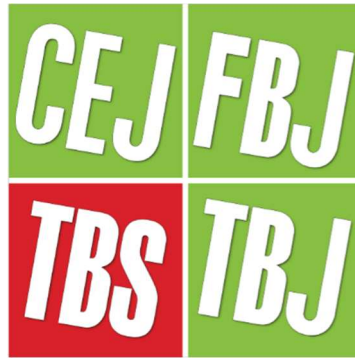




**Old Market Street
Construction Management Plan
(CMP)**

**Client
Palatine Contracts Limited**

Prepared by:

Julie Lowndes

julie@cejbuilders.co.uk

0161 376 5108

www.cejbuilders.co.uk

FBJ Construction Limited

Unit 138 Green Lane

Romiley

Stockport SK6 3JG



Project Details

Client: Palatine Contracts Limited
Turner House
King Street
Leigh, Lancashire WN7 4LJ

Principal Contractor: FBJ Construction Limited
Unit 138 Green Lane
Romiley, Stockport SK6 3JG

Principal Designer: Edifice Building Consultants Limited
Office 2 The Old Printworks
Bowden Hall, Bowden Lane
Marple, Stockport SK6 6ND

Site Location: 67 Old Market Street
Blackley
Manchester M9 8DX

Description: Construction of no18 one and two bedroomed
Apartments

Scheduled Start Date: 9th January 2023



TABLE OF CONTENTS

INTRODUCTION
PROJECT DESCRIPTION
PROJECT SEQUENCING
APPROACH TO ENVIRONMENTAL & CONSTRUCTION MANAGEMENT
○ Introduction
○ Objectives
○ Roles & Responsibilities
○ Environmental Health & Safety Standards
DEMOLITION MANAGEMENT PLAN
PARKING & TRAFFIC MANAGEMENT PLAN
NOISE, DUST & VIBRATION MANAGEMENT PLAN
SITE WASTE MANAGEMENT PLAN
PRODUCTION MANAGEMENT PLAN
○ Tree Works & Root Protection
○ Offsite S278 Works
○ On site Road & Sewer works
○ Flood compensation works
○ Construction works
HABITAT & CONSERVATION MANAGEMENT PLAN

APPENDICES

Appendix 1 – Site Plan
Appendix 2 – S278 Receipt – Agreement in process
Appendix 3 – Site Environmental Action Plan
Appendix 4 – Demolition File
Appendix 5 – (LPE) Construction Management Plan Layout
Appendix 6 – (SWMP) Site Waste Management Plan



Introduction

This document outlines the Construction Management plan for the construction of the proposed residential development on Old Market Street and associated infrastructure works.

This plan documents FBJ Constructions overall construction planning at the Planning Application stage for the above-mentioned works.

The content of this document includes a brief description of the project, planned project sequencing an overview of the EH&S Plan for the project, Parking and Traffic, Noise and Vibration, Waste, Production and Habitat and Conservation Management Plans.

Project Description

The construction of 18 apartments on existing footprint.

The project comprises the following key tasks:

- Demolition of existing building.
- Connection to existing Utilities
- Construction of affordable housing

Project Sequencing

Construction works to the Old Market Street Development are planned in the following basic sequence:

- Demolition of existing building – 10/12 weeks
- On-site utility mains laying - 8 weeks
- Construction commencement – January 2023 - approx. 15-month development

Approach to Environmental & Construction Management

- **Introduction**

FBJ Construction Limited Health, Safety and Environment (HSE) Management Systems provides a framework for managing HSE risks. It ensures that the responsibility for day-to-day management is effectively communicated and cascaded from board level to all staff, whether office or site based, or sub-contractors. Starting with the Operational Framework, the HSE Management System framework comprises a series of strategic and operational controls in the form of connected manuals and tools, supported by guidance, procedures, and checklists.

- **Objectives**

To ensure the immediate and surrounding environment is maintained or bettered during and after having safely constructed the proposed development.

In this section, we outline the arrangements that we will use to implement statutory requirements and to achieve the objectives of our policies.



- **Roles & Responsibilities**

Managing Director – Overall responsibility

Principal Designer – Responsible for design and information

Contracts Manager – Responsible for site operations

Site Manager - Day to day running of site in accordance with procedures manual (reporting to CM)

Health, Safety & Environmental Advisor – External appointment

- **Environmental H&S Standards**

Extracts are annexed, from FBJ Constructions Site HSE Manual to demonstrate Environmental considerations and measures that are put in place for every site. A Site-Specific Environmental Action Plan (Appendix 3) which will highlight those specific environmental issues to which our sub-contractors will take into account when carrying out their tasks on site.

Demolition Management Plan

A demolition and refurbishment survey has been carried out by our chosen contractor before any demolition works commenced. Any asbestos or contaminative substances are found, this will be removed and safely disposed of by our chosen contractor, R & M Property Group Limited. (Appendix 4 – Demolition File)

Parking & Traffic Management Plan

Deliveries & general site access will be via Domett Street, (Appendix 5 - Construction Management Plan layout)

Plant delivery vehicular requirements will be planned/advised after a site visit to view the approach route by the contractor responsible.

To ensure there is limited disruption in terms traffic flow, the following procedures will be put into place, deliveries will only be permitted between the hours of 7:30 –16:00 Mon-Thu and 07:30-15:00 on Friday with no deliveries at weekend (a letter to explain this will be sent to all suppliers and contractors).

There is no designated parking for contractors on site. On-street parking will be managed by the site manager to minimum disruption to residents.

Site working hours will be as follows:

- 07:30 – 16:30 Monday -Thursday
- 07:30 – 15:30 Friday
- No weekend or Bank Holiday working

FBJ Constructions 'site compound' layout will be set out & constructed as soon as feasibly possible. The issue status of our policy is identified on the document issue page at the front of the policy. When updates or changes are required, each change is recorded in the Amendment Record found at the front of each manual. The date on the Policy Statement reflects the date the policy was last reviewed.



Noise, Dust & Vibration Management Plan

If necessary, during the construction, measures will be put in place to guard against and reduce potential nuisances from all relevant activities and will be included within the method statements and deployed for each task.

Dust generation from general operations and those site-specific items such as trench excavation are identified and recognised within the Site-Specific Environmental Plan and mitigations measures will be available on site to deal with any dust suppression. A road sweeper will be employed on a rota basis to deal with any muck tracked onto the road.

Site Waste Management Plan

FBJ Construction Limited is legally required to produce a Site Waste Management Plan which sets out, for the benefit of all involved, the objectives to minimise site waste generation and plan the potential re-use and/or disposal associated with every operation on the site. An example plan is included (Appendix 6 – SWMP)

Day-to-day construction does generate waste which is kept to an absolute minimum through efficient use of materials supplied in conjunction with our suppliers also.

Contamination testing has revealed that, in the main, there is negligible risk of contamination across the site and the soil is suitable for re-use as non-structural fill on the development.

Production Management Plan

- Tree works and root protection

There are no existing trees and hedgerows within the development site.

Care will be taken to ensure no impact on neighbouring gardens.

Construction Works

Standard construction to adhere to FBJ Construction build programme timescales.

Plant: Tracked Excavator

Foundations to be excavated to a maximum depth of 2.5m depth.

Anticipated duration to complete site is 14 months from commencement of the build.



Services Works

Sub-Contractor: Utility Planners UK

Plant: Tracked Excavator

Materials: mains conduit / sand bedding / plastic ducting

o Trench route pre-excavated by road and sewer contractor

o Hand excavation to all protected areas

o Individual utility company main laid by their appointed contractor on sand bedding within the trench with protective covering to top where necessary

Habitat & Conservation Management Plan

No ecology issues to be accounted for.

Archaeological investigations to be completed prior to construction.

Note: Best Practice to be Observed during Construction