

Construction Management Plan

**PROPOSED HOTEL EXTENSION,
360 WILMSLOW ROAD
MANCHESTER
M14 6AB**



CLIENT - MR MARTIN RAWLINGS

Doc Ref: 14,399 /CMP – Rev 'A'

HOWARD & SEDDON
PARTNERSHIP
RIBA CHARTERED ARCHITECTS



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Appendix A – Existing & Proposed Site Plans



1. Scope of Works

- 1.1 The scheme involves the erection of a three storey rear extension including basement to form 6no. additional hotel rooms together with associated car parking.
- 1.2 Existing and Proposed Plans are included in the Appendix to this document for reference.

2. Enabling Works / Formation of Site Perimeter

- 2.1 At the commencement of site works the perimeter of the site will be established and securely protected with a good quality robust fence.
- 2.2 All necessary signage will be provided to the perimeter of the fence in accordance with the HSE requirements / guidelines.

3. Site Parking, Storage of Plant & Materials

- 3.1 Contractor's will park vehicles within the site boundaries when possible in the designated parking area on the hardstanding, and space to park up to 6no. contractor's vehicles immediately adjacent to the site boundary along Lorne Road. Parking is restricted along Wilmslow Road by virtue of the existing double yellow lines.
- 3.2 All materials and plant will be stored within the site boundaries. Materials such as cement and equipment will be stored in secure site cabins.

4. Management of Vehicle Access / Egress, Deliveries & Loading / Unloading of Plant Material

- 4.1 Access to the site will be via the existing vehicular entrances from Lorne Road and Wilmslow Road, which will be protected during demolition and construction.
- 4.2 Delivery vehicles will have accompanied access to and from site by a banksman. Generally, deliveries will be by smaller vehicles and the contractor will make the merchants aware of the site restrictions when arranging deliveries.



5. Wheel Wash Facility

- 5.1 Prior to leaving the site all contractor vehicles will be inspected and the wheels will be washed down using a high-pressure jet wash.
- 5.2 The contractor will manage the risk to Lorne / Wilmslow Road by monitoring any debris from site from contractor vehicles. If required road sweeping will take place daily to deal with the issue.

6. Management of Dirt and Dust

- 6.1 If dust emissions are generated in dry periods the contractor will utilise dampening down techniques to wet the materials and suppress the dust.
- 6.2 The site manager will take account of weather conditions and prevailing wind direction when organising operations to prevent and minimise dust nuisance to neighbouring properties.
- 6.3 All staff will be trained and be aware of the Dust Management Strategy.
- 6.4 The access road particularly Lorne Road is to be stoned-up if necessary to provide a good, clean working platform and prevent road contamination.
- 6.5 In the event of a complaint from neighbouring properties in respect of dust, there concerns will be considered and action taken to prevent future occurrence.
- 6.6 All site staff will have appropriate PPE wear to protect them from the effects of dust.

7. Excavation and Ground Works

- 7.1 Location of underground services
 - Prior to commencing excavations the site will be checked for overhead and underground services.
 - Service plans will be obtained from utility providers and the site area checked over using a locating device.
 - 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.



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

7.2 Excavations

- Trenches with a depth exceeding 1.0m will be either battered back or suitably shored and the shoring maintained.
- Trenches will be inspected regularly and excess groundwater pumped out regularly during inclement weather.
- Vehicle plant will be kept to a safe working distance from the trench to prevent potential collapse.
- No site staff will work below an excavator.

8. **Protection of Existing Trees to be retained within the plot and public verges to Wilmslow Road.**

- 8.1 Tree protection will be provided in accordance with the tree protection plan produced by Treestyle consultancy
- 8.2 No storage of materials shall be shall take place on the pavements fronting Lorne Road and Wilmslow.

9. **Recycling / Disposing of Waste Resulting Construction Work**

- 9.1 The contractor will develop a suitable traffic management system to be in place before work commences. The plan will include proposals for access for deliveries and unloading at the site, and waste removal.
- 9.2 Locations for waste skips will be found within the compound in the storage area identified on the site co-ordinated proposed construction site management plan.
- 9.3 On site the contractor will monitor all waste by the use of a site waste management plan. The plan will include the following:-
- An outline of the type/s of waste the contractor has tried to minimise on previous projects, who took those decisions and intended results.
 - Naming the contractor doing each task as identified.
 - Name the waste contractor removing the waste and give an estimated as to amounts of waste for each section / waste stream.
 - By waste type amounts of tonnage removed, recycled, & recovered and recycled, etc.



- All waste notes issued by the appointed waste management companies will be retained.
- Project review.

10. Noise Control

- 10.1 Whilst working on site the contractor will adhere to the recommendation of BS5228-1, clause 9.3 to minimise noise levels during the excavation of the works.
- 10.2 The project is a relatively simple scheme with no notable works which would cause significant noise pollution. The close proximity of residential houses has been noted and there will be no operation of heavy plant etc outside normal working hours of:-
- Monday – Friday 0800 – 17.30
 - Saturday – 0900 – 1300 except for Bank Holidays
 - There will be not working on site on Sundays or Bank Holidays.

11. Health and Safety

- 11.1 First aid facilities to be available on site
- 11.2 A appointed first aider to be on site at all times when personnel are on site.
- 11.3 Emergency protocols to be in place clearly identified for all contractors to see, advising what to do in the event of an emergency and where emergency medical treatment can be sort. ie. The nearest hospital.
- 11.4. Accident and emergency book to be available at all times to report accidents on site.
- 11.5 Emergency signage to be erected notifying on site personnel of fire exit routes and muster point.
- 11.6 Contractor signing in and out book to be made available.
- 11.7 All contractors to receive site induction on first site visit.
- 11.8 Toilet and washing facilities to be provided on site.



12. Risk Assessments

- 12.1 Risk assessments to be carried out on all materials and aspects of work on site.
- 12.2 All sub-contractors to provide risk assessments before commencing work on site.
- 12.3 Records to be kept on site of all risk assessments for reference purposes.

13. Planning Conditions

- 13.1 Prior to any demolition or construction works commencing on site. All conditions of the decision notice, shall be addressed and responded to accordingly. Any additional information requested by way of pre-commencement conditions shall be obtained and subjected to the local planning authority for discharge of the relevant condition, the recommendations of which, to be implemented on site or incorporated as part of the construction works.
- 13.2 A tree protection measures are to be in place before any work commences on site and remain in place for the duration of the work.

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