

CONSTRUCTION MANAGEMENT PLAN: Land To The South Of Cavendish Road, Manchester

Introduction

Henderson Homes is planning to construct two part 2/part 3 storey semi-detached dwellings, with associated car parking and landscaping.

This method statement deals with tree protection, access arrangements, material removals and deliveries, vehicle movements, site set-up, methods for limiting noise and dust, signage, contractor parking and highway cleaning/sweeping.

Scope of Works

Construction of two three storey semi-detached dwellings with associated landscaping and parking.

Programme

February 2023 – April 2024

Sequence & Method

A site plan will be produced detailing the site set-up which includes the site compound, site parking and cabin location. All this will be installed prior to the start of construction on the site and managed in accordance with the Traffic Management Plan. All delivery drivers and construction personnel will be made aware of the traffic management plan.

Resource

The works will be supervised by the site manager who will be the responsible person on site. For initial substructure works, this management may be part of the groundwork team acting as principle contractor. Works and deliveries will be contained within the site and all deliveries will be arranged and offloaded to cause the minimum amount of disruption to neighbouring properties and other road users.

Control Measures, Supervision and Monitoring of Work.

Henderson Homes will have a detailed Construction Phase H&S Plan and a Traffic Management Plan for the works to be carried out which will be supervised at all times by the Site Manager. The managing of all on-site activity will be the responsibility of the site manager and he will ensure that parking and deliveries are contained within the site wherever possible and that the roads around the site are kept free of mud from vehicles leaving site by use of wheel wash facilities and a road sweeper as required.

Running water will be available on site to allow for the damping down of materials during hot weather and also a designated cutting area will be set up for the cutting of materials, this will be away from neighbouring properties and also have water for damping down. Noisy activities will be limited in nature and will only take place in accordance with the limitations as set out by Manchester City Council (ref: https://www.manchester.gov.uk/info/100006/environmental_problems/2956/tackle_a_noise_problem/9):

Monday to Friday: 7.30am to 6pm

Saturday: 8.30am to 2pm

No noisy working to be allowed Sundays and Bank Holidays.

Environmental

Care to be taken always and during all processes to ensure that the Henderson Homes procedures are adhered to on site, with particular regard to noise, dust and mud in this locality due to the proximity of adjacent properties. Noisy activities are expected to be short in duration. In the case of hot dry weather spoil will be damped down to minimise dust and cutting will take place in a dedicated area away from neighbouring properties.

Tree Protection

Existing trees and boundary planting throughout the development is all to be retained and managed throughout the project. All trees and hedges will be protected by a 1.8m high block and mesh fencing with tree protection signage displayed along its length wherever required. This tree protection will be kept in place throughout the construction period until the soft landscaping works are carried out, upon which it will be removed.

No materials or machine/vehicular access will be permitted in the areas protected by the tree protection fencing, and all panels will be double clipped and kept closed at all times. The fencing will be erected in accordance with the related Tree Protection Plan.

Escalation Procedures

In the event that complaints are received Henderson Homes has a defined escalation procedure which will be adhered to.

Acceptance, Review and Briefing

Site Manager to review the method statement and ensure that the terms hereby laid out are rolled out to all site operatives as part of the site induction procedure.