

Rowlinson

Rowlinson Constructions Ltd

Downley Drive, New Islington
Planning Reference 130390/FO/2021

Contractors Methodology
Logistics &
Health, Safety & Environmental Considerations
During Construction Period
Rev 1

Issued 26th July 2022

Outline Contractors Methodology, Health, Safety & Environmental Considerations



Review/Update Record

Site: Downley Drive, New Islington, Manchester

No.	Author	Description/comment	Date
1	Steve Weir	Egress of site via Downley and Kingham Drives removed from site logistics plan following MCC feedback	26 th July 2022
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19			
20			
21			
22			
23			
24			
25			
26			
27			
28			
29			
30			
31			
32			
33			

Contents

1.0 Introduction

2.0 The Project

- 2.1 Proposed execution of the project including sequencing
- 2.2 Key dates
- 2.3 Mobilisation period
- 2.4 Organisation & Management of site operations
- 2.5 Site and Quality Control
- 2.6 Occupation of the structures
- 2.7 Contamination, Existing Service Records, Highways and Sewers

3.0 Assumed Environmental Restrictions and On-Site Risks

- 3.1 Environmental Considerations
- 3.2 Health and Safety Planning
- 3.3 Site monitoring
- 3.4 Access/loading/unloading
- 3.5 Services
- 3.6 Asbestos
- 3.7 Contaminated land
- 3.8 Environmental Control
- 3.9 Canal Contamination Controls

4.0 Significant Construction Operations & Control

- 4.1 Materials requiring particular precautions
- 4.2 Traffic management, Deliveries & Site parking
- 4.3 Site security
- 4.4 Site welfare/house keeping
- 4.5 Site rules and fire risk
- 4.6 Good neighbourly relations

1.0 Introduction

This document has been produced by Rowlinson Constructions Ltd with reference to the information and design provided by the appointed design consultants, Buttress (architects) and Carley Daines Engineers (structural & civil engineers) and also the information submitted in support of the planning application 130390/FO/2021.

Whilst this plan could be subject to revision in the future depending on site circumstances and/or requirements it initially aims to provide a brief overview on how as principal contractor Rowlinson Constructions Ltd will effectively plan and manage the execution of the site enabling and remediation works followed by the installation of infrastructure and the main construction works on the project in accordance with the details approved by Manchester City Council Planning Department. Works will be undertaken whilst taking into consideration all relevant environmental protection measures required, logistical challenges, construction management issues, public access around the perimeter of the sites, and the access and egress from the site for work vehicles and the health and safety requirements a project of this nature will require.

In summary and in no particular order we consider the following to be paramount considerations in order to procure this project within its current location whilst minimising disruption to the local community:

- Traffic management
- Site establishment and temporary accommodation
- Security
- Health & Safety (general public and site employees)
- Parking
- Site rules
- Good neighbourly relations
- Client/Principal Contractor/Resident liaison
- Control of dust/noise/vibration/nuisance
- Control of debris on the surrounding road network
- Working adjacent the Rochdale Canal owned and managed by CRT

2.0 The Project

2.1 Proposed Execution of the Project Including Sequencing

It will be assumed for the purpose of this construction methodology that, with the exception of any service diversions, sewer connections and the interface with or

extensions of the existing highways all the construction works will be carried out within the defined site boundaries of the development sites bounded by: -

- St Vincent Street / Woodward Place / Downley Drive /Kingham Drive
Planning App Nr 130390/FO/2021

In brief, the execution of this project will consist of the construction of 68 No residential dwellings consisting of

- 23 No Houses
- 45 No Apartments

A copy of the site plan is shown in below for reference.



The project for Great Places Housing Group will be delivered as one project over the agreed contract period. Subject to dealing with pre-commencement planning conditions and any other site logistics the sequence of construction and delivery is as follows: -

- Anticipated Commencement Date - July 2022
- Anticipated Completion Date – circa June 2024

Greater detail on construction sequence and delivery will be provided to our client on a detailed construction programme of works which will be developed along with our supply chain in due course and in compliance with the CDM Regulations and Contract Requirements.

In brief summary, the programme of works will include the following tasks/elements of work which are in no particular order at this stage and by no way is this an exhaustive list of all operations to be undertaken:

Site Establishment

- Installation of temporary (temporary) welfare units for use during site establishment phase;
- Erection of security hoardings around the site, site sign board and site safety signage where required;
- Installation of bunded fence line along canal tow-path
- Carry out additional site investigation as required/specified by engineering consultant;
- Installation of main temporary welfare arrangements – site offices, canteens, toilets etc. to be located on St Vincent Street;
- Installation of the site entrances;
- Form site compound and storage areas within the site;
- Installation of site services (electric, water, comm links);

Enabling/Civils Works

- Reduced level dig (including remediation if/where required);
- Carry out sewer diversion(s) and abandonments (if required)
- Installation of new sewer connection(s);
- Installation of new roads up to binder course;
- Installation of piling rig and crane mats (where/if required);
- Installation of retaining structures (if required);
- Installation of temporary works as specified by temporary works coordinator;
- Install piled foundations and/or traditional foundations as detailed by structural engineer;
- Installation of structural foundations and ground floor slabs;
- Installation of underground domestic drainage & mains services;
- Installation of tower crane;

Main Construction

- Erection of main structures (houses 6 blocks, apartments 1 block);
- Making the structures weather tight;
- Internal fit-out works;
- Carry out external works including completion of drainage, hard surfaces/paving, soft landscaping, boundary fencing etc.;
- Landscaping/planting;
- Final surfacing of carriageways and footpaths;

2.2 Key dates

We plan to open up dialogue with Manchester City Council planning department as soon as practicably possible in order to deal with the discharge of any pre-commencement planning conditions. With this in mind key dates for the delivery of the project will be confirmed in due course but for the purpose of this document we are aiming for a start on site as soon as practicably possible in July 2022, all permissions permitting.

With regards to the construction programme of works, upon receipt of a target date for the discharge of planning conditions, a more detailed design and contract specific procurement programme of works can be developed for discussion with all stakeholders.

2.3 Mobilisation period

Rowlinsons will utilise the period allocated for the discharge of pre-commencement planning condition to plan their mobilisation to facilitate the start of the construction phase. It is during this stage that all the up-front design work will be completed to allow a start on site in line with planning permissions.

Early dialogue with the relevant statutory authorities, along with subcontract negotiations, will also commence during this period. This up-front planning will provide and contribute to an efficient mobilisation period in an aim to facilitate an efficient start on site and also allow Rowlinsons as principal contractor to comply with the requirements of the CDM Regulations 2015 and all other relevant health and safety legislation.

2.4 Organisation & Management of site operations

The main points of contact for this project during the pre-construction and construction period in connection with site management, security and planning issues will be:

Construction activity/procurement:

Steve Weir (Rowlinson Constructions Ltd)

Office: 0161 960 0033

Mobile: 07976 052 831

Email: steve.weir@rowcon.co.uk

Mark Frain (Rowlinson Constructions Ltd)

Office: 0161 960 0033

Mobile: 07801665408

Email: mark.frain@rowcon.co.uk

Planning issues:

Mike Bagot (Rowlinson Constructions Ltd)

Office: 0161 960 0033

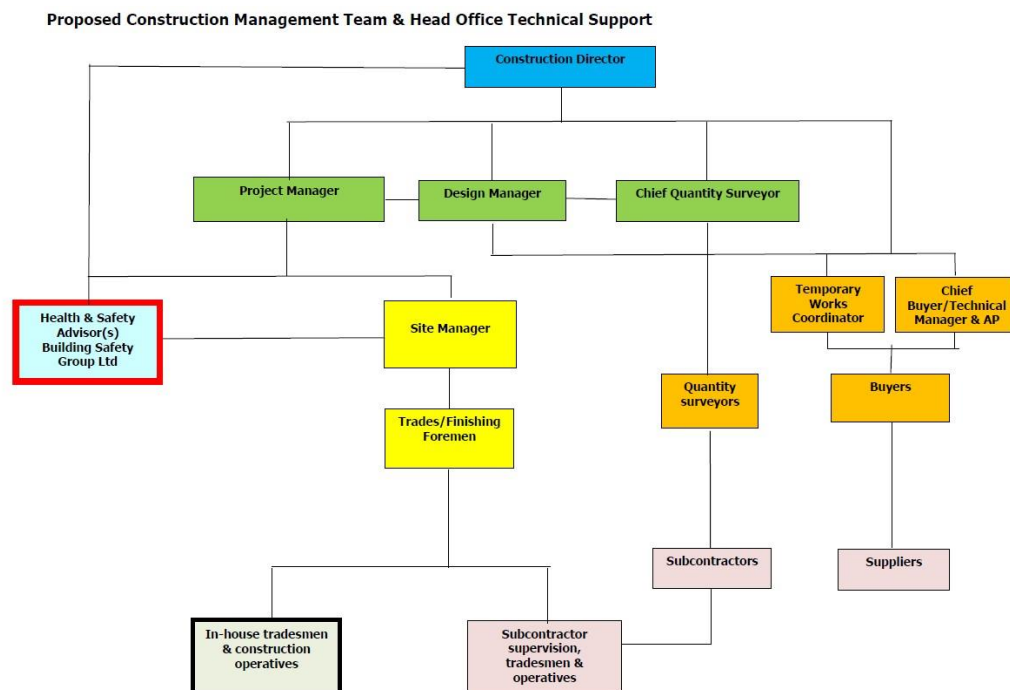
Mobile: 07976 059 927

Email: michael.bagot@rowcon.co.uk

Jennifer Evans (Buttress)
Office: 0161 236 3303
Email: jevans@buttress.net

As principal contractor Rowlinsons are proposing to provide construction management team with the relevant and sufficient professional experience to look after this project and they will be headed up on site by our Project/Contract Manager – Mark Frain. The team will be under the monitoring and supervision of the Construction Director Steve Weir.

A typical organogram of the construction team that Rowlinson Constructions Ltd proposes to allocate to this project throughout the construction period is illustrated below:



2.5 Site and Quality Control

Rowlinson Constructions Ltd operate and manage a document management and quality control system that can be accessed both remotely on site and at source in the office by all managers and staff involved with a project. We are ISO 9001, 14001 & 45001 registered and this quality system extends to and covers all aspects of the business. In brief procedures that are in place covering Rowlinson's commitment to quality management and control on site include: -

- Quality Policy – A clear statement detailing quality control procedures and required performance levels at all levels of site and office management;
- Quality Systems – Currently operating a quality control system in line with the requirements and guidelines approved by ISO;

- Contract review procedures are implemented on and off site;
- Document control – as defined under ISO 9001;
- Material and purchase control as defined under ISO 9001;
- Controlled inspections in line with outlined procedures covered by quality systems ISO 9001, 14001 & 45001;
- Quality audits – carried out periodically in-house by Quality Manager and externally by a QMS auditor;
- Corrective and preventative action – specific internal quality documents are developed and implemented and are deemed to be very useful and proactive;
- Quality control records – Periodic and structured work inspections are carried out on site and recorded within the quality control documentation in line with details developed in the ISO 9001, 14001 & 45001 systems;
- Training – Rowlinson Constructions Ltd have a training policy and programme for reviewing all construction operatives and staff training needs;

2.6 **Occupation of the structures**

Upon completion of the construction phase Rowlinson Constructions Ltd will assume that any delivery partners or third parties will take full possession and occupation of the buildings. Rowlinson Constructions Ltd will assist any delivery partners and third parties in all areas where required to facilitate a smooth problem free occupation of the new premises. This will include application for postal addresses with the local authority, acquisition and connection of all required services and provision of building regulation compliance documentation.

Prior to occupation, Rowlinson Constructions Ltd and/or their partners will hold a series of very informative but essential induction days for new occupants. These will focus on introducing the main users of the buildings to the existing and new surrounding environment, the new buildings services, and systems. It will inform the end users how to run their new premises effectively, economically and environmentally aware.

2.7 **Contamination, Existing Service Records, Highways and Sewers**

A full stage 1 desk top study and fully intrusive stage 2 site investigation has been completed for the site. Any contamination that has been identified will be dealt with in line with the recommendations of the reports. In the event that any contamination is found when carrying out the works it will be reported in writing to the local planning authority. A further investigation and risk assessment followed by a remediation strategy will be submitted for approval. Any remediation works undertaken will be validated by an approved consultant and a written report submitted to the LPA.

A full record of underground services and sewers and over ground services has been prepared by our consultants UCML and Carley Daines. All service records are on file. In order to confirm these records are correct, it is proposed that a number of slip trenches will be excavated in strategic locations around the site to accurately establish existing service positions.

We propose to liaise with Manchester City Council Highways in connection with the scheme and agreed that a full pre-commencement dilapidation survey of the existing roads and footpaths around the site will be undertaken prior to any construction works commencing. Whilst MCC do not need to attend the full survey or require a copy of the survey when it is performed, Rowlinson will confirm when the survey was completed and a copy will be retained on file for future reference.

Any of the existing adopted sewers which are to be utilised as part of the development will be surveyed for condition, suitability and before any connections are made. All works will be approved by United Utilities. This will include any off-site sewers which are to be utilised.

Working adjacent the Rochdale Canal is obviously a concern which requires risks to be managed. To assist with this we will contact The Canals & Rivers Trust and sign up to their Code of Practice. When we do this our scheme will be provided with a unique reference number.

Contamination into the Rochdale Canal from the development is a high risk and measures will be taken to remove the risk. This will involve the installation of a bunded fence line along the boundary with the canal. Details of the bunded fence will be communicated with the canals and rivers trust.

3.0 Assumed Environmental / Site Restrictions and On-Site Risks

3.1 Environmental Considerations

During the early environmental/ecological surveys that were performed there were no invasive plant species recorded to be present on site.

The Canals & Rivers Trust have an asset in close proximity to the site, the Rochdale Canal. The canal is situated to the north of the site, adjacent the proposed apartment block. Rowlinson Constructions will make contact with the Canals & Rivers Trust and signed up to their Code of Practice. The projects unique Scheme No. is **TBC** by the CRT.

The environmental and physical impact of the development on the canal will be monitored very closely throughout the project. Close communication with CRT will be maintained and any requirements or concerns they highlight will be reviewed, agreed, implemented and monitored as and when required. Please refer to section 3.9 for further information.

3.2 Health and Safety Planning

As principal contractor, prior to any works starting, Rowlinson Constructions Ltd will allow sufficient time for the development of a Construction Phase Health and Safety Plan. Whilst the plan has not yet been fully developed a copy of the construction phase health and safety plan will be provided to the Principal Designer before works on site commence. In addition, a copy can be provided to all stakeholders upon completion if/where required.

The plan will contain specific details on how all matters relating to health and safety will be managed by Rowlinsons as responsible and considerate contractors. The plan will explain in detail how the measures we propose to implement are going to assist in the safe management and delivery of the project and include:

- An overview of the site, the project, its phases and delivery programme;
- Security of the site perimeter, the works and protection of local residents and the general public;
- How any works to the existing roads and footpaths around the site will be managed;
- What and how safe access/egress to/from each area of the construction project will be achieved;
- Where site compound and welfare facilities will be located;
- How traffic in and around the site will be managed;
- How waste will be managed on site and removed;
- How accidents will be dealt with if they occur;
- How 'Near Misses' will be dealt with if they occur;
- How the risk of fire during the construction period will be managed on site;
- The plan will contain Rowlinson Constructions Ltd health and safety policy and details on our responsibilities as principal contractor under CDM 2015;

Our health and safety goal on this site will be to ensure that people in close proximity and/or involved in the project and the existing environment are protected and safe. We will focus on creating a safe environment not only for the contractors working on the site but also for development staff, visitors to the site and also for adjacent residents and users of the already well-established existing road and footpath networks.

Health and Safety performance on Rowlinson Constructions Ltd sites is monitored externally by our appointed consultants The Building Safety Group Ltd who carry out regular site safety inspections on all our construction sites. This system will also be employed on this project. The site inspections will be recorded and any non-compliance in specific pre-defined areas of safety will be highlighted for the appropriate action to be taken.

Safety audits will not only focus on compliance with health and safety legislation but also on how the site is interfacing with the local environment and general public.

3.3 Site Monitoring

Rowlinson Constructions Ltd considers the following to be issues that will require close monitoring by the construction team during each of the construction phases of this project:

- Access/egress to the construction area of the site;
- Works required outside the site in the public and adopted roads/footpaths
- Works adjacent to the Rochdale Canal and its tow path
- Fire Plans and evacuation procedures;
- Noise from on-site operations and the control of it;
- The control of spoil on carriageways around the site;

- The control of dust;
- The segregation of works from the general public;
- Maintaining full uninterrupted services to the occupied streets and areas of the surrounding neighbourhood and existing buildings
- Maintaining emergency access at all times to all areas around the site;

In order to maintain good discipline in all of these key areas, the contract works shall be restricted to controlled areas of the site as agreed with senior management and discussed with our health and safety advisor and principal designer. In most cases these defined areas will be fenced off with a security hoarding. Works outside the site boundaries will employ pedestrian barriers which comply with chapter 8 of the National Roads and Street Works Act.

It will be our intention to install the new roads as early as possible and also to construct haul roads where/if required from clean hardcore material. This will allow construction vehicles to stay off muddy areas of the site which could lead to spoil being dragged onto the highway. In addition, before leaving site, vehicles will be checked for spoil on their wheels and where required their wheels will be washed before leaving site in an effort to stop spoil being dragged onto the highway.

At site exit points facilities will be provided for the soiled wheels of vehicles to be cleaned thoroughly before they leave the site. See image below



In cases where spoil has accidentally been deposited on the highway, this will be immediately cleaned up by site operatives and/or cleaned by a road sweeper. On days where we anticipate high volumes of traffic accessing and egressing the site, in addition to wheel washing, we will look to employ a road sweeper as required to ensure the highway is kept clean. See image below



During periods of dry weather which could lead to dust on the site, in addition to keeping the roads clean the dust will be controlled by dousing the affected areas and/or operations with water/hose pipes/bowsers/road sweepers at regular intervals in an effort to keep the dust down. Any surface water run off will be collected and disposed of within the site and shall not be allowed to discharge onto the local highway. See image below.



3.4 Access/loading/unloading

Access to the project and works for construction traffic will be off the existing road network surrounding the site and as shown on the plan below.

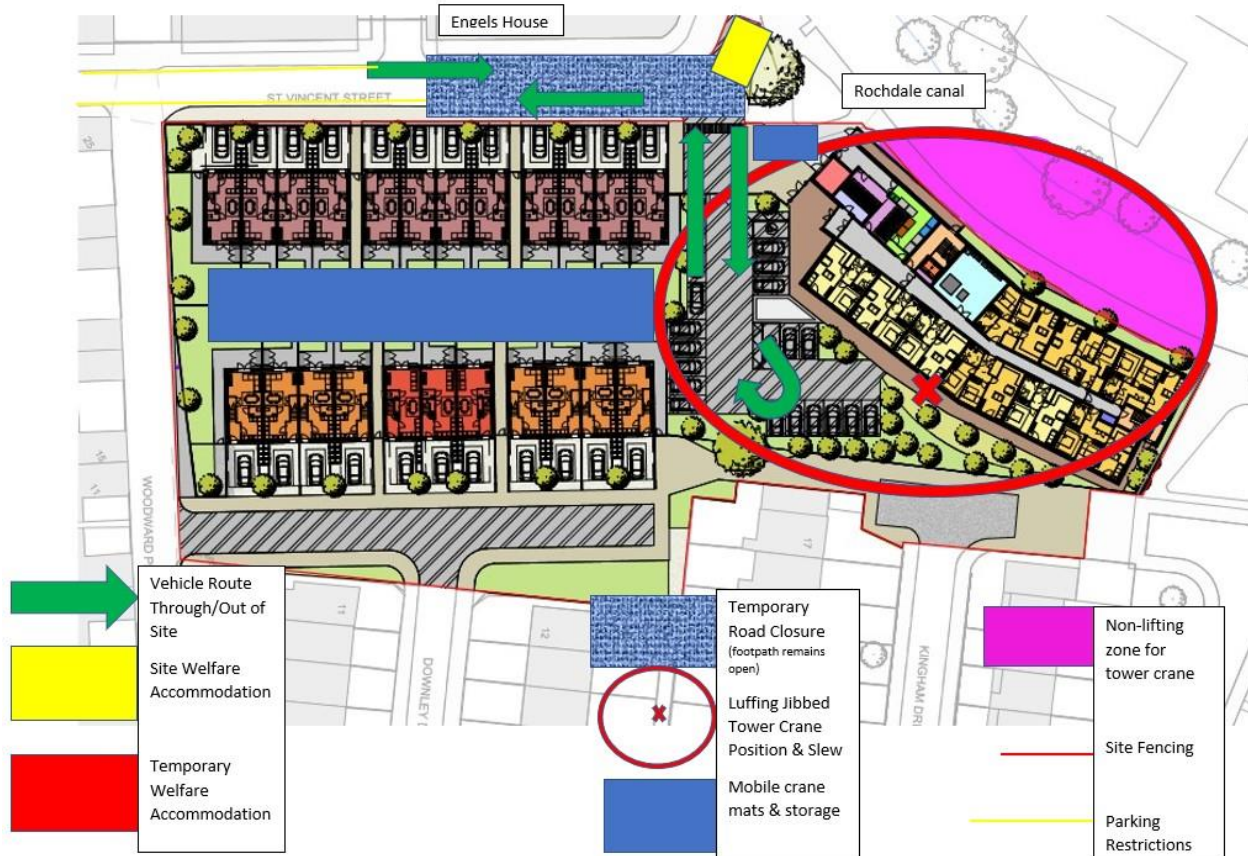
We may, where required, restrict times for delivery/collection of materials to all our suppliers and subcontractors to assist with traffic management. We will observe the planning documentation when issued to establish permitted hours of work which will dictate vehicle movements and deliveries to site. These times will be in line with the working hours MCC permit for construction work and can be more specifically confirmed in due course if required.

All materials delivered to site must be offloaded and stored within the site boundaries or, in the case of works being carried out on the highway materials can be off-loaded and stored in protected areas if agreed in advance with Tameside highways but they must be protected/segregated from the general public and other traffic using the highway.

The following plan indicates: -

- Site security fencing/hoardings
- Access and Egress points to/through the site
- Temporary office/welfare accommodation
- Luffing tower crane position and radius

DOWNLEY DRIVE SITE LOGISTICS PLAN (Rev1)



3.5 Services

As part of the site enabling works and as principal contractor, prior to commencement of the works, we will confirm the location of all/any existing services within the confines and around the perimeter of the site. This will include statutory services (gas, water, electric, telecommunications) and adopted/private sewers.

Any services which will need diverting to accommodate the proposed project will be discussed and agreed with the relevant statutory authorities.

3.6 Asbestos

We have assumed that unless identified in the site investigation there will be no danger presented by asbestos. We will carry out independent checks on any areas of the site which have been identified in the SI or we suspect to contain asbestos. Any asbestos found will be dealt with through the remediation of the site.

As a responsible employer we are always actively ensuring that all our staff are adequately trained in asbestos awareness and what to do if it is located.

3.7 Contaminated land and Remediation

A fully intrusive site investigation has been performed on the site and a site investigation report was submitted in support of the planning application.

If contamination is highlighted by the site investigation or any further investigation carried out at a later date, the local authority will be notified and all the necessary precautions will be taken to avoid contamination of other areas of the site or in order to prevent a hazard or risk to workers, visitors, local residents or the general public.

If contamination has been identified a remediation strategy on how to deal with the treatment of contamination will be agreed with the local authority before remediation commences. Any remediation works will be validated by a third-party consultant.

3.8 Environmental Controls

As noted earlier in this document Rowlinson's are QMS ISO 9001, 14001 & 45001 registered contractor. As principal contractor and a responsible building contractor we recognise that we have an important role to play in preserving the environments in which we work. With this in mind we have developed a comprehensive environmental policy which will be followed stringently and observed throughout the construction of this project.

Through our understanding of the ecological documentation provided and via observations made during pre-construction site visits we will establish if there are any existing pre-existing site environmental issues which we need be mindful of during the construction period.

This could include where identified through ecological and environmental surveys the protection of trees, habitats and/or protected species or species of principal importance SPI's

3.9 Canal Contamination and Protection of Asset Controls

The Rochdale Canal runs along the Northern boundary of the site. We are going to install a bunded fence along the canal boundary and provide debris sheeting to the fencing on that site boundary. We will also review if there is a requirement to sheet off all scaffolds facing the canal to minimise any dust or debris contamination from site.

We have experience of working adjacent to canals and with the CRT. Elements of work which concern the Canals & Rivers Trust have been identified and are: -

- Containment
- Party Wall Agreements
- Piling & foundation works

Other points that have been identified from previous experience which need consideration are: -

- Maintaining tow path access for general public
- Construction related tow path access
- Temporary Works Oversailing (Scaffolding / Crane)
- Boundary works including new fencing / dwarf wall construction / landscaping

If any of the above works (or others) have some form impact on the canal, towpath or environment, RAMS will be prepared and shared with the CRT for consideration and for them to assess the possible impact and if required request further detail.

4.0 Significant Construction Operations & Control

4.1 Materials requiring particular precautions

At this stage of the brief no items requiring particular precautions have been highlighted by the design team or the Client. Where necessary, Rowlinson Constructions Ltd will obtain all necessary COSHH data sheets containing information on construction materials which may be hazardous or harmful to health. Information on any material that may be hazardous or harmful to health during the future maintenance, repair, cleaning or demolition of the new buildings will be highlighted to the Principal Designer and the Client in due course.

4.2 Traffic Management, Deliveries & Site Parking (Please refer to Logistics Plan (section 3.4)

It is Rowlinson Constructions Ltd's intention for delivery vehicles to access the site off St Vincent Street.

To facilitate this and due to uncontrolled/inconsiderately parked cars on both sides of St Vincent Street Rowlinson will make an application for a temporary road and footpath closure to the top end of the street as indicated on the plan in section 3.4 and also for some temporary parking restrictions to be implemented on the section of St Vincents Street from New Islington up to the main entrance of Engels House.

As noted earlier in this document, a full photographic condition survey of the roads and footpaths surrounding the site will be undertaken as soon as practicable as agreed with a representative from Manchester City Highways Department. A copy of the photos can be made available upon request.

During the construction period on this project a full site-specific traffic management plan will be implemented within the confines of the site. The traffic management plan will be developed and contain site specific protocol and plans to ensure the safe access and egress of all delivery vehicles into the site, details for the movement of construction plant around the site and details covering provisions made to maintain the safety of the existing staff, residents, the general public, children and site personnel during the execution of the project.

The traffic management plan will be developed from the site logistics plan included in section 3.4 of this document and a copy will be included within the Construction Phase Health and Safety Plan for the site which will be issued to the Principal Designer in due course.

The traffic management plan will be subject to regular review, and revision if required, throughout the duration of the project. This will be dependent on the programme of works, specific access requirements and the phased completion of the works.

Road signage will be positioned in prominent locations to warn traffic and pedestrians of the presence of any site traffic on the exiting the site and/or using the surrounding roads.

Suitable safety/warning signage will be displayed on site and around the site in prominent locations to warn all site workers and visitors of the dangers of moving traffic on site.

All orders placed with suppliers and subcontractors shall include details for site deliveries. These shall include details of the approach to the development and any access restrictions that apply in the local area where applicable.

Delivery vehicles will be fit for purpose and where practicable the size of delivery vehicles shall be restricted to rigid vehicles however; the use of articulated vehicles is sometimes going to be unavoidable. For the delivery to site of certain materials or plant, for example piling rig, structural steel/PCC wall/floor/roof panels/bricks etc. there may be no other alternative available.

In circumstances such as these, large deliveries will be carefully coordinated in order to cause as little disruption to the local roads, wider community as is possible.

All delivery vehicle drivers will be report to the site office for site instruction and details for off-loading materials from their vehicles. Materials will be stored within the confines of the site. Some materials of high value will be stored within locked storage containers on site.

Material deliveries will be restricted to normal working hours whilst observing the prohibited times stated in any notice of planning.

All contractors, suppliers and visitors to the site will be made aware of the likelihood of pedestrians in and around the vicinity of the site during all times of the day.

During the construction period, no vehicles will be permitted to reverse in or out of the site unless it is unavoidable. A one-way system will be implemented on the site temporary roads constructed running through the site. If a vehicle does need to reverse out of the site there must be a banks man in attendance at all times when this operation is being carried out.

Under no circumstances are materials to be unloaded outside the site boundaries. Once vehicles are inside the site boundaries delivering/collecting materials, the unloading and storage of materials will be in accordance with the manufacturers' recommendations and the site management instructions. Materials storage will be provided in designated areas of the site within the site boundaries at all times.

As noted previously in this report, in an aim to reduce the risk of spoil being discharged onto the roads surrounding the site, clean hard standings will be constructed in tarmac or in stone/hardcore. It is the intention to have these in place as soon as possible and prior to any loading/off-loading operations commencing on site in an aim to ensure that vehicles wheels are kept off muddy areas of the site therefore not pulling spoil/mud onto the carriageway when they exit the site.

There will be a power washer on site when required in order to clean heavily soiled vehicles wheels where required and this will be supplemented by the surrounding roads and footpaths being mechanically swept/physically swept, when necessary, in an aim to maintain them in a clean and safe condition at all times.



To control dust blowing from and debris/materials falling from moving vehicles leaving the site, all delivery/commercial vehicles with an axle weight over 4 tons that leave the site will have their loads fully strapped or sheeted over, depending on the material, to prevent materials or debris falling onto the highway. In the case of removing spoil or demolition debris off site this will also help to control dust.

In summary our main concerns for this project in relation to traffic management which need close control are:

- Coordination and control of traffic with banksmen (vehicular and pedestrian);
- Off-site parking and parking restrictions on surrounding roads;
- Access and egress from the site and arrangements for temporary site access roads;
- Timing of deliveries to avoid the peak times of the local area, i.e school drop-off/collection times;
- Material deliveries and safe vehicular access and egress;
- Modifications to site boundaries and reinstatements as the works progress and upon completion of the works;
- Traffic management and any temporary traffic management control on the adopted highway;

4.3 Site security

As principal contractor we shall ensure that adequate levels of security measures are implemented throughout the construction period in order to prevent unauthorised access to the working areas of the site. This will be done by the provision of a CCTV security system which will be monitoring all of the site boundaries.

Breaches of the site boundaries will trigger an audible response from our CCTV monitoring company which will be backed up by either police attendance or a security patrol being deployed.

4.4 Site Welfare and House Keeping

We have identified on the plans provided on pages 14 of this document where the site welfare and office accommodation is going to be located. Prior to installation we will identify in detail and agree with the principal designer and the Health & Safety advisor the level of accommodation to be provided to allow us to deliver the works safely and effectively whilst complying with the requirements of CDM 2015 and the Health, Safety and Welfare Regulations.

4.5 Recycling of Waste, Location and Removal

In line with our Environmental Policy, we will have a designated waste / recycling (skip) area on site, with segregated skips for mixed waste, plaster, timber and metal. All subcontractors will sign up, as part of the subcontract order to segregate waste, in the aforementioned skips, and these will be removed and replaced on site, on a regular weekly basis. Our waste / recycling companies, will provide monthly waste /

recycling figures, which will be available for review and development. Where possible our material procurement department, look at using materials, which have been recycled.

4.6 Site Rules & Fire Risk

During the construction period Rowlinson Constructions Ltd will be implementing a series of site-specific rules which will be tailored to fit in with the specific requirements of this development. These will be implemented in order to maintain high levels of health, safety and security on the site. In addition, the rules will consider its location within surrounding area and site and recognise sensitive issues that may surround the development.

Before commencement we will develop a site-specific fire risk assessment for the construction phase of the project which will be bespoke to the site. Where/if required we will employ the services of a fire engineer to advise on any specific considerations or measures which are required in the interest of employee, public and adjacent site/building safety

It is our company policy to operate all our construction and refurbishment projects as 'No Smoking' areas. Smoking and vaping will only be permitted in designated areas of the site in a way that will not cause nuisance to the local community.

4.7 Good neighbourly relations

In line with Manchester City Council guidance on noise from building sites which can be accessed at [Noise from building sites | Tackle a noise problem | Manchester City Council](#) the following working hours will be adopted:

07:30 to 18:00 Monday to Friday
08:00 to 14:00 Saturday

No working is permitted on Sundays or Bank Holidays
Any works outside the permitted times stated cannot be carried out except with prior written consent from the local planning authority.

Prior to commencement on site, we will carry out a letter drop to all properties within the close vicinity of the site. This will enable us to introduce ourselves to the local community as the Principal Contractor and also to provide details of who and where to contact with queries, complaints or concerns.

In addition to this exercise and the full development of our construction phase health and safety plan, our traffic plan, security measures, and accommodation proposals we would also be delivering the site within the parameters laid down by the Considerate Constructors Scheme.

The following areas would demonstrate a high level of compliance with the scheme and also demonstrate to the client our high level of commitment and attention to detail in managing a project of this kind in its proposed location:

Considerate
Cleanliness
Good neighbour
Respectful
Safe
Responsible
Accountable

Queries and Questions

If any recipients of this document have any queries or question following reading it they should be directed to

Steve Weir @ Rowlinson Constructions

Mobile: 07976 052 831

Email: steve.weir@rowcon.co.uk

End of Report