15.2.** It is considered that no notable works which would cause significant noise pollution is included in the scope of works for this project. The close proximity of residential housing has been noted and there will be no operation of heavy plant etc outside normal working hours.

**15.3.** The proposed foundations are to be traditional strip foundation type. In the event the ground is discovered not to be suitable and pile foundations are required, then a hydraulic method of pile will be used as it produces 20dB less noise compared with impact hammer piling.

**15.4.** A press piling method, also known as 'silent' piling, shall be explored as an option to avoid the high impact noise created with impact piling. If harder than expected ground conditions are encountered, pre-auguring and jetting will beconsidered in conjunction with press piling.

**15.5.** If any piling is required near boundaries, there will be screening erected for protection against dredging activities and the screens will remain for the duration of piling.

# 16. GROUNDWORKS

## 16.1. Location of services

**16.1.1.** Prior to commencing excavations, the site area will be checked for overhead and underground services

**16.1.2.** Service plans will be obtained from Utility providers and the site area checked over using location devices.

**16.1.3.** Once identified service routes will be identified and clearly marked. If markings are lost during the working operation the exercise will be repeated to ensure service routes remain clearly marked as required for the duration of the works.

**16.1.4.** Works will be undertaken in accordance with the HSE Guidance Document, Avoiding danger from underground services.

## 16.2. Excavations

**16.2.1.** Trenches (if required) with a depth exceeding 1m will be either battered back or suitably shored and the shoring maintained.

**16.2.2.** Trenches will be inspected regularly and excess groundwater pumped out regularly during inclement weather.

**16.2.3.** Vehicle plant will be kept a safe working distance from the trench to prevent potential collapse.

**16.2.4.** No site staff will work below an excavator.

# APPENDIX A
## External Traffic Management Plan

# APPENDIX A
# EXTERNAL TRAFFIC MANAGEMENT PLAN

Dashed Line, indicated route of main site traffic.

To be communicated to all site subcontractors and suppliers to minimise disruption to local neighborhood.

Site entrance to be appropriately signed warning of site traffic.

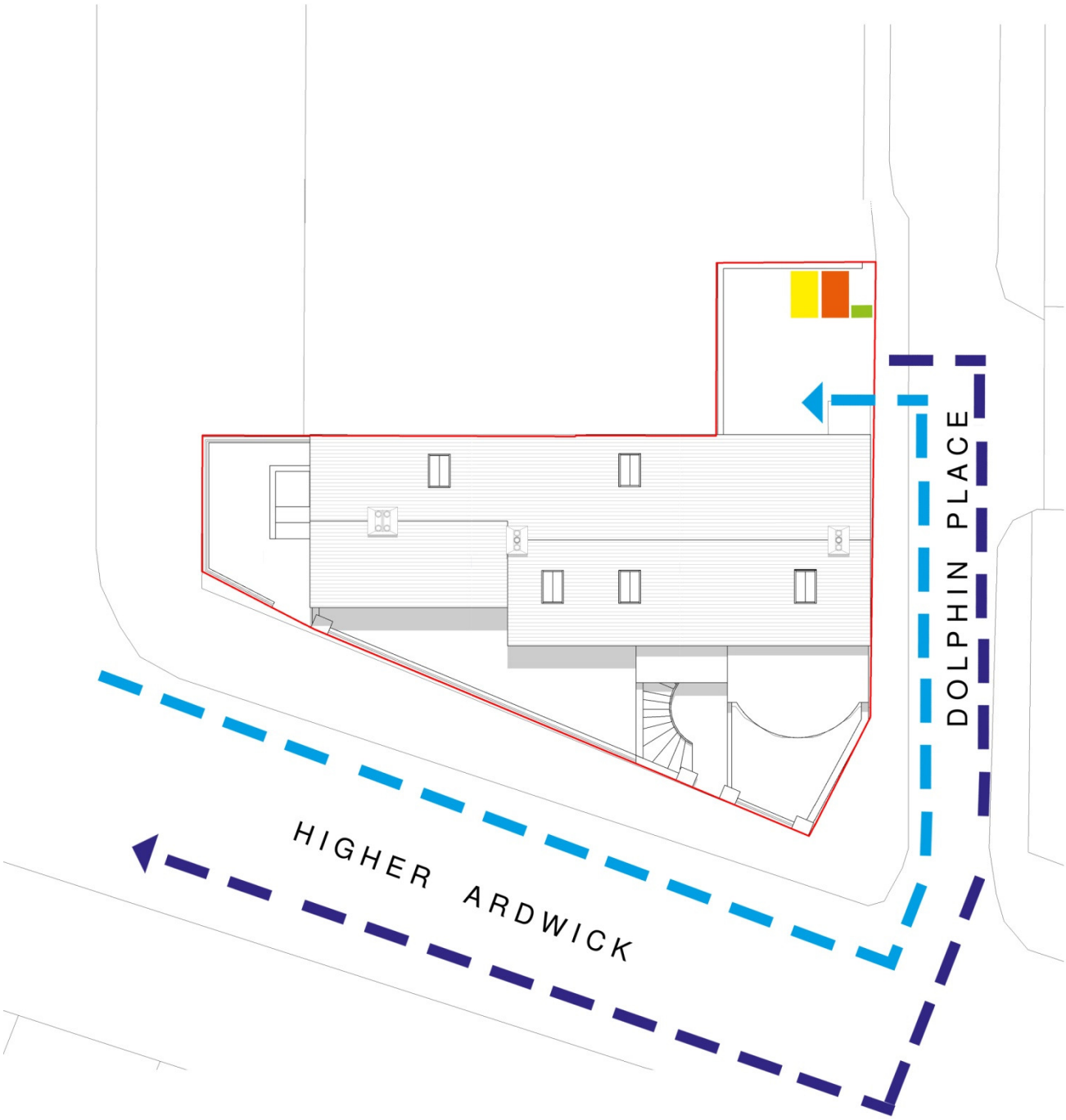
Jet washer to be located within site boundary to lessen any risk of mud getting onto road (if required).

LEGEND

- Site Boundary
- Site Access Route
- Site Egress Route

# APPENDIX B
## Site Compound Plan

# APPENDIX B
# SITE COMPOUND PLAN

LEGEND

- Site Boundary
- Site Access Route
- Site Egress Route
- Office & Staff Room
- Secure Store
- Wheel Wash