

NOMA
Angel Square Public Realm
Outline Construction Management Plan

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Appendix A –Site Logistics Plan

1.0 Introduction

This Construction Management Plan has been prepared to support an application for Full Planning Permission for the proposed Angel Square public realm enhancement works.

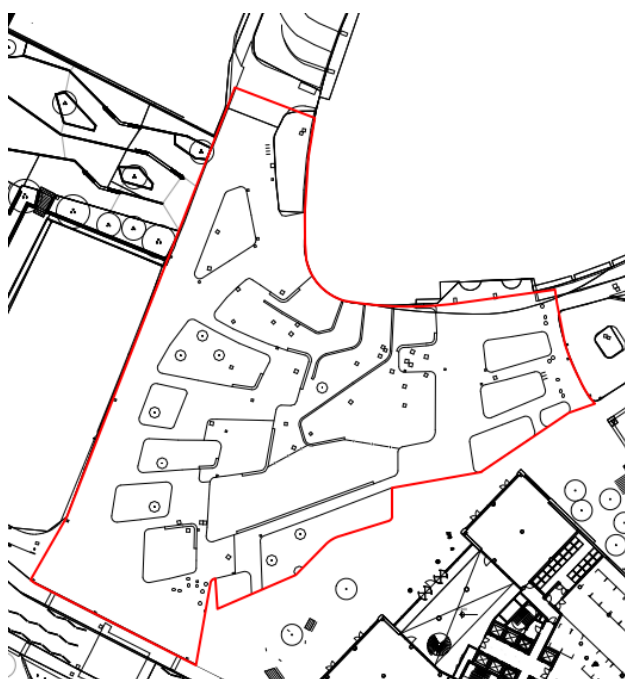
The purpose of this document is to outline the principles of the construction methodology and site logistics for the proposed construction of the offices and is subject to refinement as the project evolves and the Main Contractor for the construction works is appointed on the project .

The Construction Management Plan describes the proposed outline programme and key activities involved with the construction & installation works.

The procurement route and form of contract for the project has not yet been agreed.

2.0 Site Location

The development is bound by 1 Angel Square to the north and Miller Street to the south with Euro Car Parks on its western boundary and the NOMA Pavilion and RCP car park on its eastern boundary.



The current site is a public realm square with footpaths through the site for access, seating areas and soft landscaping.

3.0 Outline Programme

The outline timescales for upgrading the public realm after planning approval are as follows:

Main Contract Tender Exercise –	Sept 2022 to Nov 2022
Main Contractor Selection –	Nov 2022 to Jan 2022
Commencement on Site –	Feb 2022

4.0 Site EstablishmentSite Hoarding

The Main Contractor will ensure the site is made secure by heras fencing. Heras fencing is required as the hoarding line will need to remain flexible to provide access for pedestrians using the footpath around the red line and to ensure access for One Angel Square. The works to these areas will be completed in phases and the heras fencing will allow the hoarding to be repositioned to accommodate works and ensure public safety.

Water barriers will be installed in front of any hoarding that may front onto any public highway.

Please refer to Appendix A.

Site Office & Welfare Facility

The site welfare facility will be situated within the site bounds of Angel Square. There is the potential for alternative location within surrounding Plots M,N and Q but this is dependent on availability.

The site welfare facility will consist of a minimum of one breakfast & lunch cabin for the site workforce, both male and female toilets with hot and cold running water, and also include one dry room and locker room. No food will be cooked on the site, but a minimum of one refrigerator and one microwaves and one kettle will be provided for storing and heating of food and drinks.

The site welfare facility will also include a minimum of one site office for the site manager, and one gatehouse/security cabin.

The site office & welfare facility will ideally be serviced from mains electricity and water. Temporary generators will be avoided (where possible).

The site office and welfare facility will be locked (and the internal lights switched off) at the end of the working day and opened at beginning of the working day.

Site Storage

Site storage will generally be situated as part of the site welfare setup.

All valuable site tools and materials will be locked in storage containers.

5.0 Delivery Vehicles Ingress & EgressPersonnel Ingress & Egress

There will be a personnel gate located (position TBC) which will be controlled by a gateman. This gate will be secured overnight.

Personnel routes to and from the site will be via the existing public footpath surrounding the square.

Vehicle Ingress & Egress

It is proposed that there will be a delivery vehicle gate for ingress and egress into the site compound area from Miller Street or Dantzic Steet.

There will be a delivery vehicle and personnel gate into the construction area from either Miller Street or Dantzic Steet.

All unloading of plant and material will generally take place inside the site hoarding line within the site compound area.

6.0 Car Parking for Site Workforce

No car parking will be provided on the construction site for any site staff or visitors.

Site operatives will be required to park their vehicles at one of the several public car parks which are situated around the NOMA development. In addition, site operatives will also be encouraged to use the local public transport provision (such as Victoria Train Station, Suddell Hill Bus Station, and Suddell Hill Tram stop).

7.0 Hours of Site Working

Site operations will be carried out in accordance with the following Manchester City Council's site working guidelines.

- Monday - Friday: 7.30am - 6pm
- Saturday: 8.30am - 2pm
- Sunday / Bank holidays: No work

The Site Workforce may arrive on site 30 minutes prior to work commencing, but no working outside these times, unless changed by prior agreement with Manchester City Council. Noise will be kept to a minimum in the first hour.

Site operations on a Saturday will be avoided where possible.

8.0 The Main Works

No works will commence until the site has been fully secured and hoarded off from the public.

Main Works

The appointed Main Contract will carry out the following construction works to complete the offices:

1. Site clearance works to remove existing finishes and planting areas (The Yorkstone will be salvaged where possible).
2. Undertake bulk excavation dig to reduce levels and increase levels in line with new levels design - ensuring excavation of material off site is to a registered waste disposal site.
3. Install below ground infrastructure – ground drainage, ductwork and form any below ground builders works for cable routes.

4. Install sub-base and paving
5. Form new planting areas and planting
6. Install street furniture

9.0 Pollution

Highways Pollution

It is anticipated that there will be a potential risk of site muck/debris being tracked onto the public highway, when delivery vehicles leave the site during the early ground work stages. Subsequently, each delivery egress gate will be equipped with a jet washing facility manned by a site labour/gateman for the cleaning off of any site debris before any delivery or haulage vehicle are permitted to enter the public highway.

A road sweeper will regularly attend to keeping the public highway clear at the later stages of the project.

Light Pollution

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 hoarding line may require the inclusion of low lux level lighting in locations where the hoarding line may front onto the public highway. This lighting will only be illuminated in the dark autumn nights and overnight.

Air Pollution

Water suppression will be used for any cutting or grinding activities that may be carried out on site. However, cutting and grinding will be kept to a minimum for various reasons.

Noise Pollution

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 Main 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.

Site Waste

A Site Waste Management Plan (SWMP) specifically deals with the management of waste during the design and construction phases of the development, and is a live document that will be initiated at the later pre-construction stage of development on instruction by the Client. This document will be maintained and updated by the Main Contractor as the project progresses and will be finalised within one month of the project's practical completion. The preparation of a SWMP will be completed prior to works commencing on site. However, the following approach will be applied:

1. All construction waste will be segregated in separate recycling skips and will be stored in the locations indicated on the enclosed plan. A registered waste company will be employed to remove the recycle skips every 1-2 days to avoid the build-up of waste and thereby eliminating the risk of attracting vermin.
2. Bulk excavation material will be transported to an appropriate licensed disposal facility where the material can be re-used rather than sent to landfill. Litter will not be allowed to accumulate around the site perimeter.

10.0 Health & Safety

Construction Health & Safety Plan

A Construction Health and Safety plan will be developed in detail for the site works prior to any works progressing. Separate Risk Assessments and Method Statements will be required for individual operations carried out as part of the works. All trade contractors are to submit their own health and safety plans, carry out risk assessments / method statements for their works and everyone on site are required to be CSCS qualified.

The construction works will be legally obligated to comply with the CDM regulations 2015.

Emergency Evacuation Procedure

Contact names and phone numbers will be made available in case of out of hour's emergencies relating to the site. This information will be displayed prominently on the hoarding.

A fire evacuation plan will be drawn up and prominently displayed on site by the appointed Main Contractor. The site offices will have their own plans drawn up. Site evacuation routes will be clearly marked on site, as will fire extinguisher points and practice drills will be carried out.

APPENDIX A – SITE LOGISTICS PLAN

