

ST GABRIELS

Outline Construction Management Plan (Rev01)

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VERSION CONTROL

Version	Date	Author	Changes
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APPENDICES

Appendix A

Site Plans Existing and Proposed

1. Introduction

This Outline Construction Management Plan has been prepared on behalf of McLaren Property Ltd in support of a detailed planning application for the delivery of the St Gabriels development. The development comprises of the construction of 8,934 sq. m. (GEA) of student accommodation across four buildings, two of which are existing proposed for refurbishment, and two new buildings.

This Outline Construction Management Plan provides a structure that will be developed by the appointed contractor(s) and aims to demonstrate what will be included as part of the detailed Construction Management Plan.

It is the appointed contractor(s) responsibility to identify all relevant regulations and statutory approvals within the detailed Construction Management Plan, ensuring all necessary permissions are obtained prior to commencing work. It is proposed the detail of the final Construction Management Plan is controlled using planning conditions to allow details to be developed by the appointed contractor(s) in advance of works commencing on site.

This will allow enough time to agree the contract specific requirements.

2. Site description

The site is located on Oxford Place, adjacent to Oxford Road, south of Manchester city centre, and in close proximity to the University of Manchester and Manchester Metropolitan University campuses. The site sits at the north-west edge of the Victoria Park Conservation Area.

The existing site consists of a number of buildings including St Gabriel's Hall (the original lodge and later extension), the adjacent Chapel, Woodthorpe Hall and St David's Hall. None of the existing buildings are listed, but St Gabriel's Hall and Woodthorpe Hall in particular are considered to provide a positive contribution to the conservation area.

Site plans for the existing and proposed development showing the red line boundary are included Appendix A and extracts are included below for information.



Figure 1 Red Line Existing Site Plan

3. Operational control procedures

Specific management proposals will be developed within the detailed Construction Management Plan, including the following topics:

- Site establishment
 - Temporary offices, welfare, storage of materials and plant
 - Temporary boundary treatment
 - Security
 - Site opening / operative hours
- Health, safety and staff wellbeing
 - Construction Phase H&S plan
 - Risk identification and control
- Site logistics
 - Access / egress
 - Parking of vehicles for visitors and site operatives
 - Temporary traffic management strategy
 - Loading and unloading strategy
 - Demolition strategy
 - Crane strategy
 - Road cleaning regime and wheel washing facilities
 - Protection of existing environmental features
 - Waste management plan
 - Contamination
 - Fuel and oil handling procedures
 - Co-ordination of adjacent construction activities
- Contractors organisation structure / roles and responsibilities
- Site administration
- Quality management
- Environmental and sustainability management
- Community engagement
- Third party coordination and management

The information contained in the rest of this document is subject to change following appointment of the contractor(s) and development of the detailed Construction Management Plan.

3.1. Outline sequence of activities

The appointed contractor(s) will take full possession of the site.

The key activities to be undertaken by the contractor include:

- Further Site investigations as necessary.
- Securing the site and setting up accommodation.
- Soft strip of existing buildings to be retained.
- Asbestos removal (if applicable).
- Reduced dig for piling matt and services connections.
- Construction of new buildings east and west.
- Refurbishment and fit out of St Gabriel's Hall, The Chapel and Woodthorpe Hall.
- Fit out of new buildings to developers Cat B standard.
- Completion of new services connections site wide.
- Completion of public realm works within the site boundary.
- Decommissioning of site establishment and hoardings.
- Making good any boundary interfaces.

The assumed sequence of activities, which will need to be determined by appointed contractor(s), with soft strip and demolition activities occurring in advance of the main works, are as follows.

- Weeks 1-4 : Mobilisation and site establishment
- Weeks 5-25 : New build earthworks, Subs and Infrastructure
- Weeks 26-46 : New build frame
- Weeks 36-60 : New build envelope
- Weeks 45-60 : New build MEP & Refurbishment MEP
- Weeks 59-69 : Fit Out New build & Refurbishment
- Week 53-69 : Public Realm
- Week 71 : PC

3.2. Site establishment

The establishment of the site will be agreed with the City Council through the condition discharge process and requirement for the contractor to submit a detailed CMP. This will follow the general principles of site establishment set out as follows:

- Site accommodation and welfare facilities will be located within the site boundary, accessed from Oxford Place.
- The site will be secured from surrounding streets and public footways by means of a temporary hoarding circa 2m in height. All vehicle access points into and out of the site will be secured with gates and manned as appropriate.
- All temporary offices, welfare facilities and secure storage of plant and materials will be provided by the contractor.

- Any necessary fuel and oil will be stored in accordance with the appropriate regulations. Refuelling will only be undertaken in a designated area, designed to contain contaminated run-off, and by trained personnel.
- Emergency spill kits will be available.
- Material storage areas will be set up and managed, this will be situated within the site boundary.
- Waste segregation areas will be established utilising containers of an appropriate design to ensure that specific waste is contained.
- Sewerage effluent from the site office and welfare facilities will be removed from site using a vacuum tanker, if no sewer connection is available.
- Temporary lighting will be designed to minimise spillage of light, and oriented away from residential properties.
- The site boundary will be fenced as necessary to prevent unauthorized access and maintain a secure site perimeter.
- Where scaffold is required it shall be subject to specialist design and appropriate checks. It will incorporate where appropriate debris netting to prevent debris falling to any adjacent pedestrian walkways and assist in the management of the construction dust and noise suppression.
- General hours of site opening / operation.

The anticipated normal working hours for the project are to be as follows:

Monday – Friday: 7:30 – 18:00

Saturday: 8:30 – 14:00

Sunday and Bank Holidays: No work unless with prior arrangement and subject to proposed site activities

The 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.

3.3. Health, safety and staff wellbeing

The Construction Phase Health and Safety Plan will describe the arrangements for the management of construction work and the monitoring of compliance with relevant statutory provisions, to ensure the effective management of health and safety throughout the construction period on site. This document fulfils the Principal Contractor's duty under regulation 12 of the Construction Design and Management Regulations 2015.

The appointed contractor(s) will have specific processes and documents in place through their own management system to ensure compliance with all regulations. These documents, which form an integral part of this plan, define and describe procedures which ensure, so far as is reasonably practicable, the health and safety of all persons on site, or others who may be affected by the construction works.

Key information on health and safety risks, including relevant parts of the construction phase health and safety plan, will be shared with contractors and discussed at the initial subcontractor health and safety meeting. It will also be communicated with workers through induction and worker engagement.

CDM Regulation 12(2) requires that the Construction Phase Plan must include specific measures concerning work which falls within the categories set out in Schedule 3 of the Regulations. The appointed contractor will be responsible for preparing and maintain this list of possible Schedule 3 activities, with appropriate control strategies applied.

Appropriate site safety rules will be implemented and regularly reviewed by the appointed contractor(s).

The appointed contractor(s), through their management systems, will implement measures to ensure the health and wellbeing of all site operatives.

3.4. Site logistics

A detailed logistics plan will be developed by the appointed contractor(s) as part of the detailed Construction Management Plan.

3.4.1. Site access/egress

A traffic management plan will be provided by the appointed contractor(s) to ensure the safe and efficient access and egress for personnel and vehicles in and around the site, minimising disruption to neighbours and existing user of the surrounding roads as well as public walking around the external of the project.

It is anticipated construction traffic will arrive from Oxford Road, turning onto Oxford Place before entering the site into a one-way traffic system, due to limited space for manoeuvre, unloading and exiting back onto Oxford Road.

A detailed plan will be developed and define all vehicle movements, including operatives, visitors, deliveries, removal of materials, waste and plant.

3.4.2. Parking of vehicles for visitors and site operatives

It is envisaged that there will be limited on-site parking for site visitors and site operatives which will be allocated and controlled by the Main Contactor.

Managers and the work force are encouraged to use public transport routes, with good public transport connectivity and bus routes along Oxford Road.

3.4.3. Temporary traffic management strategy

The appointed contractor(s) will liaise with the highway authority to implement a temporary traffic management strategy to ensure activities that impact the surrounding highways are managed in a safe manner. Where possible, disruption to the local highways will be minimised but where this is unavoidable, appropriate actions will be put in place and will be approved by the highway authority before works commence.

3.4.4. Loading and unloading strategy

As part of the detailed logistics plan, the appointed contractor(s) will establish a detailed loading and unloading plan to minimise disruption to the local highways and ensure co-ordination with other site activities. As noted it is anticipated that vehicles will access the site from Oxford Road directly into a one way system, with egress back onto Oxford Road. The main contractor will be required to establish a booking system to control the frequency of deliveries and ensure that the local highways network do not become blocked by queuing traffic.

Vehicles do not only create a risk upon arriving on and leaving our site but also during the approach to site. All delivery vehicles are required to be FORS registered minimum bronze heading towards gold standard.

The Logistics Manager will be responsible for the maintenance of the delivery system and will highlight any updates in the weekly coordination meetings with all Works Contractors planning deliveries. Materials will be managed on a Just in Time basis with storage of material on site kept to minimum. The Site Logistics Works Contractor will be responsible for all material movement and storage throughout the site.

Deliveries will need to be programmed with the Site Logistics Works Contractor with a minimum of 48hrs notice given, except where agreed otherwise due to programme constraints. All deliveries will be coordinated with the Construction Manager daily who will have the overall authority on delivery priorities.

3.4.5. Crane strategy

The appointed main contractor will confirm the final crane strategy; however it is anticipated that this will involve a combination of Tower Cranes located within the site boundary and mobile cranes located. The contractor will be responsible for the design, installation and testing of all crane bases and shall apply for and maintain all approvals and license (including temporary lane/ road closures). Where mobile cranes are to be adopted the contractor shall, with the assistance of the engineering team, ensure that all ground conditions are suitable and implement any platform or ground stabilities required ahead of crane operation.

Hoists will be erected by the main contractor where appropriate for the vertical distribution of materials. All hoists shall be subject to suitable design, maintenance and regular testing and inspection to ensure their safe operation.

3.4.6. Road cleaning regime and wheel washing facilities

The contractor(s) will ensure that pro-active measures are taken to prevent slurry/spoil from vehicles leaving site during the works being deposited on the public highway. The cleanliness of site roads will be inspected regularly by the Principal Contractor(s) who will provide wheel-washing apparatus and will ensure that all site vehicles are thoroughly cleaned. Wagons carrying loose material will be covered before leaving site, additionally, damping down will be considered in windy weather conditions, depending on the materials being carried. Additional damping down and road sweeping will be introduced if required as the project progresses. The contractor(s) will implement additional procedures as required to manage the removal of any contaminated materials from site.

3.4.7. Waste management plan

The contractor(s) shall, in order to reduce the need for waste disposal, minimise the generation and environmental impacts of waste arising during the works and shall maximise opportunities for the re-use and recovery of wastes.

The management and disposal of waste generated by this contract will be managed in accordance with the contractor's Waste Management Procedure and recorded in the Site Waste Management Plan. The appointed contractor(s) shall make any necessary applications to the Local Authority and/or the Environment Agency for the storage, treatment or disposal of wastes.

Waste will be formulated initially from excavations be taken offsite as muck away from a reduced dig for piling mats and infrastructure works. All arisings from these works will be removed from site by a licensed haulier/ contractor and will be taken to a licensed destination as appropriate following testing / categorisation.

Other waste generated on the project will be taken offsite with skips managed by the contractor, who will seek to employ a local waste management company and they will be responsible for delivering, exchanging and removing skip containers from site when required.

Hazardous waste bins will also be present on site for items such as silicone, spray cans, paint and oily rags.

The waste management contractor will hold a valid waste carriers license and waste destination facility permit.

3.4.8. Contamination

Measures will be put in place to minimise all forms of pollution arising from the works and will be managed via the appointed contractor(s) specific procedures within their management system. Environmental risks will be assessed, and mitigation measures established to reduce the impact. The contractor shall adopt good construction management practices that will reduce the risks of accidental discharge of pollutants into watercourses or groundwater. These practices will be incorporated into the detailed Construction Management Plan.

The appointed contractor(s) will be provided information from the Client on any ground investigations undertaken to identify whether the land is contaminated and will complete additional site investigation as required to satisfy themselves of conditions. If the land is contaminated, works will be carried out in accordance with best practice.

A programme of material testing will be required to demonstrate that earthworks materials are to the required standard and this testing programme should be extended to cover contamination testing of materials where appropriate.

3.4.9. Fuel and oil handling procedures

All fuel and oil will be stored in accordance with the relevant regulations and handled in such a way that minimises the risk of pollution.

3.4.10. Coordination of adjacent construction activities

At the time of application, we are not aware of any adjacent / consecutive construction activities. Should works to an adjacent site come forward then the Main Contractor (s) shall be responsible for establishing regular communications to seek to ensure that activities (deliveries, egress and any works to public highways) are coordinated such to minimise any disruption to the public.

3.4.11. Contractor's organisation structure / roles and responsibilities

As part of the detailed Construction Management Plan, the appointed contractor(s) will establish their organisational structure, key points of contact and clearly defined roles and responsibilities, setting out who has responsibility for key roles on the project.

3.4.12. Site administration

This will include the following:

- monitoring of the site;
- site diary;
- correspondence;
- drawings and design management;
- management of subcontractors;
- instructions;
- change control; and
- contract records.

3.4.13. Quality management

The appointed contractor(s) will implement a quality management system in accordance with their internal procedures, considering:

- quality management systems;
- inspection and testing;
- material samples;
- quality inspections by subcontractors;
- quality inspection records; and
- quality audits.

3.4.14. Environmental and sustainability management

The appointed contractor(s) will implement environmental and sustainability procedures in accordance with their internal procedures, considering:

- water quality and drainage;
- pollution control;
- measures to control noise and vibration;
- measures to control air quality;
- soils;
- contaminated materials;
- waste;
- energy;
- management of materials;
 - procurement and sampling
 - storage and distribution
 - testing
- transport.

3.4.15. Noise pollution

The Main Contractor (s) will be responsible for providing a detailed strategy for the management of noise and vibration and for identification of works where measures may be required for the control of the same. Any isolated noisy works will be controlled by the works contractor and how this is done will be described within the safe systems of works submission of the detailed construction management plan. Noisy works will be minimised where possible and, where works must be undertaken, practicable measures will be adopted such as:

Noise

- A Section 61 consent application will be approved for the project works prior to commencement of development.
- Works will be in accordance to the agreed site hours:

- Monday – Friday 07.30 till 18:00.
- Saturday 8:30 till 14:00.
- Sunday and Bank Holidays - no works, unless agreed prior.
- Maximum noise limit shall not be exceeded is 75db over a 10-hour (07:30 hrs to 18:00 hrs) period at outside nearby residential receptors without an appropriate section 61 agreement.
- Hoarding will solid and a minimum of 2m high.
- Plant will be turned off when not in use.
- Acoustic screens / barriers will be used where required.
- Exclusion zones and maximising the distance away from nearby receptors where possible.
- Short duration works, within the agreed working hours.
- No noisy works will commence until after 8am.
- No noisy works at weekends.

Significance of Effects

Identification of potentially sensitive noise and vibration receptors on and surrounding the site and categorisation of the 'sensitivity', is illustrated in Table 1.

Table 1. Receptor sensitivity

Sensitivity of receptor	Description
High	Residential properties, hotels and hostels
Medium	Health care and educational buildings
Low	Residential amenity, commercial and retail buildings

The magnitude of Impact shall be defined in accordance with recognised noise and vibration guidance and corresponding terminology – High, Medium, Low, Very Low.

The relationship between the magnitude of impact and the receptor sensitivities is determined by the significance evaluation matrix shown in Table 2.

Table 2. Significance of effects

Sensitivity of Receptor	Magnitude of Impact			
	High	Medium	Low	Very Low
High	Major	Moderate	Minor	Negligible
Medium	Moderate	Minor	Negligible	Negligible
Low	Minor	Negligible	Negligible	Negligible

In terms of nature and scale of effects, effects will be defined as either adverse, beneficial or neutral in nature.

The scale of effects will refer to guidance within the Noise Policy Statement for England (NPSE), the decision making includes identifying whether the overall effect of the noise exposure generated by a development is, or would be, above or below the significant observed adverse effect level and the lowest observed adverse effect level. The definitions for the different effect levels are outlined below: • Significant Observed Adverse Effect Level (SOAEL): The level of noise exposure above which significant adverse

effects on health and quality of life occur • Lowest Observed Adverse Effect Level (LOAEL): The level of noise exposure above which adverse effects on health and quality of life can be detected • No Observed Effect Level (NOEL): The level of noise exposure below which no effect at all on health or quality of life can be detected.

Typically, effects (either before or after mitigation) that are major or moderate in scale shall be considered as 'significant effects' ie, exceeds the LOAEL. The exception to this will be temporary non-permanent sources where a moderate effect would be considered acceptable as it does not exceed the SOAEL.

Criteria

Criteria for the assessment of demolition, enabling and construction noise and vibration effects are described below:

The assessment criteria are based on the "ABC" methodology set out in British Standard BS 5228:2009, as interpreted within Table 3, and are applicable outside the nearest residential receptors.

Magnitude of Impact	Daytime noise levels (07:00-19:00)		Vibration Levels
	Islington Wharf, Milliners Wharf, Hatbox, Chips, Spindle Mews	Chapeltown Street, Albion Works, Vulcan Mill	
Very low	Lower than ambient ¹ L_{Aeq} and less than L_{Aeq} 65 dB.	Lower than ambient ² L_{Aeq} , or greater than the ambient L_{Aeq} but less than L_{Aeq} 70 dB	Peak particle velocity (PPV) less than 0.3 mm/s
Low	Higher than ambient ¹ L_{Aeq} but less than L_{Aeq} 65 dB.	Greater than ambient ² L_{Aeq} and between L_{Aeq} 70-75 dB	PPV regularly exceeding 0.3 mm/s, but less than 1.0 mm/s.
Medium	Between L_{Aeq} 66-70 dB	Greater than 75 dB L_{Aeq} but for no longer than 10 days in any month	PPV regularly exceeding 1.0 mm/s, but less than 10.0 mm/s.
High	Greater than L_{Aeq} 70 dB	Greater than 75 dB L_{Aeq} for longer than 10 days in any month	PPV regularly exceeding 10.0 mm/s.

¹Based on ambient noise level threshold of $L_{Aeq,12hr}$ 57-61 dB at the receptors.

²Based on ambient noise level threshold of $L_{Aeq,12hr}$ 68-70 dB at the receptors.

Table 3. Construction noise and vibration criteria at residential receptors

Vibration

Vibration limits are to be agreed by the Main Contactor and local authority as appropriate and recorded within the safe systems of works submission, however it is anticipated that vibration limit is to be determined by the sensitivity of the receptor or 10mm/s otherwise.

Noise and vibration will be monitored where necessary. It is anticipated that some activities such as piling, excavation, shear bolts and concrete floating have the potential to exceed 75db at source so a section 61 will be applied for if required through the City Council and appropriate measures and monitoring will be undertaken to mitigate any disruption.

3.4.16. Community engagement

In conjunction with the client, the appointed contractor(s) will implement a community engagement strategy, taking consideration of the following:

- Neighbours / residents, including:
 - Programme and key activity updates.
 - Access into adjacent properties (including temporary uses).
- Local community.

Complaints Procedure – the appointed contractor will display site contact information on the site hoarding / gates for third parties to contact in case of a complaint or query. The contractor will log all the third-party complaints and interactions in a complaint register which will be held on site. The contractor will respond to each complaint as a matter of urgency and send monthly newsletter updates regarding the project.

3.4.17. Third party coordination and management

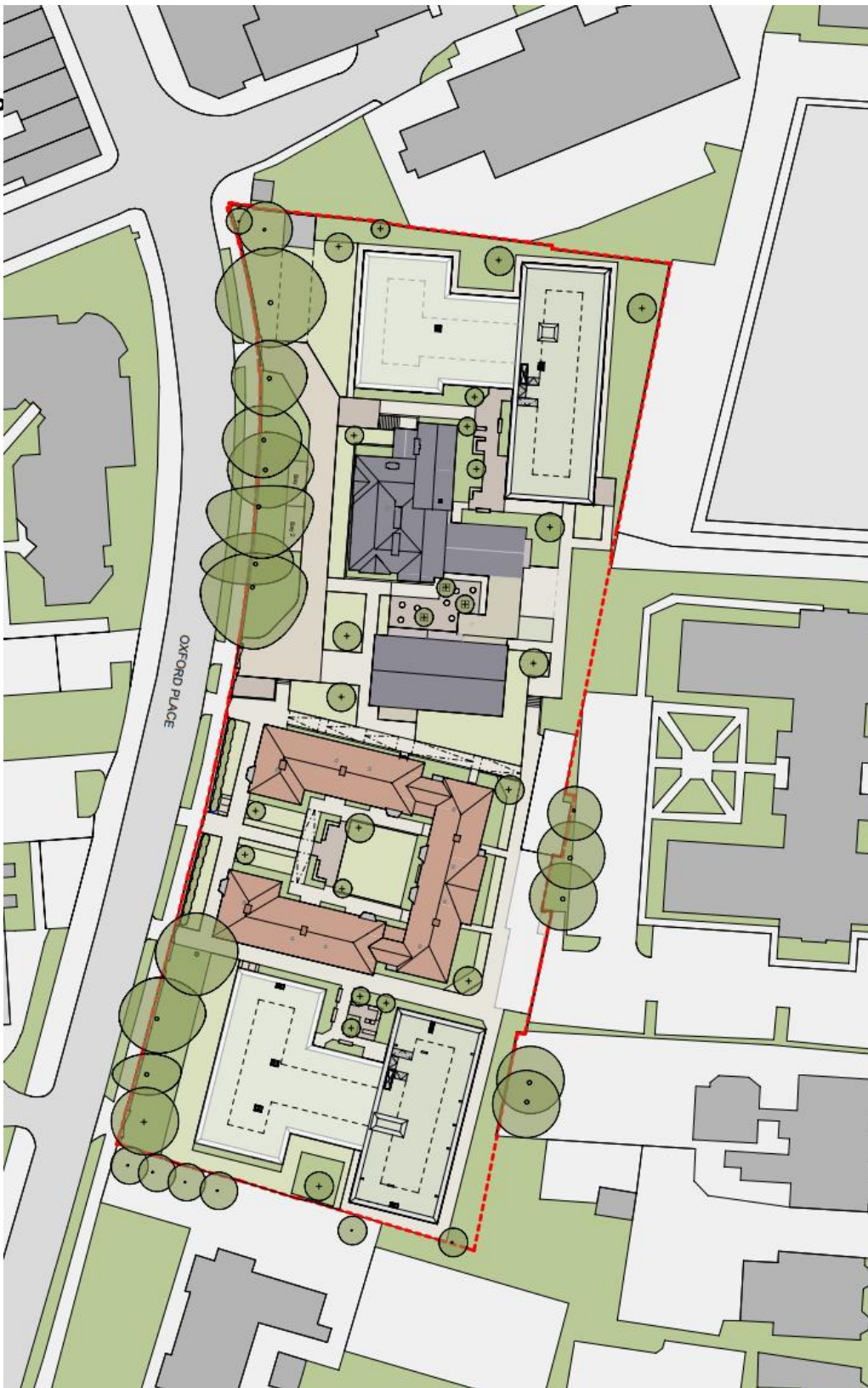
The appointed contractor(s) will implement a stakeholder management plan to establish a strategy engaging with relevant stakeholders, including:

- Statutory Authorities (including Highways);
- Environment Agency;
- Emergency services;
- Utility providers; and
- Others, as identified and required.

This process of co-ordination and engagement will continue throughout the construction process and through the discharge of planning conditions.

Site Boundary Line – 10349-SHP-Z0-A-B5D8-G100-PL-RF-001

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