

P. P. O'CONNOR
Committed To Excellence

CONSTRUCTION MANAGEMENT PLAN

Mayfield

1.0 Introduction

The purpose of the Construction Management Plan (CMP) is to address the detailed procedures, sequencing and construction methodology anticipated by the Project Team engaged in the planning, liaison, and construction of the Project. The plan outlines logistics and environmental management measures to be adopted during construction. It is designed to be a live document which will eventually address how any changes imposed on the project will be managed or discharged by the construction team.

It is not to be confused with a Construction Phase (Health and Safety) Plan which will provide the Contractor with a mechanism to comply with its legal responsibilities when acting as Principal Contractor in respect to the Construction (Design & Management) Regulations 2015.

The CMP incorporates but is not limited to the following elements:

Condition 21 Phase A

	Item Reference
Display of an emergency contact number	2.4
Details of Wheel Washing	9.0
Dust suppression measures	9.0
Compound locations	2.4.3
Location, removal and recycling of waste	2.4.3
Routing strategy and swept path analysis	2.4
Parking of construction vehicles and staff	2.4.2
Sheeting over of construction vehicles	9.0
Communication strategy with residents which shall include details of how there will be engagement, consult and notify residents during the works	6.0

2.0 Construction Details

2.1 Scope (Phase A)

Remediation of site to provide de-risked plot platforms for future development. Site was formerly occupied by various industrial buildings.

Site wide de-vegetation including removal of INNS and Non-INNS

Demolition of various existing buildings and removal of two existing bridges

Remove existing surface finishes and buried relic obstructions and return processed material to form engineered platforms to each plot

Investigation of existing basement in the location of the Brewery and removal of existing basement roof slab and walls and/or securely fenced to prevent access.

Re-profiling of existing site levels to provide formation level to proposed park areas

Works within 8m of the River Medlock subject to EA approval, including provision of temporary flood protection to be advised by Burohappold

Removal of roof to existing culvert; (section to be retained and adapted to form new permanent bridge). Following receipt of EA approval and licences from Natural England in relation to the implementation of mitigation measures required as a result of the potential loss of Bat roosts. See programme extract (section 2.2)

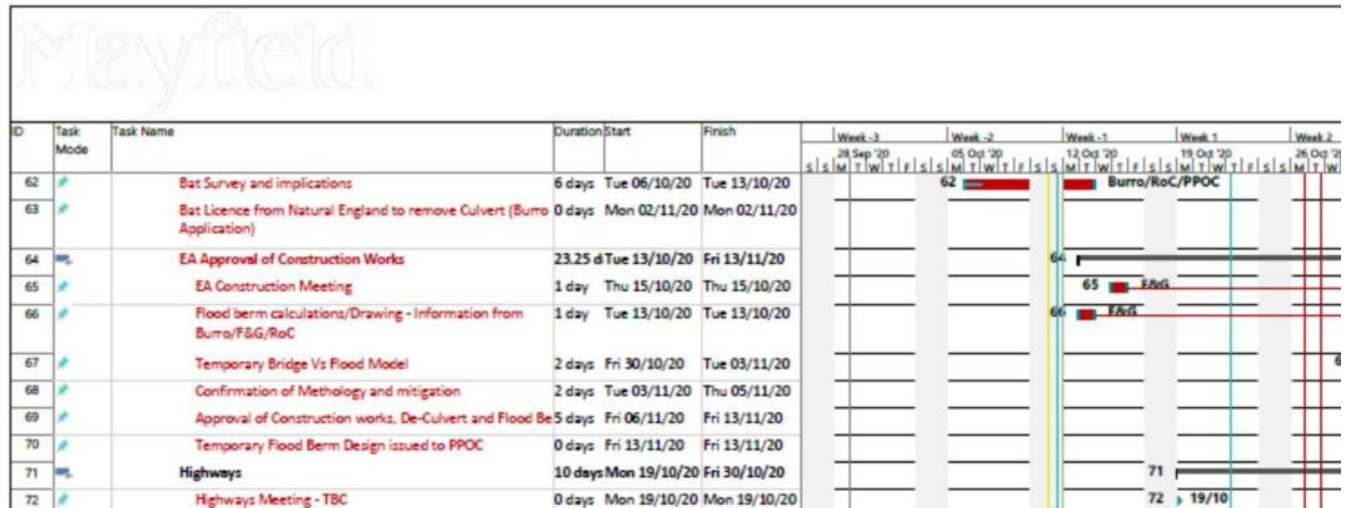
Investigation of existing services and arrange with statutory undertakers for disconnection/capping or diversion of services as required.

Realignment of existing site hoarding to encompass the whole site following receipt of road closure or stopping up orders. Hoarding permits to be obtained.

Works to the northside to demolish a small lean to building and provision of new fire escape doors to replace existing escape doors which currently open onto the site

Installation of temporary bridge for site access

2.2 Extract of Programme Showing Application for Permits and Bat Mitigation Measures prior to Removing Culvert Roof



2.3 Site Location

The site is located at the junction of Baring Street/Bond Street M1 2PY.



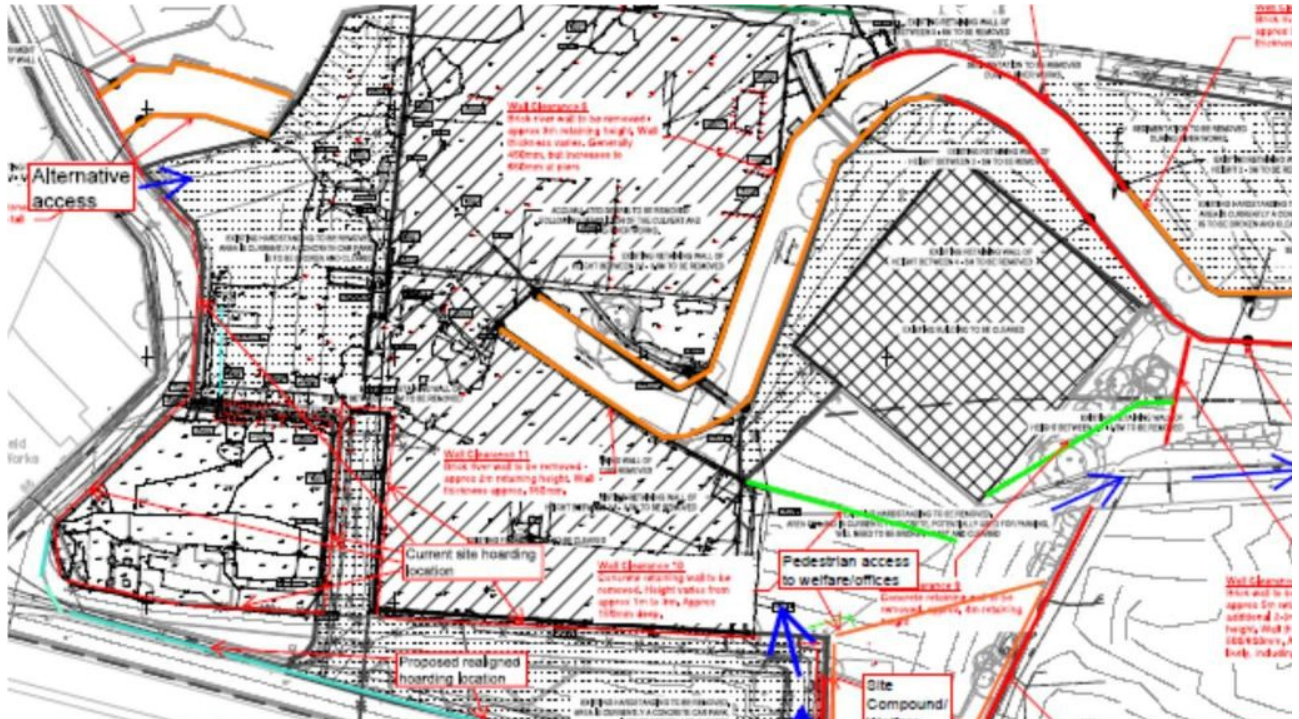
2.4 Traffic, Work Areas and Access

The perimeter of the site is already secured by a 2.40m high weld plywood hoarding, which is to be realigned and extended following receipt of stopping up orders to Bond St, Nether St and Manor St. Site access will be via existing gates located on Manor St and or Baring St.

Emergency contact details will be displayed at the Manor Street entrance

The access to the work areas will be via access gates to the closed Hoarding. These gates will be manned during access and egress of plant and deliveries and suitably trained banksmen will act as Traffic Marshalls. Access gates are shown on the Phase drawings and the Site Traffic Management Plan. (Appendix A)

Site Access Locations

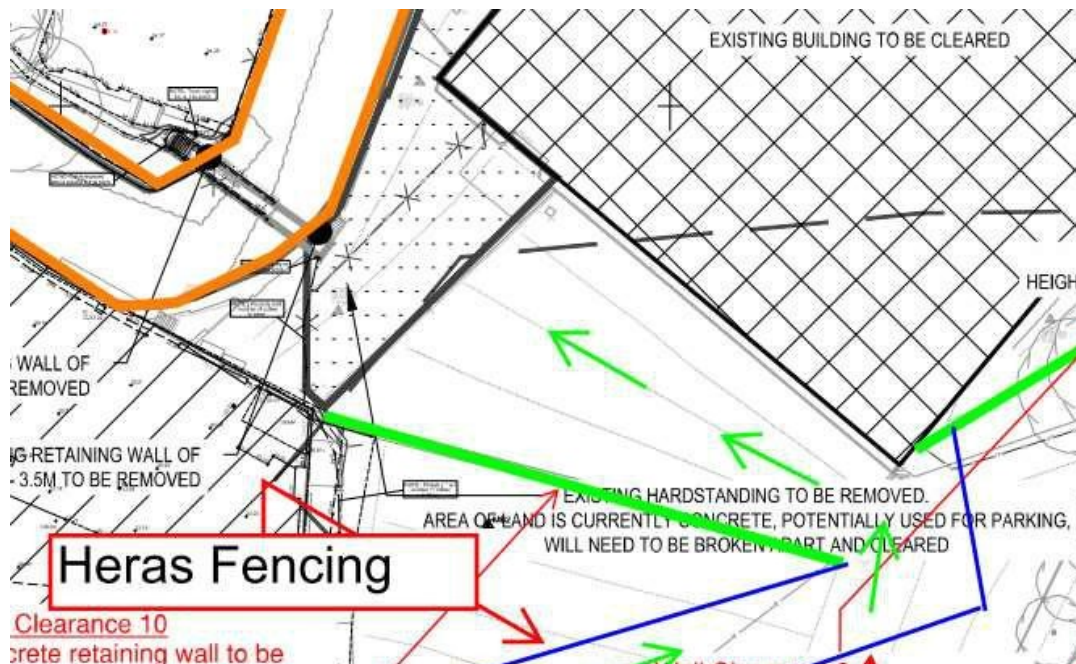


Deliveries of plant and materials for PPOC use will be directed to the appropriate location and an appropriate member of staff will be notified to meet the delivery and arrange offloading. All traffic will access the site via Manor Street off the Mancunian Way. The access gate will be set back from the junction of Manor Street and the Mancunian Way to provide a waiting area for delivery vehicles and avoid vehicles potentially obstructing the Mancunian Way.

Public access to the Dirt factory will be required for the duration of the advance works. Weekday opening times are 3.00pm until 9.00pm. The public access route will be defined by a heras fence as per the layout below. The site access gate will be opened at 3.00pm to allow public access, but the working area and site compound will be secured at all times.

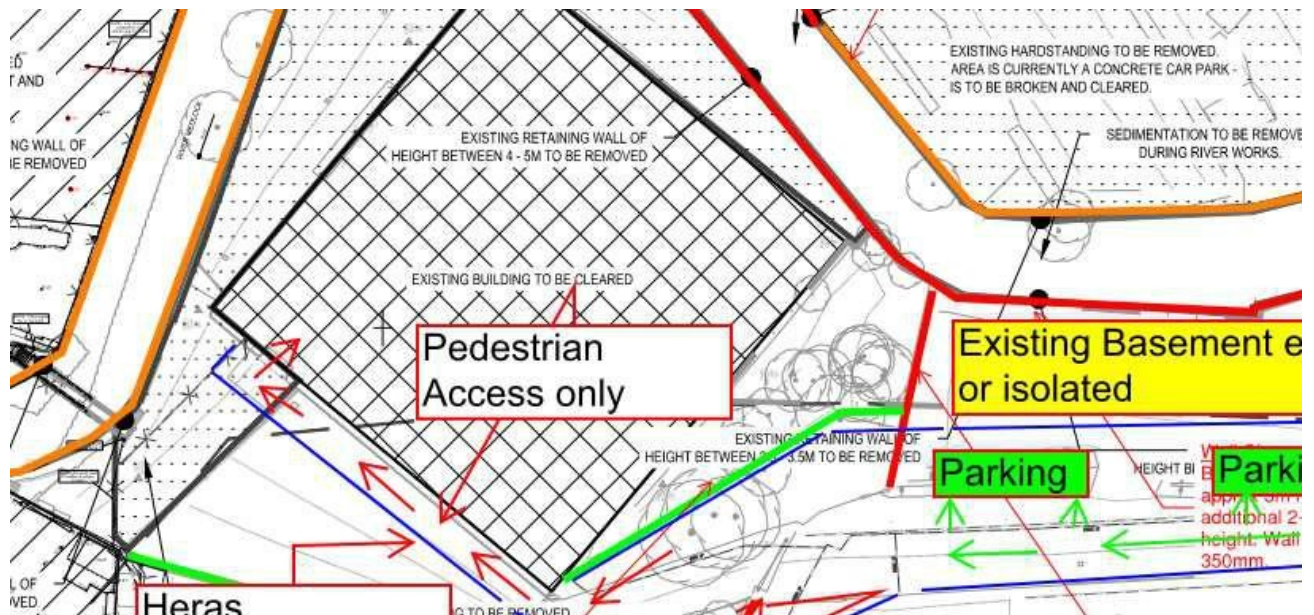
Access to the Dirt Factory will be phased and the phase 2 route will be implemented as soon as practicable.

Phase 1 Access Route



Public access and parking will initially be as defined by the green arrows, however a temporary bridge is to be installed just upstream of the existing footbridge and at this point the access route will be changed as per the drawing below.

Phase 2 Access



During Phase 2 of the access requirements for the Dirt Factory, due to the fragile roof slab over the existing basement, the basement will either be broken out and filled or securely isolated to prevent access by the public. Public access will be via Hoyle Street with temporary parking formed as shown. There will be pedestrian access only from the parking area to the Dirt Factory. Site traffic will access the area adjacent to this pedestrian route, therefore physical barriers will be required in addition to pedestrian barriers, buffer zone and heras fencing

Access to the work area will be via an access gates in the existing and/or realigned hoarding. These gates will be manned during all times of access and egress to the site and a suitably trained banksmen will act as Traffic Marshall.

During Phase 1 access across the temporary public access route to the Dirt Factory will be via gates located in the Heras fencing and will be locked when not in use. Vehicular and plant access will be closely monitored and will be strictly controlled by a designated Banksman. Bunded fuel storage will be within the working area (not the compound) which will minimise the access required.

Appropriate signage will be erected on Baring Street and Manor Street to warn other road users and pedestrians of the site entrance. Traffic management is only envisaged to be required to delineate the site working area.

Traffic management proposals must give due consideration to neighbours and other road users including:

Pedestrians

Commercial buildings and premises in proximity of the site

Deliveries to site including plant, materials and subcontractor deliveries will be directed to the appropriate location and the site foreman or ganger will be notified to meet the delivery and arrange offloading. Regular cleansing of the highway adjacent to the site entrance and exit will be undertaken using mechanical road sweeper.

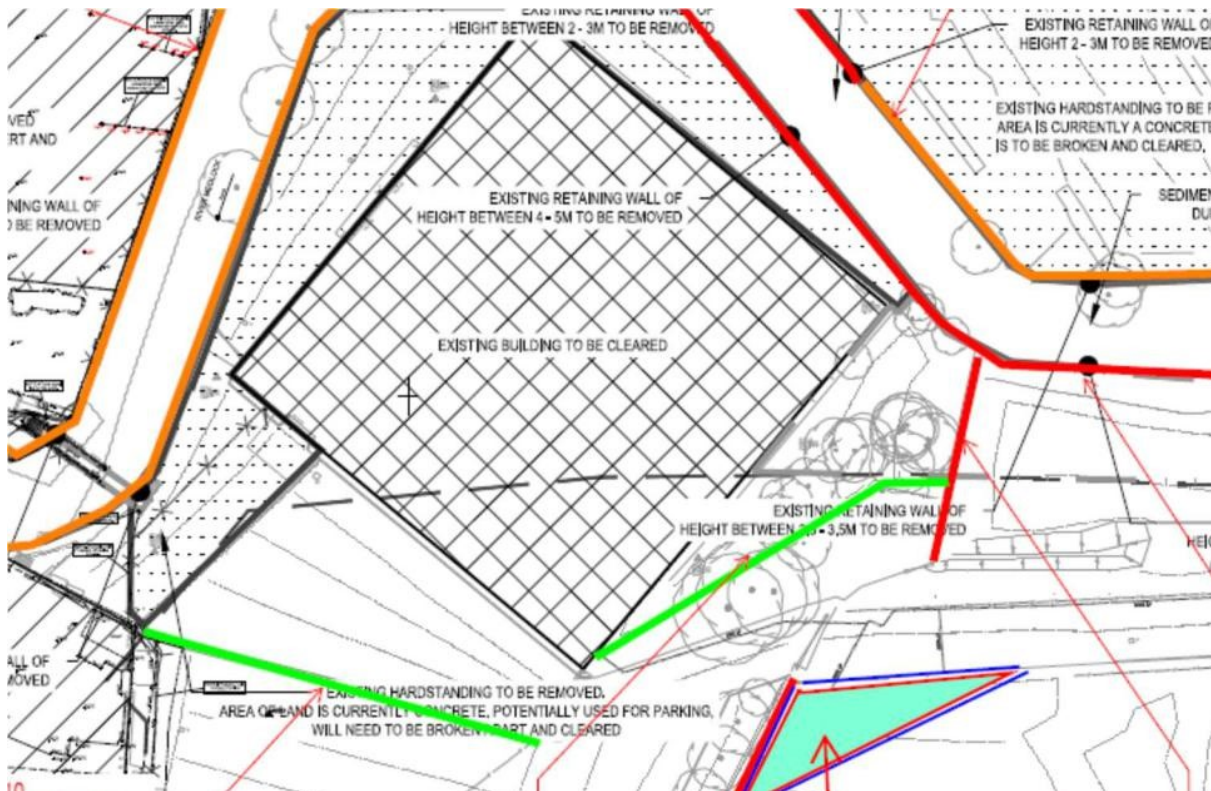
Wherever possible deliveries will be arranged to avoid periods when the Dirt factory is in operation.

During the construction stage, dedicated personnel will be stationed at the access gate to the site compound to control personnel and deliveries to site. From here the gateman will determine if those coming onto the site have been inducted. If not, visitors will be directed to the site offices to arrange induction.

Operated plant and equipment will be corralled at the end of each shift into a suitable location within the site boundary. Small tools and equipment will be stored in the contractor's compound when not in use and when the site is closed.

2.4.1 Access to MNO During Construction

The current access via Hoyle Street will be widened as shown on the phase 2 access drawing to provide improved access to plots MNO, where the current access is restricted adjacent to the Dirt Factory



2.4.2 Compound & Welfare Arrangements

A contractor's compound will be established in the area to the right of the Manor Street entrance. This area is currently covered in vegetation and will be cleared, excavated to a suitable depth prior to placing 6F2 then capped with 150mm thick MOT1 to provide safe pedestrian access. However, sharps have been noted on the original survey drawing and a specialist will be required to check and clear this area before any work commences. Offices, toilets, canteen, changing facilities and storage container will be established in this area, with in situ concrete footpaths providing clean access to each. Secure perimeter fencing will be erected and manned guarding will be provided by Mayfield. (See Proposed Location and Layout Ref 2.4.1)

A temporary generator will be used to provide sufficient power for the heating, lighting and ventilation of the accommodation units until a mains connection can be provided. A clean water bowser will be provided for potable water supplies until a mains supply can be provided.

Waste water will be conveyed direct to public sewer with the agreement of UU. Existing drainage is recorded adjacent to the Manor Street entrance which should facilitate a connection

The compound area will provide off-road car parking for site workers

2.4.3 Proposed Compound Location Plan



Segregated waste management areas will also be located within the compound area. Waste skips will be sited in the Site Compound, the proper management and handling of waste on site is essential to ensure that pollution and increased levels of contamination are minimised.

Welfare facilities will be sufficient and adapted to allow compliance with current Covid 19 guidelines, which will be reviewed and revised as guidelines evolve.

Effective management of waste on site will consist of the following measures:

- Closed skip containers
- Non dumping/littering policy on site
- Waste segregation
- Regular clean-up of the site
- Careful handling and transportation to avoid damage to raw materials. Efficient ordering
- Good housekeeping

3.0 Project Participant Details

Client Mayfield

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M1 2PY

Contact: Mike Harrison/Dave Evans

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Principle Designer ROC (Subject to confirmation)

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Principle Contractor P.P. O'Connor

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Sean.Flynn@ppoconnor.co.uk

4.0 Programme

Enabling Works commence in 1st February 2021 and the Construction duration is expected to take approximately 30 weeks. However, the duration may be affected by receipt of stopping up orders for Bond St, Nether St, Manor Street and the Mancunian Way slip road, also the receipt of the Remediation Strategy, MMP and EA permits.

5.0 Working Hours

The Site hours will be from 7.00am to 5.30pm Monday to Friday
8.00am to 2.00pm Saturday (if required)

There may be out of hours working to complete muck shift, starting at 6am, river wall works or attending site for varies unplanned or activities

Any works that would need to take place out of these hours will be agreed with the out of hours team with Env. health at Manchester City Council.

Such works may include unavoidable logistically complex works, quiet methods of working and types of activity or those required in relation to health and safety, such as a flood risk event, and the necessary activities to respond to such an event.

6.0 Pre-Start Survey

A Pre-Start Survey of the works will be carried out prior to construction works commencing. This will consist of but not limited to a photographic report on the existing environment including; existing structures, boundaries, footpaths, roads, access points, fence lines, walls, buildings, hedge lines, kerb lines, lighting

columns, street furniture and road signs. The findings of the survey will be documented and stored within the project offices.

A desktop UXB survey has been undertaken by Planit and initial on site clearance has been undertaken to allow ROC Consulting to carry out trial holes and bore holes to facilitate the phase 2 Site investigation. Planit will carry out further on site clearance of potential UXB,s as the main works progress, by means of non-intrusive survey and watching brief.

ROC Consulting **have** issued a phase 2 Site Investigation Report and prepared a Remediation Strategy for submission to MCC and EA for approval.

E3P have prepared a Materials Management Plan (MMP) in consultation with the Phase 2 SI and Remediation Strategy

Prior to works commencing on site PP O'Connor will undertake a letter drop to all local residents and businesses likely to be affected by the works. The information to be provided will include:

- A brief description of the works to be undertaken
- The anticipated start and completion date
- Designated site contact details

7.0 Vibration Monitoring and Control Measures

Vibration monitoring will be undertaken periodically throughout the works to ensure compliance with the action plan.

P. P. O'Connor will use best practicable means to minimise vibration from the works including;

- Site personnel will be instructed on environmental matters and best practicable means to reduce vibration during the site induction.

- Sensitive location of drop zones and loading areas away from sensitive receptors during demolition operatives.

- All deliveries to be scheduled to occur during off peak daytime hours only to prevent disturbance Engines to be switched off when waiting during delivery times.

- Monitoring will be carried out in accordance with the projects requirements to be agreed with the client's representative.

- Environmental monitoring records are kept electronically and a hard copy maintained on site.

- P. P. O'Connor Project manager will liaise with Environmental Officer to ensure the monitoring is reflective of site activities (i.e. not solely during quiet periods).

8.0 Noise Monitoring and Control Measures

Noise monitoring will be undertaken periodically throughout the operation to ensure compliance, this is to be communicated to the clients representative. A sampling technique will be used in accordance with BS 5228 Part 1, Annex G. The ambient noise level will be determined as a reference level before noise monitoring takes place to study new intrusive sound occurrence. Further checks will be made to ensure that the best practicable means measures are being adopted, that any deployed hoardings are effective, that working hours are adhered to.

P. P. O'Connor will use best practicable means to minimise noisy works including;

Stationary plant such as generators will be located as far as practicably away from the nearest sensitive receptor. Measures will be taken to ensure that mains power is available at the earliest opportunity to minimise the use of generators. Where temporary generation is required then hybrid equipment will be	
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This includes the use of engine covers and guards to minimise noise. The quietest plant which is appropriate to the task will form the basis of selection. Noisy plant will be sited away from sensitive receptors, where this is not possible then appropriate screens or enclosures will be provided where practicable. Radios will not be permitted to be used anywhere on site. All engines will be turned off when not in use. Care to be taken when unloading plant and materials to minimise noise, loads shall not be dropped from height for example. All operatives will be issued with hearing protection to be worn if exposed to noise above 85 decibels. Hearing protection zones will be put in place using signage in areas suspected to have noise over 85 decibels. This will be confirmed by a noise assessment completed by the Environment Officer. P. P. O'Connor will only use plant and vehicles that are in good repair and conform to the manufacturer or legislative/British Standard emission standards BS 5228-2:2009. Plant maintenance and defect reports shall be held on site in designated file. Wherever possible, plant shall not be left running when not directly in use. Where appropriate electrically powered machinery and plant shall be used instead of petrol or diesel powered. P. P. O'Connor will ensure that all moving plant will have white noise reversing alarms, which are inherently quieter than those of standard manufacture.

9.0 Dust Monitoring and Control Measures

Dust monitoring will be carried out throughout the project using a real time hand held data logging instrument for the detection of airborne dusts, fumes and aerosols.

The following mitigation measures will be considered to minimise dust and other emissions from site activities and disruption or nuisance to neighbouring occupiers:

- Fine water spray techniques be deployed as they have been for the duration of programme to keep the dust to a minimum.
- Spraying water at work faces, loading operations and site access roads. Dampening of exposed soil and stockpiles if necessary.
- The siting of stockpiles of brick, concrete, soil and other materials away from dusts sensitive properties.
- Regular inspection and cleaning of local highways and site boundaries for dust deposits. No fires on site.
- Vehicle speed limits will be established to prevent the generation of dust from vehicle movements across the site.
- Haul roads will be established and maintained to mitigate the generation of dust.

All site personnel trained in best practice for dust control by regular Environmental Toolbox talks.
All abrasive cutting will have any dust generated suppressed by way of a continual flow of water from proprietary equipment.
Any abrasive cutting will be undertaken in a designated, isolated area to ensure that any dust generated whilst suppressed cannot cause any unnecessary nuisance.
If required appropriate wheel washing facilities will be established on site to prevent the transfer of mud and dust onto the highway
Sheeting of all wagons entering and leaving site carrying loose aggregate or deconstruction material such as soil and hardcore



10.0 Environmental Incident Reporting

In the event of an incident, stop work, implement control procedures and report the incident to the Project Manager and Environmental Officer:

Inform the Site Agent when waste needs collecting.

Pass any queries or correspondence on environmental issues to the Environmental Officer / Project Manager.

Work in accordance with Environmental Procedures / Work Instructions, Contract Environmental Plan and Method Statements.

Method Statement authors will include environmental controls and obtain advice from the Environmental Manager when unsure of requirements.

The Procurement Department shall include environmental and waste requirements on orders and attach the relevant information.

11.0 Concrete Washout

The concrete supplier will be encouraged where possible not to wash out on the site. The preferred method will be for drivers to brush down any surplus concrete left on the chute, prior to leaving the site to return to the batching plant, where they can wash down. This will be agreed with the concrete supplier in advance.

Currently, concrete requirements will be limited to the new bridge foundations, site hoarding realignment and infilling of cable trenches with the lean-to building on the northside.

12.0 Working Within 8m of the River

PP O'Connor will engage with the EA to discuss the scope of works and establish the EA's preferred mitigation measures with regard to pollution control, control of surface water run off and temporary flood protection measures during the period of works.

Mitigation measures will include, but not limited to, the use of biodegradable oils in all plant working within 8m of the river, proprietary floating silt curtains (<https://www.murlac.com/silt-curtains/>) strategically spaced in three locations downstream of the works, chemical analysis of soils immediately behind the river walls to avoid the release of potentially impacted groundwater.

Following consultation with the EA, PP O'Connor will produce and submit a detailed methodology and mitigation measures in support of an application for an environmental permit Part B10-Flood Risk Activities, which has been submitted with Part F3, by our Environmental Manager.

13.0 Bat Survey and Mitigation Measures

The Bat survey has been issued for the removal of the culvert roof. Several Bat boxes (as mitigation to previous demolition) have already been installed and PP O'Connor await details of any further mitigation measures if required.

Appendix A: Traffic Management Plan

Site Entrance Location



The main site entrance will be via Manor Street.

An alternative entrance is available from Baring Street which may need to be used for plant deliveries prior to access being available across Nether Street which is scheduled to be temporarily closed pending receipt of a stopping up order.

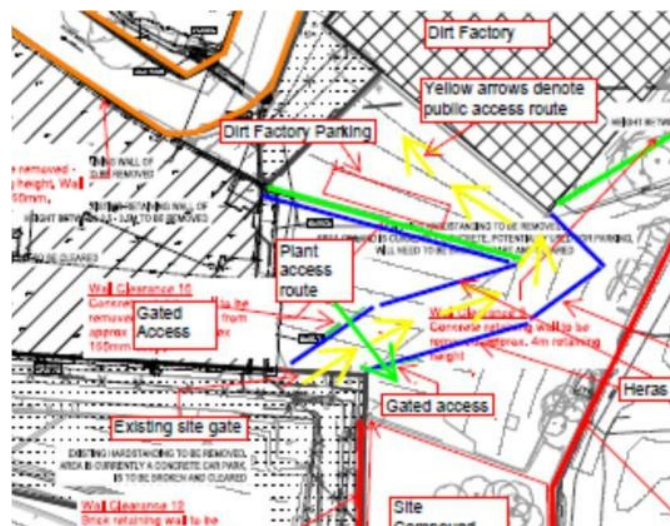
A dedicated pedestrian access route will be formed from the Manor Street entrance into the compound/welfare facilities.

Public Access to Dirt Factory

The Dirt Factory will remain in operation until approx. January 2021.

Initial access to the Dirt Factory will be via Manor Street (Phase 1) until the area accessed via Hoyle Street can be made available (Phase 2)

Phase 1

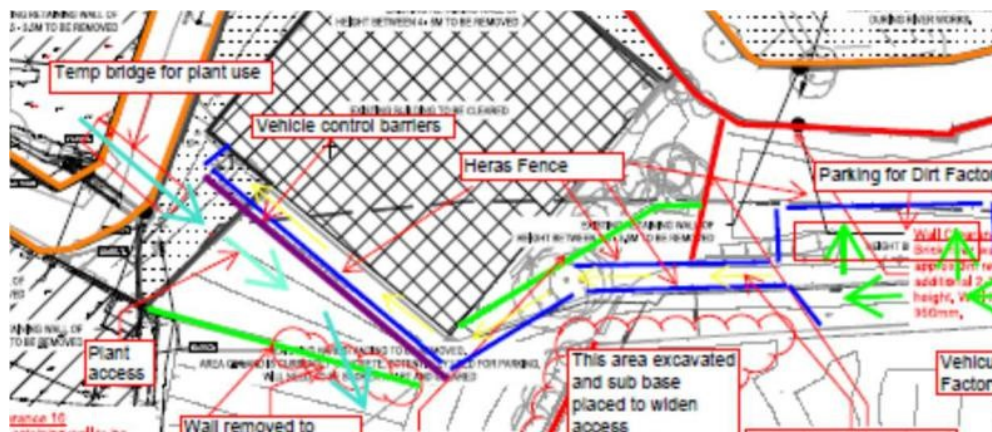


Plant access across the public access route will be minimal as all plant will be working and located to the west of this route and the fuel bowser will also be located to the west.

Any access necessary across this route (via lockable gates) will be strictly controlled and a Banksman will be in attendance

Public Access to Dirt Factory

Phase 2



When the investigation and associated works to the existing basement discovered in the location of the former brewery have been completed access to the Dirt Factory will be reconfigured as per the Phase 2 drawing.

14.0 Surface run-off

Surface Water Identified Risks

Taken from 'Mayfield Park Phase 3a Remediation Strategy'

- 4) A programme of bulk earthworks will be required in order to facilitate proposed site levels. There is a risk of sediment rich surface run-off flows emanating from the site during rain fall events entering and contaminating the River Medlock. Similarly, such risks will be active during periods of flood, particularly where construction works fall within areas of known flooding.

The removal of the concrete slab behind the river wall, will expose the soils to the elements. The ground levels will be lower than the top of the river wall once the concrete is removed and therefore will hold water behind the river wall. The granular soils should allow any surface water to drain through the ground. A single line of sandbags will be set up on the river wall to trap any potential surface water run-off / overspill into the river.

Protection of Controlled Waters

Taken from 'Mayfield Park Phase 3a Remediation Strategy' Rev 2 16-03-2021

Protection of controlled waters will be achieved by carrying the works detailed in section 3.3 in the remediation strategy

3.3 Remedial Requirements: Principal Aquifer

3.3.1 As discussed in the RoC Consulting Phase 2 Site Investigation report sources of soil borne contamination have been identified across the site that have the potential to impact groundwater quality within the underlying Principal Aquifer. Leachable concentrations of Heavy Metals (Arsenic, Lead, and Chromium) have been identified at locations across the site in exceedance of published UK DWS screening criteria. The spatial distribution of these contaminants is

at random across the site and does not appear to correlate specifically to recent or historic operations, although some clustering is noted particularly in the northern area of the proposed Lawns area. 3.3.2 A combination of the permeable nature of underlying geology across the majority of the site, coupled with proposed removal of existing building / hard standing coverage, may promote leachate being generation from these hotspots and impact water quality within the Principal Sandstone bedrock aquifer. Groundwater sampling from within the Principal Aquifer has revealed localised elevations of Arsenic, PAH and TPH contamination corresponding to areas where hotspots of soil and leachate contamination were identified in near surface soils (further details of which are provided on the enclosed drawings REM101-103 within Appendix A).

3.3.3 The proposed earthworks operation will require the excavation and removal of soils across a significant portion of the site and may, at some locations, remove associated hotspots of contamination contained within made ground deposits.

3.3.4 However, there will also be areas where residual made ground deposits remain in situ beneath the proposed park formation level. Whilst the aforementioned soil capping system will break exposure pathways with future park users and maintenance staff, the potential for leachate generation and movement toward the Principal Aquifer will remain an active pollution linkage (which requires remedial action). To mitigate risks posed from these residual hotspots it is recommended soils from areas indicated on drawing REM101 are excavated and removed (where it is safe and practicable to do so).

Evidence to prove the control of Surface run – off and contamination removal

Taken from 'Mayfield Park Phase 3a Remediation Strategy' Rev 2 16-03-2021

Protection of controlled waters will be achieved by carrying the works detailed in section 3.5 in the remediation strategy

3.5.1 The River Medlock crosses the site toward its centre and is at risk of exposure to contaminants during the construction process. These impacts could include the following: - Soils or construction materials falling into the channel during construction works, particularly works relating to river wall or culvert repairs. - Uncontrolled release of contaminated shallow / perched water from excavations close to the river. - Contaminated or sediment rich surface water run off from adjacent sites / material stockpiles entering the water course. - Accidental spillage or leakage of fuel oil from plant / machinery working adjacent the river channel. - Inundation from flood events and associated surface water run off back into the river channel from areas of bare soil, material stockpiles and excavations.

3.5.2 Discussions with the Environment Agency regarding protection of the River Medlock and any works undertaken within close proximity of the river are subject to submission of adequate risk assessments and require approval before commencing works. This risk assessment will include specific mitigation measures proposed by the contractors to ensure no impacts occur to the Medlock as a result of site works.

3.5.3 A strategy of surface water run-off control, particularly run off from bare soils, should be developed by the contractor to ensure no untreated waters emanating from the site enter the River Medlock. This requirement will apply to areas of both clean and potentially contaminated soils as allowing even clean sediment ingress into the Medlock could create build up in the channel, water turbidity and reduction in water quality.

PP O'Connor Control Strategy for Surface Runoff and Mobilisation of contaminates

Surface run-off

All redundant drains will be bunded and sealed along the river wall.

Existing granular material made up of made ground and alluvium will naturally allow drainage through the soils. Having reviewed the SI with RoC we do not foresee there to be any standing water close to the river wall.

The mitigation of potential standing water adjacent to the river wall in high peak rainfall, localised pumping maybe required. Surface water will be pumped into an adjacent plot further away from the river (25M+) to drain naturally. This is substantiated in the Phase 2 SI report.

Mobilisation of Contaminants Mitigation

- All works shall be undertaken under the supervision of an experienced banksman/supervisor – experienced in working in potentially contaminated land, selective excavation and management of

both physically and chemically difficult materials.

- Materials shall be selectively excavated in accordance with the Excavation and Filling Specification and the Remediation Strategy. The different materials shall be stockpiled separately with due regard for their nature, characteristics and composition.
- Any materials considered to be or suspected of being contaminated shall be stockpiled separately and placed upon an impermeable base sheet and covered to protect them from precipitated water if necessary.
- All stockpiled materials shall be sampled and tested in accordance with the Excavation and Filling Specification and the Remediation Strategy and managed or removed as specified/agreed.
- All stockpiles shall be located outside the 'FRAP' zone of the River Medlock.
- The stockpile area shall have a shallow cut off 'grip' between the stockpile area and the River Medlock. The grip shall be located outside of the 'FRAP' Zone and maintained in dry condition.
- Excavation works will initially be undertaken above the ground water table such that there shall be no free fluid movement within the earthworks material(s). That is any moisture remains within the excavated material(s) being excavated and transported.
- Any localised perched water encountered shall be directed away from the River Medlock and managed. Any poor-quality perched water, based on visual appearance (iridescent or dark) or olfactory evidence (foul or chemical smelling) shall be contained and then removed from site (sludge gulper/tanker).
- Any works to be undertaken below the water table (unlikely given the results of the site investigation) shall require the water table to be lowered by controlled pumping prior to excavation works, Earthworks within the 'drained' material shall then be undertaken in accordance with the strategy for materials above the water table (outlined above).
- All identified hotspots shall be managed in accordance with the Excavation and Filling Specification and Remediation Strategy utilizing the techniques outlined above.
- Any material suspected of being tannery waste (dark coloured, foul smelling, containing leather or animal waste) will be contained if wet and any fluids will be removed from site via tanker, or if 'dry' will be selectively excavated, stockpiled separately (on impermeable base and cover), tested such that it can be removed from site safely to an appropriately licensed facility.
- Any material identified as containing free asbestos fibres shall be damped down to ensure fibres cannot become airborne. No water shall be allowed to flow towards or enter the River Medlock.
- As works progress towards the 'FRAP' zone, works will always commence on the landward side and work towards the River Medlock. The base of the cut on the landward side of the 'FRAP' Zone shall always be maintained at a level lower than the river bank to the River Medlock to ensure any water/fluids encountered in the cut face will flow landwards and not towards the River Medlock. The strategies for managing perched water (containment and management) shall be as outlined above.
- Silt/debris traps will be in place downstream of the works and monitored during the works.
- Booms and absorbent pads will be immediately available to limit, contain and clean up any accidental spillages