



Didsbury Point, The Boulevard, Didsbury, M20 2EY

Construction & Environmental Management Plan

First Issue: - 10th February 2022

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Introduction

Planning Application Ref: No. **tbc**

Development of parcel land off The Boulevard and The Avenue, Didsbury Point, Manchester, M20 2EY

The works comprise the design and construction, of a new build mixed-use development which consists of **76 units** (GIFA 8091m²) complete with associated plantroom and service areas and a Medical Centre located on the ground floor (1208m² to be shell and core as part of this contract), external works, external car park 60no. spaces (32no spaces ground and 28no spaces upper deck level; 25no allocated to MHCC and 35no for apartments) drainage and services.

North Block A – 46no S/Ownership – Ground Floor ancillary areas + 7 floors of accommodation.

South Block B – 30no A/Rent – Ground Floor MHCC + 5 floors of accommodation.

Mix of:- 2B3P = 37no. / 2B4P = 26no. / 2B4P Duplex = 6no. / 1B2P = 7no.

1. Site Working Hours

The site working hours will be in strict accordance with those permitted under the Planning Consent, these hours shall be as noted below. All construction activities will be confined to the hours noted, unless agreed in writing with the client or local planning authority if necessary.

Mon-Fri	07.30am - 18.00hrs
Saturday	08.30am - 14.00hrs
Sunday & Bank Holidays	No Work permitted

2. Access Arrangements

Vehicular access for deliveries will be via the site access point off The Avenue, off The Boulevard from the A5103(Princess Road).

Vehicles will be controlled by Banksman; separate vehicle access will be available for forklift access to the Hoist Location (gates to be kept locked all times when not in use.)

Site personnel pedestrian access will be provided via a separate pedestrian gate off The Avenue

Site personnel pedestrian access around the site will be via designated protected routes and will be finalised as part of the Construction Phase Traffic Management Plan.

This information will be forwarded to all subcontractors as part of their order and will be part of the site-specific Health, Safety and Environmental Induction for all site personnel.

Access points will be indicated on the Site Management plan.



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3. Deliveries and Collections

Shall only take place within the site working hours:

Mon to Fri 7.30am - 18.00hrs

NO DELIVERIES ON SATURDAYS, SUNDAYS, OR BANK HOLIDAYS

No deliveries shall be accepted outside these hours to reduce impact on residents. Deliveries where possible will be coordinated outside of school drop off and collection hours.

Delivery restrictions will be included in subcontract and delivery orders.

Deliveries will be scheduled, where possible, to occur outside of peak traffic periods to minimise any disruption to the surrounding road infrastructure, students, and residents. We will ensure that a banksman will be in attendance to direct pedestrians safely from any large delivery activity.

Unloading of materials will take place within the site directly to the designated storage areas as indicated on Site Plan.

4. Vehicle Routing

Where construction vehicular movements present a potential conflict interface with members of the public, a banksman will be used to monitor and control vehicular movements. The banksman will also be utilised where delivery vehicles and site plant present potential hazards at the interface with public highways. The public protection measures introduced will be commensurate with the tasks taking place on site.

Upon leaving site, vehicles will take the most direct route to major roads and avoid driving through residential areas. The route that vehicles will be required to take when accessing / vacating the site will be via The Avenue, onto The Boulevard then onto A5103(Princess Road).

Traffic signs necessary for the warning, regulation and control of vehicular and pedestrian traffic will be provided and erected in the vicinity of the entrance to the site, and along the agreed access routes and maintained for the duration of the Contract. Signage on the highway will be agreed with the Local Authorities Traffic Services.

Traffic Management Plan will be included in all Subcontract orders.

Further discussions are to be held with MCC Highways to discuss traffic routes, pedestrian routes, parking suspensions, temporary footpath and road closures etc.

5. Traffic Management

A site speed limit of 5 mph will be implemented which must be adhered to. A Traffic Management Plan will be introduced to cover all movements. Where any reversing is inevitable then it will be carried out with a trained banksman in attendance.

The Plan will be drawn to the attention of sub-contractors and their operatives during the induction process.

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Any site plant (e.g., forklift truck, tele-handler, dumper, mini excavator, etc.) used on the public highway will be registered with the DVLA and bear a licence plate (Form V55/5) and be taxed and insured for use on the road.

On site Traffic Management routes will be indicated on the Traffic Management plan.

Specific Traffic Management will be introduced specifically Temporary traffic lights and one-way systems during the construction of drainage connections will need to be implemented- however these plans will need to further review and discussed with MCC Highways in due course.

Further discussions are to be held with MCC Highways to discuss traffic routes pedestrian routes, parking suspensions, temporary footpath, and road closures etc.

6. Site Welfare

Temporary welfare facilities will be provided during the initial site establishment and remediation works. These will be in the form of self-contained units-providing site office, WC/washing facilities, canteen and changing areas.

Whilst remediation works are underway, the main site welfare facilities will be established.

Permanent welfare facilities will be provided for the duration of the main project, and these will be located as noted on Site Logistics plan. These facilities will comply with latest regulations and HSE guidelines ensuring adequate male and female WC and hand washing facilities, canteen facilities, changing and drying areas.

Approaching the completion of the scheme these facilities will be removed and temporary facilities established, as noted above.

Final layout will be part of the Site Logistics plan.

7. Signage

External facing signage indicating development details will be provided. The method, size and position are still to be finalised with the client.

Within the site, information relating to general health, safety and environmental matters, site specific information and statutory notices will be displayed on the site SHEQ notice board.

This shall include the following:

- Contract Name
- Emergency Contact Name and number including out of hours
- Site Plan.
- Current Key Risks and Information.
- This Week's Topic.
- Health & Safety Law Poster.

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- Designated Fire Marshal (s) and First Aider (s).
- F10.
- Insurances.
- Policy Statements; Site Information (Fire Alarm, Deliveries, Parking, Nearest Rail Station, Emergency (Medical), Environment, Police, HSE,

Any directional signage to the site boundary/footpath will be positioned and agreed with Local Authority for any closures/diversions that may be necessary associated with formation of new road access formation and sewer connections.

8. Hoardings/Fencing

The site is currently enclosed with existing timber hoarding to North and West elevation, with brickwork to east and mesh/wire fencing to south elevation. EQUANS will ensure that the site is enclosed with appropriately designed hoarding. This will be a combination of proprietary steel hoarding and ply fixed to timber posts and rails, both of which will be supplemented (as required) by 2.4m high block & mesh site fencing. All temporary perimeter fencing will have a Temporary Works Design completed by a competent Engineer. Access gates will be steel and a minimum of 2 metres high.

Any works outside the boundary (improvements to entrance, services/drainage trenching) will be subject to the relevant agreements and licences which will be obtained from the Local Authority.

Any hoardings/barriers/fencing to be erected on the highway and any footpath closures, and alternative routes will be provided in accordance with details which are to be agreed with the Local Authority.

At the end of the working day all temporary access points will be left fully secured.

9. Scaffolding/Mast Climbers

Scaffolding will be necessary to provide a safe working platform on certain elevations where access will not be available for mast climbers. The scaffold will be provided with brick guards. Debris netting / monarflex will be provided on areas adjacent to public highways. Any scaffold standards in public areas will be covered or boxed to prevent persons climbing them. Scaffold standards and scaffold clips will be highlighted by painting / with hazard tape and padded where there is a significant risk of persons walking into them.

Scaffolds will be built in accordance with **TG20:21** 'basic scaffolding' or the current manufacturers' instructions. Where scaffolding does not meet this criterion a suitable scaffold design will be supplied which will be reviewed by EQUANS Ltd Temporary Works Coordinator prior to commencement on site.

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Scaffolds will be inspected prior to a handover certificate being issued before first use, following any significant alteration, adaption or adverse weather conditions and every seven days thereafter.

All access ladders from the ground to the first lift will be removed when the scaffold is not in use and will either be locked in a storage container or chained and padlocked to the foot of the scaffold. Other methods of making sure that ladders cannot be used outside normal working hours may be used.

We will also be looking to utilise mast climbers for façade works to the external envelope. This will be erected in line with latest guidance and best practice.

10. Material Loading, Unloading & Storage

It is intended to establish the site compound in the as indicated on the Site Logistics plan. All compounds will be accessed via hardstanding.

All deliveries will be scheduled in advance with the Site Management team to ensure that vehicle congestion is minimised as noted and all deliveries within the agreed hours and as noted elsewhere.

Site storage will be located within the site boundary within designated zones as indicated on site plan and this will be set back off the site perimeter to prevent potential nuisance to residents where possible

Diesel will always be stored in secure lockable fully bunded bowsers with relevant spill kit available.

Material loading and unloading will where practicable be carried out by telehandler and other such mechanical means to reduce the risk of manual handling. Unloading of materials will wherever possible take place within the site directly to the designated storage areas, with the exception of access to hoist tower.

A tower crane will be provided during the RC Frame construction, and this will remain upon completion of the frame for a period to assist with additional loading out and distribution.

Materials will be stored in location as indicated on Site Logistics plan and distributed by the means of mechanical hoists and forklift.

11. Parking Arrangements

EQUANS will look to minimise the impact that parking may have on the local environment.

Initially whilst infrastructure works are ongoing the number of subcontractors will be limited and will park within the site on the current existing hard standings during this stage.

Once the RC frame works commence all parking will be off site. Parking is limited due to the nature of the residential areas.

Contractors will be encouraged to car / van share and use public transport, where possible, and informed of site limitations prior to award of any contract.

All parking restrictions will be raised with all sub-contractors as part of the tender and selection process

12. Road Cleaning Regime

As it is intended initially to have a hardstanding formed at site entrance leading to the site compound areas the actual build-up of mud and waste should be reduced and contained on site.

The site and surrounding area will be kept free from mud and waste accumulation. Vehicles leaving the site will be inspected for mud / debris and cleaned where necessary, within the site boundary. The roads leaving the site, will also be monitored for mud / debris and will be cleared where necessary. A regular road sweeping regime will be implemented.

Extra care and attention will be given during periods of inclement weather

All vehicles carrying construction loads, excavation spoil or other such matter shall be fully sheeted or secured to ensure that no material can be spilt onto the highway.

13. Reduce Level Dig & Remediation Works

These will be carried out as part of the initial site establishment works.

These works will be undertaken by a competent contractor in line with the Construction (Design and Management) Regulations 2015.

Once a competent contractor has been appointed in line with EQUANS selection process, a detailed plan and programmed sequence of work will be developed.

Removal of arisings:- A licensed waste carrier under a waste transfer note will remove all waste from site to a licenced waste facility. Details of waste carriers' licence and waste permits will be obtained. The recycling, waste to landfill data will be logged in the Site Environmental Management Plan (SEMP).

14. Noise Management

Wherever possible plant and work operatives that have the potential to create noise will be eliminated or kept to within the levels set by environmental legislation. Where this is not possible, and operations/plant and equipment are identified as having the capacity to generate high noise levels then these will be covered by Risk Assessments and Control Measures.

All EQUANS and subcontractor method statements are reviewed to ensure that they have identified the correct control measures and how these are to be implemented. The construction site management team are responsible for the management and implementation of the control measures to be put in place, these are communicated through induction, toolbox talks and daily task briefings to the workforce.

Environmental noise levels are measured throughout the construction phase to ensure that control measures are suitable, reviewing working practices so that alternative measures may be able to be implemented to further reduce noise pollution. Best practices will be implemented to minimise the impact of the works.

The site will be fully enclosed with hoarding as noted elsewhere and this will also act as barrier for noise between site and residents

Operatives will be instructed where necessary to use ear defenders whilst carrying out those operations on site where noise levels have been identified as being excess of permitted level.

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In principle the following methodology and procedures will be utilised and adhered to where required:

British Standard 5228 – (Code of Practice for Noise & Vibration Control on Construction Sites Part 1&2,)

- Permissible noise and vibration levels, threshold levels and the monitoring programme will be determined in accordance with this Standard.
- Noise measuring will be carried out on site prior to work starting to establish the existing background levels at the designated locations around the site boundary.
- Noise monitoring will be carried out throughout the works.
- The ABC methodology from the BS 5228 guidance will be used for establishing the threshold noise levels.
- “Best Practicable Means” of control will be utilised

Identified sources of noise are:

Site Clearance: Excavators / Dumpers

Construction Phase: Excavators / Dumpers / Telehandler / Piling Rig / Cutting tools /
Handheld Trade tools

Best Practical Means to reduce noise impact will always be used and these will be:

- To reduce or remove from site those operations that involve the use of noise generating plant and machinery. This will involve arranging for as much off-site pre-cutting and prefabrication of materials and components as possible.
- All plant and machinery will be modern examples, meet EU noise emission standards and will be fully maintained.
- All heavy/noise generating construction plant will be clearly labelled with its max noise emission level.
- All plant will be kept within the site and wherever possible away from the site boundaries.
- Delivery vehicles etc will be unloaded within the site, as near to the designated material storage area as possible.
- Sound monitoring will be carried out regularly to a pre-determined monitoring regime.
- The works will strictly be limited to within the Site Operating hours.
- All surrounding householders and premises will be notified by letter prior to the commencement of the works on site, advising them of the construction works to be carried out.

15. Dust Control/Air Quality

The site will be fully enclosed with hoarding fixed to suitably designed posts to limit dust migration from the site into the surrounding environment.

All cutting will be kept to a minimum (with any cutting operations being carried and any dust creating cutting plant will be used with dust suppression equipment-this will be highlighted in site specific RAMS)

During the construction phase of the work, we will monitor weather and site conditions with regards to dust control. Site traffic / deliveries will be limited to the haul road and lay down areas (as indicated/located on the Traffic Management Plan and Site Logistics Layout) thus avoiding movement of vehicles over the whole site.

All vehicles delivering materials and removing waste or spoil will have their loads covered.

During periods of dry weather conditions, we will damp down areas of work by means of hosepipes and spray guns, in addition the site will have the benefit of being enclosed with continuous hoarding in order to ensure that any wind driven dust is contained within the site boundary

Dust control measures will be included within the Risk Assessments and Method Statements for all dust generating activities (as noted below).

16. Dust Suppression

Activity

Control of site generated dust.

Objective

To reduce, control and manage the generation of all site dusts caused by the carrying out of site construction activities.

Resources

Experienced and Competent Manager and Trade Supervisors will carry out Assessments of all site construction processes prior to their commencement with a view to determining other methods of executing the works which are non-dust generating.

Erection of a physical barrier on the site boundaries. Hoarding/fencing with barrier membrane.

Use of construction equipment, plant and tools fitted with dust suppression measures.

Standard item on Operatives Site Induction agenda

Regular toolbox talks on the need to reduce and eliminate the generation of dust wherever possible as the first course of action.

Use of water bowsers to dampen down.

Mobile power washer/misting systems

Air monitoring equipment when required.

17. Waste Management

All EQUANS projects have in place a Site Environmental Management Plan (SEMP) which includes waste forecasts within the document and sets KPI's to ensure waste is minimised. We implement AIMS monitoring to record waste transfer/recycling and performance throughout a project to ascertain the completion of the plan, monitoring of waste production and to ensure waste handlers hold the appropriate licences throughout the duration of the project.

Wherever possible we will be looking for waste to be segregated and recycled -through the provision of dedicated skips for timber/plasterboard/metal/paper & cardboard.

All waste skips will always either be enclosed or sheeted.

18. Site Lighting

Whilst it is a requirement under Health and Safety legislation to provide suitable provision for lighting this will be monitored on site to minimise potential light pollution and disturbance to residents outside site hours.

Lighting to the site compound and office location shall be installed and to provide enough levels of lighting to maintain access and safety during agreed site hours. This lighting will be on a time clock accordingly

General site task and security lighting will be utilised during site hours and this lighting will be positioned in such a way to prevent light pollution to residents

External lighting will be installed to the site hoarding and will be linked to a PIR unit. Where lighting has potential to impact residential areas these lights will be shrouded to reduce lighting pollution.

The final lighting scheme will be in accordance with Lighting Professionals Guidance Notes for the reduction of Obtrusive Lighting.

19. Complaints Procedure

24-hour contact details will be displayed on the site notice board positioned in public view at the site entrance.

The scheme will also be registered with the Considerate Constructors Scheme and full scheme registration details along with contact name and phone numbers will be displayed on the bespoke scheme notice board located adjacent to the main site entrance.

Additionally, the Site Manager can be contacted directly on site during the standard site working hours.

EQUANS also have a Call centre whose details are:

[EQUANS HELPDESK INFORMATION](#)

Our Helpdesk is manned 08:00 – 16:30 Monday to Thursday and 08:00 – 16:00 Fridays. The number to call during these times is 0845 3899 563.



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Our out of hours number is 0800 2888 200 and is manned by EQUANS staff at our Leeds office (Engie Property Services). This number should only be used for out of hour's emergency calls between 16:30 and 08:00 Monday to Friday and weekends.

A Customer Care Coordinator manages the Helpdesk and all calls/emails are recorded on our dataPro system to a 'responsible officer' who takes charge of the defect to resolution. The 'responsible officer' also updates dataPro with the actions taken to resolve the issue.

20. Stakeholder Engagement

Prior to the commencement of construction works on site, EQUANS will circulate to all surrounding householders and premises an initial Newsletter introducing who EQUANS are and explaining the work we will be carrying out to construct the development.

We will give an overview of the main operations and activities and an indication of expected timescales. We will also continue to communicate via updates periodically i.e. (at approx. 2 monthly intervals) giving more specific progress information and prior notice of the proposed commencement date for any significant works (i.e. piling, crane lifts, etc)

The Operational delivery team supported by the EQUANS Community Engagement Officer will develop several scheme specific Community Engagement initiatives which will include visits and safety talks to the local schools.

The site will be subject to full registration with the Considerate Constructors Scheme (CCS) and will be subsequently subject to CCS monitoring and audit visits.