



Demolition & Construction **Management Plan**

Yew Tree Care Home

Yew Tree Lane

Northern Moore

Manchester

M23 0EA

Application No: 134207/FO/2022

Decision Date: 13/10/2022

Date Received: 8/7/2022

1.0 Parking, Signage

Access and egress will be via the existing entrance off Yewtree Lane. Parking on site is restricted to authorised vehicles only, the site Manager will ensure that the site entrance and the main access road to and from site are kept clean and clear at all times throughout the contract period. During the project alternative places for parking will be sought to limit the number of vehicles parked outside the site.

Contractors will be made aware during the site induction that when parking that no parking on the road in front of the site will be permitted and consideration will be taken to ensure that the road is not blocked or obstructed at any time.

A traffic management plan will be produced by the site manager forwarded to contractors and suppliers detailing the procedures for this site. No deliveries or parking is envisaged on the public highway contractor parking is available in the existing care home car park and will be reviewed by the site manager as the project progresses.

Signage will be provided during construction.

2.0 Loading and unloading of plant and materials

Deliveries will be planned and scheduled; details of all deliveries will be submitted to the Site Manager at least 24 hours in advance of their arrival. Delivery vehicles will exercise additional care whilst manoeuvring on and off site and a Banksman will be used to control the flow of traffic on site during deliveries at all times to minimise disruption to the surrounding area.

All loading and un-loading of materials and equipment will take place within the confines of the site.

There will be a designated turning area on site so all deliveries can enter and turn to be off loaded direct from the site and exit back onto the highway in a forward motion thus minimal impact to public highway.

3.0 Storage of plant and materials used in constructing the development

An area designated for the storage of materials is identified on the Site CPP & CEMP Plan (see section 10.0) The mechanical plant intended for use is of a size that this will be contained within the confines of the site. The designated area will be stoned for storage, drip trays used with any static plant. Bunded storage for Fuel containers, minimal quantities stored. Environmental spillage pack and materials will be available on site.

4.0 The erection and maintenance of security hoarding

Access to work area will be controlled by use of 2m heras fencing / Hoarding for all boundaries and entrance gates. This is a proprietary system so design is not required. It will be installed as per manufacturer's instructions. The company Temporary works management system requires a written weekly inspection of the fencing by the site manager signage will be placed warning of the works being undertaken. The site manager is to monitor daily as works progress to ensure working areas remain segregated. Site manager is responsible and will ensure the site is secured at the end of site activities each day. CCTV will be installed and monitored.

5.0 Measures to control the emission of dust and noise during construction,

Site manager will monitor dust daily and introduce dampening down as required. Closest properties to the site, the site manager will liaise directly with residents and alleviate any concerns.

Site Manager will evaluate the noise on a daily basis and,

- will consult with neighbours about noise. Letter Drop.
- Discuss any noisy operations and equipment will be scheduled most suitable times to avoid nuisance to the neighbours.
- Materials cut to size off site to reduce any cutting operations where applicable.
- Select plant and method of reducing noise emissions,
- Manage and monitor noise levels and cease works if required.
- Hunt & Sykes will carry out noise monitoring as requested by the site manager at site boundary's and maintain records.
- Burning of waste will not be allowed under any circumstances.

No use of noisy equipment for example cut off saw before 0800 and not after 1700.

Weekend work by special arrangement only.

6.0 Community Consultation Plan

Internal and onsite communications

Internal communication and discussion of environmental issues, will be undertaken during the following Project Team meetings:

- Contractor internal meetings
- Monthly progress meetings with the Client / Clients Agent
- Monthly progress meetings with the Design Team
- Progress meetings with the Subcontractors

Onsite communication of environmental issues, will be undertaken through the following means:

- Site Induction
- Environmental section of Site Notice Board
- Environmental toolbox talks given to site operatives by the sub-contractors

Environmental Communication and Liaison

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Communication and liaison with the public

- LNC recognises that it is important to communicate and liaise with the general public and local community, and will therefore:
- The Site Manager" who will engage with the local community.
- Liaise with Manchester City Council, to assist with actioning any complaints received, and maintaining good relationships with the local community.

- Inform local residents and businesses, via a display on an information board on the site hoarding for the general public, to update them on the works, and provide the contractor's contact details in case of queries, complaints, etc.
- **Communication and liaison with other external stakeholders**
- LNC have identified the following external stakeholders, who will need to be contacted and advised at times during the course of the project:
- Environment Agency
Manchester City Council, including their Environmental Health Services department.

7.0 HGV delivery times and routing to/from the site.

A traffic management plan will be produced by the site manager forwarded to contractors and suppliers detailing the procedures for this site. No deliveries or parking is required on the public highway. See site plan section 10.0

All deliveries will be requested to be via short wheel-based vehicles where possible which can be brought into site, off-loaded or loaded and then 'banked' out on to Yewtree Road. There will be clear signage positioned to alert potential deliveries to. Hours of working will be: Monday to Friday 7:30 am - 4:30 pm, Saturday 8:30 am - 14:00pm by prior arrangement only. No work to be carried out on Sundays or Bank Holidays.

8.0 Wheel washing / Road and path Cleanliness

The nature of the work being undertaken on site will not require the provision of wheel washing facilities as the contractors, deliveries and site machinery will be working from hard standing throughout.

Delivery vehicles (including contractor vehicles) to enter the site onto a stoned hard standing. If mud on the road (including footpaths) becomes an issue, then the site manager will arrange for a road sweeping contractor and if required an additional, wheel wash area at hard standing. This will be assessed by the site manager and Project Manager for the project.

All loads of spoil to be removed from site will be fully covered and wastewater discharged from the wheel washing system shall be disposed of on site and will not be discharged into the public sewerage system without prior removal of soil, stones and any other suspended material.

9.0 Site Waste Management Plan

As part of its commitment to sustainable construction, LNC Property Developments Ltd aims to increase its efficiency in the use of material resources.

The means to enhance materials resource efficiency include:

maximising the material recovered from the demolition of existing buildings as part of the regeneration project;

minimise the waste generated and maximise the materials recovered, reused and recycled in both the demolition and new build phases of regeneration projects; and exceeding a threshold proportion of recycled and reclaimed content in the products and materials used in new buildings associated with regeneration projects where appropriate.

In its procurement of regeneration projects, LNC Property Developments Ltd will set minimum requirements for the recovery of materials from demolition and refurbishment projects as a percentage of the value of materials used in construction and require adoption of cost-neutral improvements (see section 1.5).

1.5 MATERIALS RESOURCE EFFICIENCY OBJECTIVES

1. Development Recovery

At least 25% of the quantity of the materials arising from the development must be recovered for reclamation and recycling. This will be carried out by the licensed waste contractor who will be employed to remove material from site

2. Retained Material

At least 10% of the reclaimed or recycled materials created by the development process should be set aside for reuse.

3. Recycled (and reclaimed) Content

At least 10% of the total value of materials used should derive from reclaimed and recycled content in the products and materials selected. Opportunities to use on-site recovered materials will be considered and implemented where technically and commercially viable.

A waste skip area will be instigated, segregated area away from site boundary, Segregation of waste in particular hazardous waste products, and

- Skips will not be over-filled
- Skips will be regularly checked for damage
- Only approved waste contractors are to be used
- Waste carrier and facility licenses regularly checked
- Exemptions applied for where re-use of waste onsite,
- All transportation documented by waste transfer note
- Enclosed skips and security fencing prevent illegal disposal
- Segregation of waste.

10.0 Emergency / Contact details for the site manager.

Location: Main Entrance Gates.

Dean Taylor 07949 050861

Craig Collishaw project manager will deal with all complaints and enquiries directly. Contact number: 07966 248051.

Any complaints will be fully investigated and logged in the stakeholder register and a response implemented within 48hrs by the Project Manager.

The site plan illustrates the layout of the 59 Bedroom Care Home, including the main entrance, parking areas, and surrounding infrastructure. Key features and callouts include:

- Segregation/Chapter 8 barriers:** Indicated by blue lines and arrows pointing to specific areas.
- Skips:** Two skips are shown near the main entrance.
- Storage:** A storage area is located near the main entrance.
- Site Office / First Aid & canteen:** Located near the main entrance.
- Main entrance gates. Muster point & emergency contact details notice location:** Indicated by blue lines and arrows pointing to the main entrance area.
- Traffic flow:** Indicated by blue arrows showing the direction of traffic.
- Unloading / material storage:** Located near the main entrance.
- Cement silo's:** Two cement silos are shown near the main entrance.
- Site gate:** Located near the main entrance.
- Site parking:** Located near the main entrance.
- Boundary Fencing:** Indicated by a blue line around the perimeter.
- Single story garage:** Located near the main entrance.
- Air Source Heat Pump Equipment:** Located near the main entrance.
- Residents Garden:** Located near the main entrance.
- Refer to Landscape Architects Layout:** Located near the main entrance.
- 59 Bedroom Care Home 2.5 Floors / 3 Floors:** The main building.
- Balcony:** Located near the main entrance.
- Ground Floor FFL +32.55:** Indicated near the main entrance.
- Main Entrance:** Located near the main entrance.
- Service Entrance:** Located near the main entrance.
- Recycle Store:** Located near the main entrance.
- Yewtree Lane:** The road adjacent to the site.
- Chapel:** Located near the main entrance.
- Care Home Parking 21 Spaces:** Located near the main entrance.
- Electricity:** Indicated near the main entrance.
- Internal Road:** Located near the main entrance.
- 6/E:** Indicated near the main entrance.
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11.0 Demolition

Specialist demolition contractor will be appointed. Due to the close proximity of the adjoining properties noise and dust suppression operational techniques as far as reasonable and practical will be in operation at all times and included in contractors RAMS including Demolition report. All RAMS to be checked prior to demolition works commencing and implemented, site manager to monitor/ record daily operations at all times. All stake holders to be informed of daily operational activities when necessary.

Standards & Guidance

Building Act 1984. Section 80 Notice. (Section 80 Notice for buildings over 1750 Cubic feet)
British Standard Code of Practice for Demolition (**BS 6187**).