



Construction Management Plan

Chatsworth Mill

General Information

Site Address

The works comprise of the residential development of a site located off Williams Road - Land off Williams Road, Manchester, M18 7AY

Contract Description

This project comprises of the design and construction of 40 No. apartments, complete with associated hard and soft landscaping, parking areas, siteworks, drainage, services and connections, highways roads and sewer adoptions, all to provide a complete scheme. Construction activities include, temporary works and welfare facilities. Site clearance, Groundworks, drainage and services, roads, concrete and reinforced foundations, brickwork and blockwork. Roofing, internal joinery, mechanical Installations and electrical Installations. Plaster boarding, linings and plaster. Painting and decoration. Turfing and planting, hard and soft landscaping, fencing, paving and clearing site upon completion

Project Programme

The Main Contract Programme for this development is 70 weeks, initial commencement will be June 2022.

Risk Assessment & Method Statements (RAMS)

Watson Homes will require all sub-contractors on site to provide a set of RAMS for their scope of works prior to working on site. All RAMS will be reviewed and approved by Watson Homes Health and Safety Manager prior to works commencing on site to confirm they are adequate for the scope of works.

Site Welfare

All welfare on site will be in compliance with the requirements of the HSE and Considerate Constructors. Watson Homes standard is to include the following welfare facilities:

- Running hot and cold water
- Heated accommodation
- Provision for workers to dry clothing and footwear
- Provision of suitable office accommodation for the site management team
- Provision of suitable meeting space for the client (where applicable)
- Provision of accommodation for workers to take breaks and eat within
- Suitably sized toilet blocks connected to main drainage, where possible
- Furniture
- Fire extinguishers for accommodation

Hours of Site Operation

The working hours on site will be as follows:

- Monday to Friday: 8am-6pm
- Saturday: 8am-2pm

Quieter activities which are carried out inside buildings such as electrical works, plumbing and plastering may take place outside of agreed working times so long as they do not result in significant disturbance to neighboring occupiers.

There may be some site set up activities prior to 8am, but machinery, equipment etc will not normally be switched on prior to this.

Excessive noise / vibration will be limited to the hours between 9am and 5pm Monday to Friday and 9am to 2pm on Saturdays. No works will take place on Sundays or Bank Holidays.

Parking

Parking of Visitors and Site Operatives will be on site where practically possible, a parking area has been identified until construction of the site commence towards the latter end of the project. On-site space is limited

and when full parking will then be on the surrounding streets. Care will be taken not to park in front of driveways, and other points of access.

Operatives will be informed of parking and traffic management arrangements as part of site inductions carried out. The Site Manager shall check on a regular basis that no parking associated with site activities causes a nuisance to others.

Construction Methodology

The anticipated foundations for this development are expected to be strip foundations although we are awaiting the final foundation plans.

The site will be constructed using a mixture of traditional masonry construction with a timber truss roof. The external façade of the units will be a brick skin in line with the approved elevations.

Scaffolding will be erected during the erection of the superstructure; all scaffolding works will be performed by a suitably qualified contractor. Scaffolding will be inspected weekly whilst it is erected to ensure it is safe to use. Given the position of the site no oversailing of the scaffolding is expected onto any of the surrounding pavements.

Site Security

Prior to starting on site, Watson Homes will secure the perimeters of the site with Heras fencing. All elevations that the site boundary is shared with public areas will have Heras fencing installed in line with the manufactures install guide.

The site will have 24hour CCTV installation as soon as possible, prior to this a guard will be available if needed for out of hours security. Prior to leaving the site at the end of the working day, Watson Homes Site Management will ensure the site is secure by carrying out daily perimeter checks.

Loading and unloading of plant and materials

Loading and unloading of plant and materials will be from the site access off Williams Road. Delivery vehicles will not be allowed to block access/egress for residents. For larger deliveries, the Site Manager will agree in advance arrangements with the suppliers for wagon driver to park safely away from the site and phone in advance of arrival.

Given that this area is a residential area, the manoeuvring area available is relatively constrained, it is envisaged that vehicles may have to reverse into site and then drive forwards off the site. All reversing will be supervised by two competent banksmen safely located either side of the vehicle to ensure safety of other traffic and pedestrians.

Plant and materials will be unloaded inside the site boundary, by mechanical means. Removal of waste from the site will be by wagons loaded inside the site boundary and then driven away from site.

All heavy goods vehicles and deliveries shall be limited to between 8am and 5pm Monday to Friday and 9am to 2pm Saturday with no movements on Sundays or Bank Holidays.

Storage of plant and materials

Storage of all plant and materials is required to be within the fenced site area and in areas designated by the Site Manager.

For the main site works, storage areas will be established in the compound area. Management of removal of spoil, programming of deliveries will be carefully managed to ensure that materials/waste stored on site is kept at optimum levels.

COSHH materials will be kept in a COSHH store, drip trays/plant nappies will be provided for all fueled equipment, any fuel bowsers will be double walled. A mortar silo will be installed on a suitable platform with stop blocks.

Storage areas will be organised to provide safe travel/transportation routes minimising risk of collision, damage or loss of materials. All plant will be secured at the end of each working day. Small plant, tools etc will be taken off site or locked in a secured cabin. Access equipment will be removed, locked up or protected to prevent unauthorised use.

Non-inert waste will be placed in skips and either removed daily or secured overnight.

Measures to prevent deposition of dirt on the public highway

It is anticipated that dirt and dust should be limited due to the majority of areas within the construction zone already having a clean running surface.

A water supply and water bowsers will be provided to the site for the duration of the construction period to enable the Site Manager to ensure suppression of dust and to clean away mud from wheels.

The site manager will arrange for road sweepers to attend site as necessary to remove any mud from the carriageways and footpaths during the day. All debris shall be removed from the wheels prior to the vehicles leaving site and that any mud that is deposited on site will be cleaned immediately.

Control of dust and dirt

Works will be planned to minimise the extent of storage of materials from which dust could readily arise. The Site Manager shall ensure dust suppression measures are put in place. Control of dust from specific operations, such as cutting, is controlled strictly through risk assessments and method statements to protect the operatives' health. Materials will ideally arrive to site pre cut to size, if cutting is required this shall be controlled with vacuums and other forms of dust suppression dependent on the operation.

Wagons removing waste that could produce dust shall be sheeted over on site. Any storage of such waste on site shall be removed daily or covered over.

All gullies new and existing will be fitted with silt bags to ensure no pollution to water sources.

Recycling/disposal of waste

Suitable spoil from drainage excavations will be segregated and reinstated in trenches.

Waste will be segregated on site or, if not, will be segregated at a waste transfer station by the appointed skip hire company. Waste transfer notes will be obtained for all consignments of waste removed from site.

The Site Waste Report will be completed with the details of waste arising from site and percentages re-used, recycled on and off site, and sent to landfill.

Community Engagement

We shall engage with the community in various ways, a monthly newsletter will be delivered. Notice will be regularly updated, due to the current pandemic face to face contact will be minimised until further notice. Watson Homes will be looking to provide employment opportunities within our business and offer work experience opportunities at local high schools who are interested in a career within construction.

Reducing Noise

Noise on site will be monitored in line with BS5228 Part 1 as advised in Manchester City Council Technical Guidance Planning & Noise document June 2022. A survey has been carried out along the principals set out in Annex E BS 5228 Part 1 to assess the locality of any Noise Sensitive Properties and the closest to site are the houses along Chatsworth Road. We have therefore located the noise monitoring station in this locality and will set the limit for noise at the site boundary to 70dBA in line with the Wilson Committee Advisory Leaflet wording for urban areas away from main road traffic. For specific tasks on site we will require machinery and equipment with a higher noise level than this, for instance for excavating the foundations we will be using a 8 tonne excavator, the average decibel output for the machine will be 87. The excavation of the foundations and the initial phase of the external works are targeting to be completed by late October. These works will take place between the hours of 8am and 4.30pm Monday to Friday. The location of the works will be more concentrated to the front of site closest to Williams Road. This will mean that at the neighbouring properties around 10m away there will be a significant airborne noise reduction. Once the initial external site works are completed the build itself will be relatively quiet. During the build of the apartments there will be a forklift on site to allow for the movement of materials, this will only be in operation when needed. While not in operation it will be parked up with the engine switched off. The maximum noise output for this machine is 80dB, and will only be this elevated when reversing and the reversing beacons are sounding. During normal operation the forklift will operate at 74dB.

All internal tasks will be carried out in line with the HSE requirements. These tasks will not exceed 80dB. Given the indoor tasks will occur more than 10m from the neighbouring there again will be a decibel reduction.

On top of the distance noise reduction, we will be monitoring noise levels (in line with BS5228) using a continual noise monitoring station set up on the site boundary closest the neighbouring houses. This will allow us to monitor noise levels during noisy tasks on site ensuring that no nuisance noise is created that would effect community relations. Should noise be created and recorded at the boundary greater than 70dBA causing a nuisance then works will cease until control measures are implemented. As below:

- Changing the equipment to one which creates less noise.

- Temporary barriers/enclosures (e.g. plywood with sound absorbing materials) can be built around noisy equipment.
- Changing the methodology to create less noise.

An on-site record sheet will be maintained on site logging the decibel readings at the monitoring station. Should a complaint be received from local residents/ general public the Site Management are required to respond to the concerns raised regarding noise.



HAVS Management

Hand, Arm Vibration shall be controlled in the following ways but ultimately avoidance first is the preferred method for example remote controlled trench compactors can be introduced rather than manual operated, if this isn't possible it shall be reduced to the lowest practicable level.. HAVS will be monitored and guidelines set out within the sub-contractors RAMS stating the EAV and ELVs. This will trigger an action of, avoidance, rotation and potentially further monitoring. All hired and purchased equipment shall be supplied within the manufacturers information below.

1. Check whether it is necessary to use the current types of tool or plant whether a task may be achieved a different way.
2. Minimise the need for operations and tools that expose workers to hazardous vibration.
3. Minimise the forces needed to control tools.
4. Consider the maintenance of the equipment and whether there is likely to be deterioration in anti-vibration mountings, etc. Ageing and/or poorly maintained equipment is likely to give worse levels of vibration.
5. Reduce exposure times, e.g. by breaking up activities to minimise prolonged exposure.
6. It is important that operators are able to maintain good blood circulation, gloves can be helpful although alone, they are not the solution to a vibration problem.
7. Heated handles, warm, weatherproof clothing, heating pads are amongst the other aids that can be considered.

Environmental Vibration

Any tasks that are expected to create excess vibration at the site boundary and have specific vibration measures specified within their RAMS will have vibration monitoring set up to assess the limits emitted, in-line with BS7385 an exceedance of 15mm/s at 4Hz or 50mm/s at 40Hz will result in works on site to be halted and additional measures taken.

Approval Log

Written By:	Mike Watson	Date	08 September 2022
Approved By:	Nathan Robinson	Date	

Change Log

Change	Rev
Initial Issue	01
Update to Noise control and HAVS Management – 30 June 22	02
Update to Noise and Vibration control Management – 09 August 22	03
Update to Noise control Management – 08 September 22	04
Further Update to Noise control Management – 26 September 22	05