

# **Construction Environmental Management Plan & Construction Method Statement**

**Freetrade Exchange, 37 Peter St, Manchester, M2  
5GB**



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## 1. Introduction

This Construction Environmental Management Plan and Construction Method Statement has been prepared in relation to planning the planning application for the proposed construction works to the existing building at Freetrade Exchange, 37 Peter St, Manchester, M2 5GB

### Internal Alterations & Refurbishment Works;

- Full new Cat A fit out including WC blocks to Levels 1-5.
- New lower basement incorporating welfare facilities.
- New passenger and platform lifts.
- New reception including entrances.
- Cat A fit out to lower ground floor.
- New M&E systems throughout
- Glazed Partitions

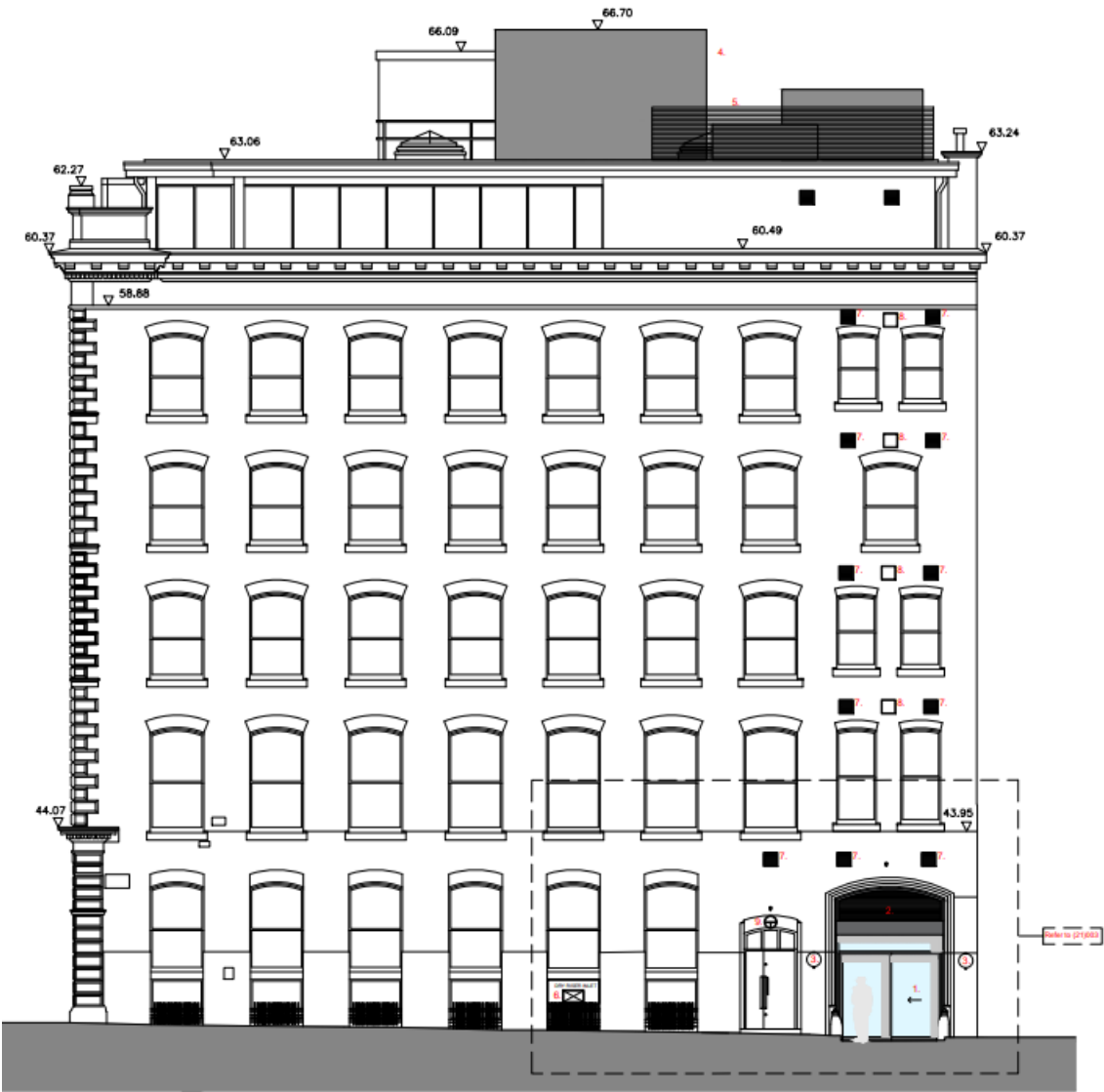
### Façade Alterations;

- New glazed reception entrance to Peter Street main entrance.
- New entrance to lower ground entrance on Peter Street.
- Removal of Bootle Street car port roller shutter and install of new façade.
- Roof repair works and finishes replacements.
- New decorations to windows.
- Restoration works to the original brick façade of building.

### *Peter Street new elevation*



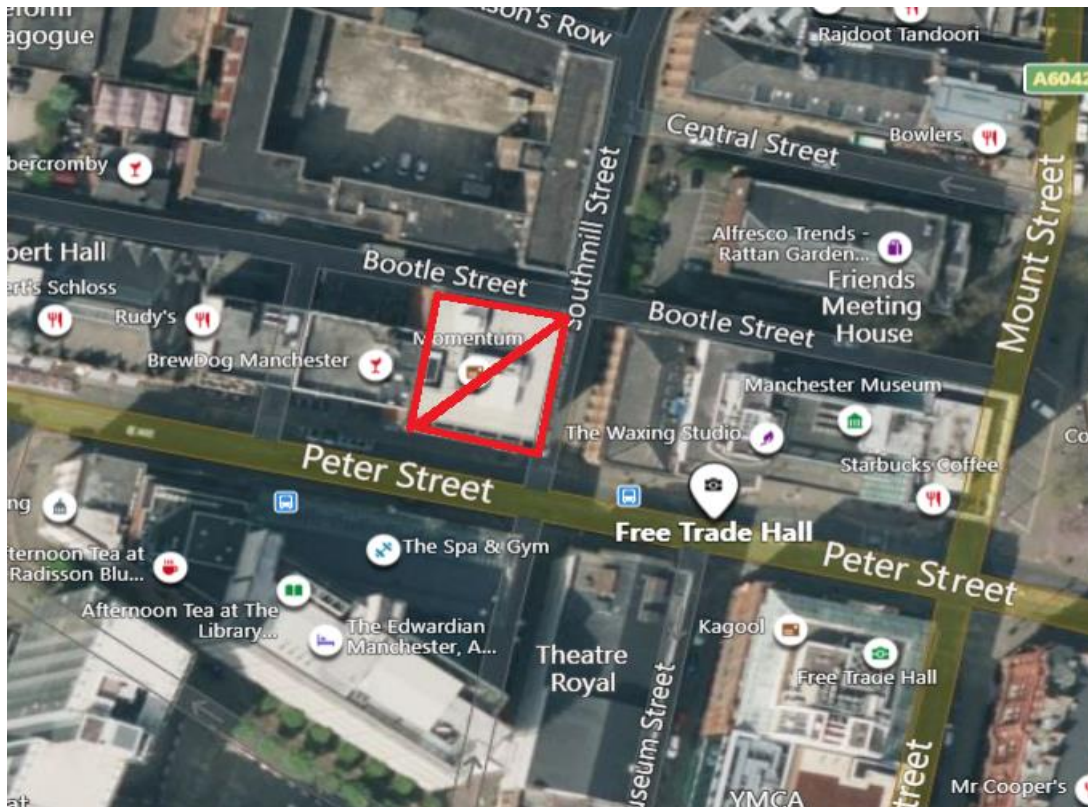
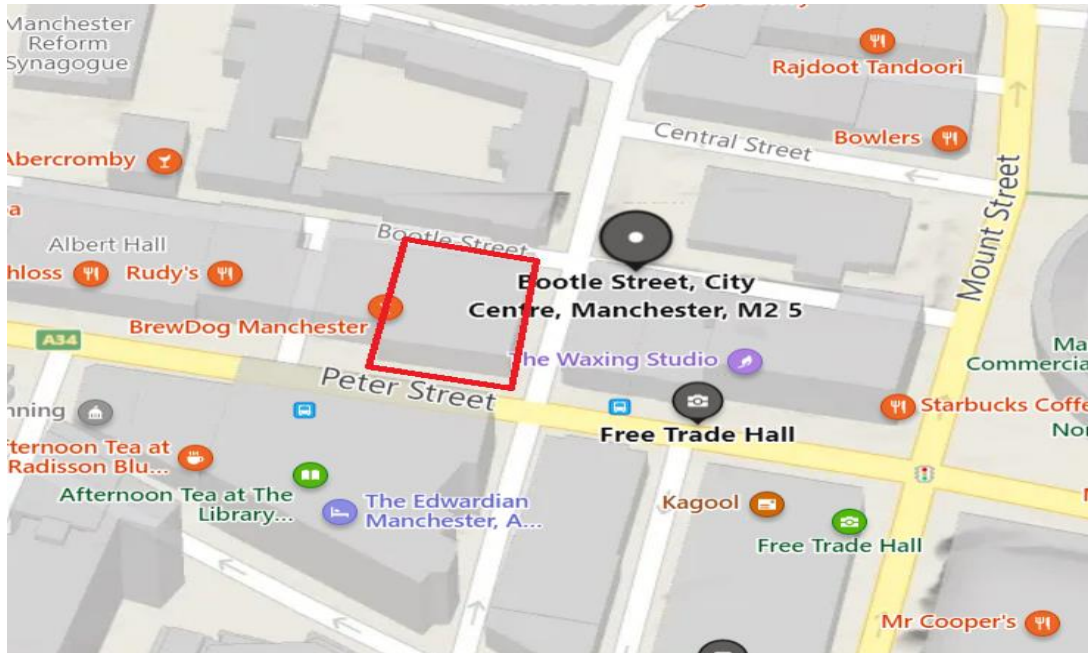
Boottle Street new elevation



## 2. Site Description

The site is an 8 storey Grade II listed building in the centre of Manchester and is surrounded by Commercial and leisure facilities. The building is currently fully un-occupied following a previous strip out project.

**37 Peter Street, Manchester, M2 5GB**



### 3. Complaints Procedure

Throughout the project the Principal contractor site management team will deal with any complaints and enquiries that are made during the on-site works. The senior site manager will be named at the site entrance, with a contact number, and will be identified to the client prior to works starting. The site management team will also liaise with nearby businesses etc when required to ensure a good working relationship is maintained throughout.

Any complaints received in relation to any site activity, whether given verbally, in writing or both, will be recorded in a site complaints book retained in the site office. Trade contractors shall immediately notify the Principal Contractor should they receive any complaints.

Any complaints will be investigated and any corrective action implemented. Feedback will be given to the complainant and will be logged.

Any complainants will be notified to the Principal contractor Project Manager and the client for further discussion within 24 hours and identification of a mutually acceptable resolution within one week.

#### 4. Site Monitoring & Emergency Contact Details

The appointed Principal Contractor will monitor the work activities to ensure the following;

- Employ best-practice methods at all times;
- Take into account the impact of air quality and dust on occupational standards to minimize worker exposure;
- Keep an accurate log of complaints from the client and/or public as described in Section 4.

**Main contact:**

Name:        Matt White (senior site manager) 07533409695 matt.white@adtworkplace.com  
                 James Hunt (project manager) 07590711879 james.hunt@adtworkplace.com

The Contracts Manager and Site Management will:

- a) Ensure that subcontractors and suppliers adhere to procedures set out in the construction environmental management plan by booking in deliveries giving the required notices. A logistics manager will be allocated to manage deliveries and waste removals.
- b) Prevent unauthorised contractors from parking and the congestion of traffic. ADT do not have parking spaces allocated and all sub-contractor are advised to use nearby car parks or public transport. Deliveries will be booked in to ensure there is no congestion of delivery vehicles and waste removal vehicles.
- c) Maintain roads in a clean condition. After every delivery and waste removal the areas will be checked. Also every Friday the areas will be jet washed.

## 5. Duration of Works & Working Hours

The construction phase is estimated to be 6 months in duration. The project is expected to finish in February 2023 Construction/demolition will be confined to the following hours:

- Monday - Friday: 7.30am – 5.30pm
- Saturday: 8.30am – 2.00pm
- Sunday & Bank holidays: Not Required

## 6. Deliveries, Waste & Contractor Parking

Deliveries to site will be via Peter St and Southmill St. ADT will utilise the parking bays to the side of Freetrade Exchange for unloading and waste removals etc. The rear of the building will be used for access/egress and a hoist will be installed as part of the scaffold installation to take materials to the upper floors. ADT will have a dedicated logistics manager on site to manage the delivery side.

All deliveries to and from the site of materials and work equipment must be pre-booked with the logistics Manager giving sufficient notice. Materials will be ordered on a 'just in time' basis to minimise the amount of space needed on-site.

All deliveries will be unloaded in the parking bays to the side of the building. The appointed Principal Contractor will provide trained banksman to assist the unloading and safe manoeuvring of vehicles to and from the building.

Waste will be removed from site via wait and load skips at times of the day to try and avoid disruption to nearby businesses and any residents. Any waste removed will be taken to a national waste management centre where it will be subject to recycling. Copies of waste reports will be made available for review if needed.

The Principal Contractor must follow the guidance provided in [Protecting the public: Your next move HSG151](#)

There will be no space for contractor and visitor parking, therefore, contractors will be required to make use of the numerous pay and display car parks that are located within the area.

## 7. Site Signage

Site safety signage will be placed to provide information and guidance to contractors, drivers and visitors.



## 8. Works Involving External Existing Facade

### 1) Scaffolding

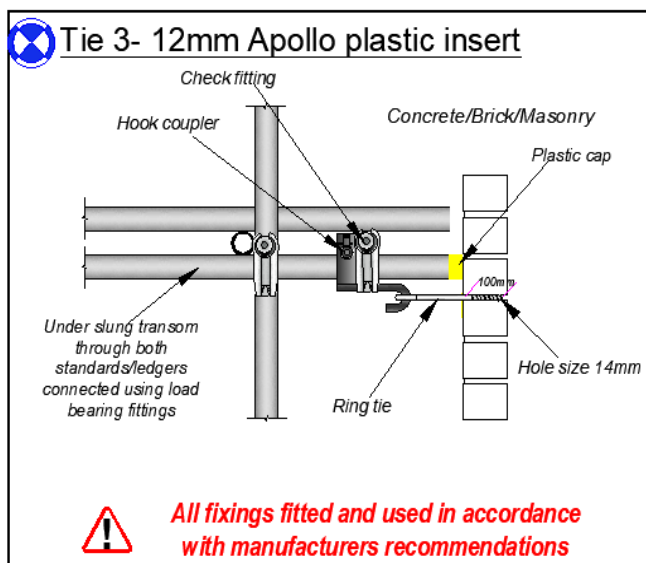
It is anticipated that scaffolding will be required from August 2022 to December 2022.

A competent scaffolding contractor has been appointed to design and erect the scaffolding for the construction phase. Lea Scaffolding and Access are the ADT Workplace approved contractor who have carried out the surveys, council permit liaison, design and will also install the scaffold. The scaffolding is to be fully sheeted in monarflex and will be subject to weekly inspections.



***Example of monarflex netting***

As this is a grade 2 listed building the fixing detail to the building is of high importance. Each plastic insert tie will be in the mortar joints and not the stone work. During removal these will be re-pointed by an approved contractor using a material that has been approved by planning teams.



***Tie in detail***

The scaffold tube end caps that are required to touch the building façade will have plastic caps on to prevent any damage to the structure. Scaffold walk ways will be positioned 50mm away from the building façade.

A detailed methodology and design for the scaffold will be submitted for review, comment and approval.

## **2) Hoarding**

Works will be taking place on replacing 3 x entrances to the building towards the back end of the project (Main entrance and lower ground floor entrance on Peter St and the removal of shutters and installation of new entrance to Bootle St). These works will require a hoarding to be built.

The principal contractor will apply for permits to be in place and submit a detailed design and Methodology. This will include details on how the hoarding adjoins (if needed) the building structure. A detailed design drawing will also be supplied for review, comment and approval.

## 9. Method Statement for Dust and Emissions Control Measures

The Principal Contractor will ensure that all on-site contractors follow BPM at all times to minimise dust and emissions. All appropriate measures will be included in the method statement.

Guidance contained in the following documents is to be followed;

[Guidance on Monitoring in the Vicinity of Demolition and Construction Sites](#)  
[Guidance on the assessment of dust from demolition and construction](#)

The following 3 principles are well established as best practice and this survey provides control measures based upon these strategies.

1. ***Prevention***
2. ***Suppression***
3. ***Containment***

During the demolition and construction activities dust will be generated by various trades including M&E works, demolition, cutting, grinding, sanding and cleaning operations. The dust generation of these activities will need to be controlled.

### 9.1 Mitigation Measures

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#### **Site Planning**

The following measures should be implemented;

- Erect effective barriers around dust-generating activities;
- The surrounding area hardstanding will remain

#### **Strip out Works**

- Use water as a dust suppressant;
- Cutting equipment to use water as suppressant or suitable local exhaust ventilation systems;
- Debris netting to be attached to the scaffolding

#### **Site Activities**

- Minimise dust-generating activities
- Use water as a suppressant where applicable;
- Use wait and load skips to avoid waste pile up.
- Keep stockpiles for the shortest possible time.

## **9.2 Cutting, Grinding, and Sawing**

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- When materials, such as concrete slabs or bricks are cut with a power tool without extraction or suppression, a second worker will pour water from a plastic bottle over the material as it is being cut.
- All equipment will use water suppressant or suitable local exhaust ventilation systems

## **9.3 Skips**

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- Wait and load skips will be utilised due to lack of space.
- Regularly damp down areas with water.

## **9.4 Waste Disposal**

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Taking into account the Clean Air Act 1993 and nuisance legislation (the EPA), best practice recommends that:

- No burning of any materials is permitted on site;
- All excess material should not be wasted but used or safely removed from the site according to the appropriate legislation.

## **9.5 Dealing with Spillages**

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- Use bunded areas wherever practicable;
- Regularly inspect the area for spillages;
- Have spillage kits ready;
- Clean spillages using agreed wet handling methods;
- Vacuum or sweep regularly to prevent the build-up of fine waste dust material, which is spilt on the site and is designated as waste no longer fit for use should be dealt with in accordance with the Waste Management Licensing Regulations (WMLR) 1994.

## **9.6 General Construction Waste**

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- Any waste will be stored in an allocated area on site in readiness for removal. Waste from the roof will be moved down the building via a hoist.
- Materials removed from the site as soon as possible via wait and load skips.

## **9.7 Hazardous and Contaminated Material**

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The Principal Contractor will complete COSHH Assessments for all hazardous materials on-site or brought to the site. Site operatives will sign a COSHH register so they are fully aware of all site requirements.

## **10 . Pollution**

### **10.1 Highways Pollution**

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It is anticipated that there will be a low risk of site debris being tracked onto the public highway when delivery vehicles arrive and leave the compound including waste removal vehicles. ADT will monitor this and have a dedicated logistics manager on site. ADT will keep the areas clean after every vehicle has left the compound.

### **10.2 Light Pollution**

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All lighting relating to the construction works and site accommodation will be installed in locations/positions to avoid any light spillage/glare onto the public highway or into neighbouring properties. Any lighting to the site work areas will be switched off for the non-working hours, and the only lighting potentially left on overnight will be to fire evacuation routes and circulation routes. The site scaffolding line will include low-level lighting with a low lux in any locations where the scaffold line fronts the public highway. This lighting will only be illuminated in the dark autumn nights and overnight.

### **10.3 Air Pollution**

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The appointed Principal Contractor will be required to minimise any air pollution relating to the construction works. It is anticipated that the works will not result in an increase in AADT on any surrounding roads. The only period when high volumes are anticipated to be close to this level is during the stripping works when more skip exchanges will be required.

### **10.4 Noise Pollution**

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All reasonable steps will be taken to minimise any noise disruption to adjacent businesses and residential properties. Where it is necessary to carry out noisy activities, these will be identified well in advance by the Principal Contractor and the timing agreed prior to commencement.

Operatives working in noisy areas will be monitored to ensure they are wearing the necessary protective equipment and that they are not exceeding their permitted exposure periods. No radios or other audio equipment will be allowed on site.

Where it is necessary to carry out noisy activities these will be carried out in accordance with Local Authority requirements, and neighbouring residents and businesses will be given advance notice of any anticipated periods of increased noise levels.

The following precautions will be made to minimise nuisance to the public and neighbouring occupiers caused by noise.

- Noisy operations shall be in accordance with the Local Authority requirements.
- All Subcontractors to be made familiar with current legislation and the guidance in BS5228 (Parts 1 and 2), which will form a pre-requisite of their appointment.
- All loading, unloading and deliveries of materials and plant to the site and removal of waste should, where possible, be carried out within normal site working hours.
- The utilisation of the right machine for the right job ensuring that plant is not underpowered to carry out the task and hence, generating more noise or more vibration than necessary.
- Use of modern intrinsically compliant plant and equipment ensuring noise and vibration levels are minimised at the outset (all equipment must comply with the EC Directives and UK Regulations set out in BS 5228-1:2009);
- Use of physical barriers (of at least 5 kg/m<sup>2</sup> surface density), for example, hoarding, monoflex covering on the scaffold to reduce noise emissions
- Siting of stationary plant and loading/unloading areas away from site boundaries and/ or within screened areas;
- Using electrically powered equipment run from the mains supply where available is preferred to using generators to power plant and equipment
- Use of screws and drills rather than nails for fixing hoardings etc;
- Careful handling of materials & waste such as lowering rather than dropping items;
- Avoidance of unnecessary noise (such as engines idling between operations, shouting, loud radios or excessive revving of engines) by effective site management.
- Pre- and post-task reviews of working practices and ensuring noise risk is addressed and reduced to acceptable levels
- Toolbox talks with trained project staff to update operations on potential and current noise level impacts
- Careful planning of the sequence of work in order to minimise the transfer of noise/vibration to neighbours;

## **11 . Waste & Recycling**

### **11.1 Site Waste Management Plan**

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Although there is no longer a legal requirement to produce a Site Waste Management Plan, the Principal Contractor will be required to produce a Site Waste Management Strategy (contained within their CPP) and this will re-use and recycle waste, wherever possible.

### **11.2 Segregation and Recycling**

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All waste created on site will be segregated from the rest of the working areas and removed via wait and load skips and taken to the ADT national waste contractor (Kenny Waste). All waste will then be recycled and copies of waste reports will be issued if required.

### **11.3 Site Security**

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The Principal Contractor will take reasonable steps to ensure site security measures are in place to prevent the illegal disposal of waste at the site. Site management will monitor security throughout.

### **11.4 Training & Communication**

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The Principal Contractor will provide on-site instruction of appropriate separation, handling, recycling, reuse and return methods to be used by all parties at all appropriate stages of the Project. Toolbox talks will be carried out every month on waste issues and all subcontractors will be expected to attend.

### **11.5 Monitoring**

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A log will be maintained of all materials that come on to the site, and details will be obtained from the waste disposal company of the exact amount of waste materials removed from the site. Details will also be provided outlining the recovery/disposal actions for any potential specific waste streams. Waste receptacles will be monitored to ensure that contamination has not occurred, results will be recorded.

The Principal Contractor will continually review the type of surplus materials being produced and change the site set up to maximise reuse or recycling and the use of landfill will be the last option.

## **12. Human Impact Management Plan**

The building will be vacant for the duration of the works.

There are adjacent structures and the surrounding area is a retail environment along with cafes and bars located nearby. The Principal Contractor will be required to control the spread of dust as previously described. The Principal Contractor will be required to minimise sources of noise so far as is reasonably practicable. Any work activities that produce significant amounts of noise that could be a nuisance to local business or residents will be restricted to specific hours of the day to minimise disturbance.

## **13. Risk Assessments**

Risk Assessments for the external façade works, erection of hoarding, erection of scaffolding, utilities works and entrance works will be prepared and submitted by the Principal Contractor following their appointment. These will be reviewed by the ADT internal teams ahead of approvals being given subject

# **Appendix A**

## **Reduction Reuse & Recycling of Waste**

## Appendix B: Reduction, Reuse & Recycling of Waste

| Waste Materials                 | Trade Contractor Package | Waste Minimisation Opportunities                                                                                                                                        | On-Site Reuse/Recycling/Recovery                                        | Off Site Reuse/Recycling/Recovery                                     | Disposal               |
|---------------------------------|--------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------|-----------------------------------------------------------------------|------------------------|
| Concrete                        | Construction             | Retention of concrete on the site where possible.<br>Only order what is required.                                                                                       | Use as a secondary aggregate on site.                                   | Segregate for reprocessing and reuse as recycled secondary aggregate. | Landfill and cover     |
| Rubble (hardcore)               | Construction             | Only order what is required.                                                                                                                                            | Opportunities to reuse 'cut' material as 'fill' in proposed noise bund. | Segregate for reprocessing and reuse as recycled secondary aggregate. | Landfill and cover     |
| Soils/ Green waste / vegetation | Construction             | Opportunities to reuse 'cut' material as 'fill' in proposed noise bund.                                                                                                 |                                                                         |                                                                       | Landfill and cover     |
| Mixed waste                     | Construction             | Use of standard sizes. Arrange take back of unused materials with the supplier.                                                                                         | N/A                                                                     | Segregate materials to maximise the potential for recycling.          | Landfill/ incineration |
| Metal                           | Construction             | Made to measure, correct ordering, just in time delivery, store correctly.<br>Arrange take back of unused materials with the supplier.                                  |                                                                         | Segregate waste and send to a metal recycler.                         | Landfill               |
| Timber                          | Construction             | Avoid over ordering.<br>Provision of suitable storage to avoid damage.<br>Arrange take back of unused materials with the supplier.                                      |                                                                         | Re-use / Recycle if feasible.                                         | Landfill/ incineration |
| Plasterboard                    | Construction             | Avoid over ordering.<br>Provision of suitable storage to avoid damage.<br>Procure to design specifications.<br>Arrange take back of unused materials with the supplier. | Cannot reuse.                                                           | Recycle if feasible.                                                  | Landfill               |

|                                  |                  |                                                                                                                                                                                                |                                                            |                                                                              |                        |
|----------------------------------|------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------|------------------------------------------------------------------------------|------------------------|
| Packaging                        | Construction     | Ask suppliers to send the product with minimal packaging / reusable containers, buy bulk not individually wrapped products. Return pallet to the supplier or use plastic pallets.              | N/A                                                        | Segregate materials to maximise the potential for recycling.                 | Landfill/ incineration |
| Cable & wiring                   |                  | Avoid over ordering.<br>Arrange take back of unused materials with the suppliers.                                                                                                              | Reuse on site if appropriate.                              | Segregate and recycle to reclaim plastics and metals.                        | Landfill               |
| General Office waste             | Site management. | Print double-sided, send documents electronically, reusable crockery and cutlery.                                                                                                              | Reuse paper, cartridges, plastic cups, tins and cardboard. | Segregate and recycle white paper.<br>Send for composting (food waste only). | Landfill               |
| Glass                            |                  | Avoid over ordering,<br>Appropriate storage to avoid accidents.<br>Arrange take back of unused materials with the supplier.                                                                    | N/A                                                        | Segregate and send for recycling                                             | Landfill and cover     |
| WEEE                             |                  | N/A                                                                                                                                                                                            | Re-use elsewhere on the site.                              | Send to a dedicated recycling facility for recovery and recycling.           | Landfill               |
| Paint tins, line markers, mastic |                  | Use solvent-free paints that are not disposed of as hazardous waste, maximise the use of mechanical fitting rather than adhesives.<br>Arrange take back of unused materials with the supplier. | Use a lockable COSHH container for storage.                | N/A                                                                          | Landfill               |