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CONSTRUCTION MANAGEMENT PLAN

48 Wilton Road

Manchester, M8 4EL

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1.0 Introduction

The site is located on "48 Wilton Road Manchester, M8 4 EL" which is a residential area. The Client is committed to undertake the proposed development in an environmentally responsible manner minimizing the disruption to the surrounding areas.

This Construction Management Plan (CMP), prepared by Design 4 Build Services set out the standards of construction and practices that will be adopted to minimize the impacts of the proposed construction works.

This document has been prepared to satisfy planning condition (Condition No. 4) which needs to be discharged prior to commencement of the construction works. The construction will be undertaken in accordance with the approved building regulation details unless otherwise agreed in writing by the Local Authority as all details are required to be submitted prior to the commencement of development to provide adequate information in the interest of safety, the ecology of the site, and to protect the amenities at present enjoyed by the occupiers of nearby properties.

The contents of this report include a brief description of the project, planned project sequencing and overview of the EH&S Plan for the project, Parking and Traffic, Noise, Dust and Vibration, Construction Waste Management Plans.

This report describes the principal methodology for the construction of the proposed development and outlines the proposed measures to minimize the impact from demolition and construction activities.

1.1 Objectives of Plan

The principal objectives of this report are as follows:

- To ensure that development complies with all planning consent conditions.
- To ensure that this plan is in accordance with relevant health, safety, and environmental legislation to minimize risks to the workforce.
- To ensure that the builder has the knowledge and work experience in accordance with relevant health, safety, and environmental legislation to minimize the risks to the workforce and members of the public.

- This report base on following topics answers the construction methods to be complied by regulations.
- To ensure the immediate and surrounding environment is maintained, during and after, and safely constructed by the builder.

1.2 Proposal

Erection of part two, part three storey rear extension to form additional living accommodation.

1.3 Working Hours

Construction is anticipated to commence following receipt of planning consent and discharge of any pre-commencement conditions.

- The site is located close to the Metro Tram track. A separate geological report is being submitted that new extension is safe.
- The intended *normal working hours* will be from 0900 to 1800 on weekdays and from 0900 to 1300 on Saturdays. Sundays, Bank Holidays or Public Holidays will not be normal working days. The site will adhere to these normal working hours for each site as far as reasonably practicable. Deliveries, servicing, and collections, including waste collections shall not take place outside the following hours: 9:00 am to 8.00 pm, Monday to Saturday, no deliveries/waste collections on Sundays/Bank Holidays. The works are likely to cause disruption to neighbours even if within "normal hours"
- The contract or planning conditions outlines restrictive noise levels or permitted hours of working.
It is recommended to contact the Environmental Health Department well in advance of the project commencement date.

1.4 Key Contact Details

One of the main causes of complaints that local councils are dealing with is the lack of information as to who to contact when an issue arise from a construction site. The construction site is at rear of the property and have no direct impact with pedestrians. However, when setting up a site, a Contact Board will be displayed at front prominently displaying the information as following, ensuring that problems be resolved quickly:

- **Name of the main builder, address, and person to whom contact should be addressed.**
- **Name of the site manager**
- Names and telephone numbers of staff who can take immediate action, so that contact can be made at any time.
- Month and year of start and completion of works.

1.5 Code of Practice

A scheme would be tailored to the specific requirements of the smooth working on site adhering to the Considerate Contractors Scheme Code of Practice outlined below:

- **Consideration:** Positive consideration to the needs of all potentially affected parties.
- **Environment:** Minimizing noise and dust from construction.
- **Cleanliness:** The working site to be Keep always cleaning the site.
- **Good Neighbours:** Full and regular consultation with neighbours regarding site activities.
- **Respectful:** Respectful and safe standards of dress shall be maintained.
- **Responsible:** Respect to obligations of the Code.
- **Accountable:** response to issues raised by the public or persons affected by the site operation.

1.6 Legislation and Regulations

All works will be carried out in accordance with requirements of the following:

Health and Safety at Works Act 1974.

Management of Health and Safety at Works Regulations 1999.

The Provision and Use of Work Equipment Regulations 1998.

The Lifting Operations and Lifting Equipment Regulations 1998.

The Work at Height Regulations 2005.

The Personal Protective Equipment (PPE) at Works Regulations 1992.

The Manual Handling Operations Regulations 1992.

The Control of Substances Hazardous to Health Regulations 2000.

The Construction (Design and Management) Regulations 2007.

The Construction (Health, Safety and Welfare) Regulations 1996.

The Electricity at Works Regulations 1989.

New Roads & Street works Act 1991.

All other Acts, Regulations and Codes of Practice and Site Rules relating to the works will be observed.

2.0 Construction Methodology

The construction methodology outlines the construction works to be undertaken together with the proposed layouts and program. An overview of the techniques for construction are provided with a summary of the controls that will be put in place to mitigate environmental impact.

The construction process will need to be carefully managed to ensure that environmental impact, disruption to the local communities is minimized.

The works have been spilt into the following phases:

- Phase One – Excavation of Foundations, probably piling, erection of cavity walls, timber roof for Ground and First Floor. (Completion of shell)
- Phase Two – Laying of floors, electric and drainage works, kitchen

fittings, complete in all respects.

2.1 Temporary Site Accommodation

This is a small construction site where site office facilities such as temporary offices and works compounds, storage areas for construction materials and assembly areas for components of construction is not feasible. For such facilities, a part of cellar area will be used for labour rest and storage area.

The open area within the premises at rear will be used for storage of building material, delivery, unloading and equipment.

2.2 Parking of Construction Vehicles

The concept to promote green travel choices to workers and staff employees will be followed such as walking, cycling and public transport.

Onsite car parking will be discouraged for the benefit of work. The construction related activities will be such managed that only specific vehicle will be on site and other vehicles will be parked in car parking area specified by council till the end of day.

2.3 Sheeting over construction Vehicles

Sheeting is used for a variety of reasons:

- to keep materials, dry.
- to prevent loss of load during transit as required by Road Traffic Act 1991.
- to keep materials hot.
- to comply with authorisations issued under the Environmental Act 1990.

Falling may occur due to:

- slipping or tripping on the material or strappings and ropes when climbing on the load
- trimming the load when the level is uneven or too high.
- spreading or unfolding the sheet over the load.
- pulling the sheet tight.
- inadequate access to the body of the tipper resulting in poor positioning of the worker.
- high winds creating a sail-effect of the sheeting.

Companies operating tipper vehicles will be asked to take all reasonably practicable steps to prevent falls during the vehicles' operation. People in control of sites where tippers operate should make sure adequate steps have been taken to prevent falls during tipper sheeting and un-sheeting.

Under the Management of Health and Safety at Work Regulations, need to assess risks and reduce them 'so far is reasonably practicable'.

This is particularly important with respect to tipper lorries where a tipper operator picks up a load from one site and delivers and unloads at a second site.

3.0 General Environmental Provisions

This section identifies specific environmental provisions and describes the approach to sustainable construction, waste minimization, noise and vibration controls, air quality control measures, and surface water protection controls.

3.1 Pest Control

The builder shall take the necessary measures to ensure proper control of rodents.

The following measures will be followed, as a minimum before start of work:

- Seal all disused drains and sewers correctly.
- Keep records of all the action taken and approvals received.
- Treat any pest infestation efficiently and effectively, and inform the Local

Authority as soon as possible

- Make sure that no rubbish or rotting material builds up on the site. Where relevant, ensure that caterers pay careful attention to:
- Handling and storing food items.
- Storing, collecting, and getting rid of waste food and associated material.

3.2 Control of Dust, Noise and Vibration

It has been planned that dust from any demolition activities will be controlled by point source dust suppression techniques, as well as damping down of stockpiles to prevent dust emission during dry, windy conditions.

Dust from general construction activities will be from the movement of plant on site, and dust created in windy conditions from stockpiles. Plant and vehicle movements will be on engineered haul roads and working platforms wherever possible minimizing dust. Dust arising from construction activities will be monitored and damping down will be employed as required to reduce the amount of dust during dry weather periods. Seeding of stockpiles may also be carried out to reduce risk of dust from stockpiles.

Wheel washing facilities will be used to reduce dust on roads that is generated from mud from the site, road sweepers may also be used where the site cannot accommodate wheel washing. Where wheel washing is used, this will be located within the construction site area and will be detailed on traffic management plans to suit the operational needs.

Noise monitoring will be established on site throughout the proposed works. The monitoring will be carried out in accordance with the permitted standards and planning consent and in accordance with Safety, Health and Welfare at Work (Construction) Regulations 2013 Safety, Health and Welfare at Work Act 2005, BS 6187:2011 - Code of Practice for Full & Partial Demolition, BS 5228:2009 Code of Practice for Noise & Vibration Control on Construction & Open Sites, Environmental Protection Agency Act 1992.

Vibration monitoring will be carried out in accordance with BS 5228-1, 2009, Code of Practice for Noise & Vibration Control on Construction & Open Sites.

Vibration max peak particle velocity (ppv) limits on site will be limited in accordance with BRE Digest 403 and the above-mentioned industry standards.

Operators of all mobile equipment will be instructed to avoid unnecessary revving of machinery and mobile equipment will be throttled down or switched off when not in use.

Accordingly, where possible all construction traffic to be used on site will have effective well- maintained silencers; and

All mobile plant will be maintained to a high standard to reduce any tonal or impulsive sounds.

3.3 Dust Suppression Measures

Appropriate Air Quality and Dust monitoring will be carried out on regular basis in accordance with planning conditions, and records will be kept of all such monitoring for review by the Planning Authority.

The main activities that may give rise to dust emissions during construction include the following:

- Vehicles exiting site, will use a wheel wash to ensure dust emissions are not generated from tires. It will also prevent vehicles from carrying excess material onto public roads.
- Site roads shall be regularly cleaned and maintained as appropriate.
- Hard surface roads shall be swept to remove mud and aggregate materials from their surface because of the development works.
- Any road that has the potential to give rise to fugitive dust may be regularly watered, as appropriate, during extended dry and/or windy conditions.
- A complaints register will be maintained on-site and any complaints relating to dust emissions will be immediately dealt with.
- In periods of dry weather when dust emissions would be greatest, a road sweeper, which would also dampen the road, will be employed in order to prevent the generation of dust.

- Water misting or sprays shall be used as required if particularly dusty activities are necessary during dry or windy periods – see later; and
- If appropriate, dust monitoring will be carried out during the construction phase of the scheme. If the level of dust is found to exceed 350mg/m^2 day in the vicinity of the site, further mitigation measures will be adopted in the construction.
- No machinery will be started up before 8:00 am and none will be left running to warm up or cool down either first thing in the day or during break times.
- All machinery will be re-fuelled in a designated area which will be cordoned off away from the highway, watercourse and footpath and will have all appropriate bunds and spill kits.
- All work will be planned well in advance and the local neighbours and authority will be kept up to date with work planned.

4.0 Waste Management

The builder will manage waste and develop a SWMP in accordance with the waste hierarchy. Specifically, the amount of waste produced will be minimized using offsite construction techniques. Waste that is produced will be considered for reuse prior to consigning for recycling or disposal.

4.1 Construction Waste

Waste from construction activities will be disposed of through a licensed waste management contractor.

The following principles will be employed:

- Pollution from waste will be minimized by using the correct and safe storage place for the waste.
- The skip will be placed within the premises when required whereas the disposal will be before 10:00 am i.e., the opening of the market time.
- Checking the skips of waste containers before use.
- Placing containers in impervious bunded areas (if required)

- Ensuring that containers are securely covered (If required)

Prior to removal of any waste from site, the management will carry out the following checks:

- Check that the carrier's license is valid.
- Check that a copy of the carrier's license is recorded within the site documentation on-site.
- Ensure the waste carrier is authorized to carry the type of waste for disposal.
- Check that the receiving site is appropriately licensed.

Ensure skips are covered when leaving site to prevent debris on road. It is a requirement of the waste carrier to ensure that waste containers are safe and covered prior leaving the site to prevent deposit of debris on public highways. The management site team will monitor to ensure that skips are covered prior to removal.

4.2 Waste Keeping the Perimeter Clear at all times

These are very important matters for residents and contractor will take the necessary measures to always keep the surroundings clear and tidy, following and maintaining these simple steps to enhance the appearance of your site:

- Define access routes to and from site to always keep them safe and free.
- Communicate delivery times to suppliers and ensure they are suitable for the local community.
- Make arrangements to ensure roads around the site remain clean and safe e.g. road sweeping or wheel wash facilities on site.
- Install a wheel wash by the access/exit points to keep roads clear of debris and mud, reducing risks for other road users.

4.3 Quality & Environmental Management

In addition to the monitoring described above, the implementation and effectiveness of controls will be reviewed as follows:

- The owner of property will conduct an inspection on general good order and security on daily basis.
- The builder will conduct an inspection of all environmental controls on a daily basis, this will be alternated with the external inspection described below.
- The builder will also conduct an inspection of all environmental controls on daily basis.
- The effectiveness of the specified controls will be considered, and any actions required to improve the overall environmental performance of the project agreed and documentation updated accordingly.

5.0 General Health, Safety and Environmental Consideration

Construction works will be carried out in such a way as to limit, as far as practicable, adverse environmental impact. Works will be carried out in accordance with the following general provisions:

- Planning approvals from the Local Authority.
- Requirements of the Local Authority.
- As part of the Construction Method Statement, the process will ensure that construction techniques and materials used are a fundamental consideration of the design and intended long-term use, the aim below is achieved:
 - Design for durability and low maintenance.
 - Design for flexibility and adaptability.
 - Use of materials from sustainable sources.
 - Use of local materials where possible.
- Safety, health, and environmental issues on the development will be a primary consideration in the construction methods adopted. The construction team will develop detailed Health & Safety Plans, specific environmental, fire and accident procedures to suit the construction sequence and methodology of the development.

- Builder involved in the development will ensure that all non-English speaking employees are provided with relevant Health & Safety information in their national language.
- The builder will be required to adopt the relevant skills certification required for that element of the works. A Site-Specific Safety Statement and a detailed Construction Stage Safety & Health Plan will be compiled prior to any works on site and will be in accordance with the Health & Safety Authority and Local Authority guidelines.
- Personal protective equipment (PPE) suitable to the pertaining conditions will be used by all site personnel.

5.1 Environmental, Emergency and Accident Procedure

Measures will be carried out to avoid environmental incidents, however if these occur then the following types must be reported to the responsible person in the construction team as per the Site Accident & Emergency Procedure. The overall strategy in the event of a spillage will be to 'Stop-Contain-Notify' in the event of:

- Spills or discharge to the atmosphere, water supplies, sewage systems and other watercourses, or to the ground:
- Any chemical products
- Oils or fuels
- Effluent/fumes and gases
- Waste or contaminated materials

Damage to existing:

- Trees and wildlife
- Flora and existing local habitats

Any environmental incidents that could lead to:

- Local Authority or regulatory enforcement
- Public complaint

Emergency routes and procedures will be continuously adapted to suit the construction sequence and stage of the Development. An Emergency & Evacuation Plan will be prepared following the guidelines detailed below and updated on a regular basis during construction:

Definition of the management organization and responsibility for safety

Definition of appropriate fire prevention measures, including good housekeeping of site, welfare facilities and offices.

- Adequate provision of fire extinguishers across the site.
- Use of non-flammable/fire retardant materials for protection of finished works.
- Safe use and safe storage of flammable materials of all categories, whether solid, liquid or gas.
- Appropriate waste management procedures.
- Monitoring the type and frequency of fire inspections/audits.
- The provision of first aiders. Checking of emergency routes are always available and unobstructed.
- Liaison with the emergency services and occupants of the adjacent buildings.
- First aid facilities will be established and at least one trained first aider will be always present on-site. In addition, trained Fire Wardens / Fire Marshalls will be in place on-site to address fire safety.

6.0 Construction Activities

6.1 Control of Construction Traffic

The builder should have the power to take action to minimize and control any nuisance arising from construction traffic by using measures such as controlling vehicle speeds by means of a site wide speed limit, wheel washing of Heavy Goods Vehicles (HGVs) upon departure from the site and keeping all site entrances clean.

The impact of construction traffic on the surrounding neighbourhoods and road network will be minimized by careful on and off-site management with designated public road routes and reducing the need to import/export materials/spoil.

6.2 Construction Signage

The following construction traffic signage will be erected and retained throughout the construction and installation phases of the project.

Direction signs for construction traffic:

- Rigid plastic 1000mm across
- Attached to posts of existing directions signs
- To be attached to existing directions signs at junctions with the purpose of directing traffic to the site along the agreed delivery route. The proposed size and format are intended to be clearly visible and understandable to drivers heading to the site.

Red Warning Signs – Caution Lorries Turning:

- Rigid plastic 600mm x 450mm
- Attached to a metal frame or equivalent
- To be placed along Park Grove at an appropriate distance in either direction from the junctions at Stockport Road to warn road users of HGVs liable to be turning into or emerging from the site.

Red Warning Signs – Caution Construction Traffic:

- Rigid plastic 600mm x 450mm
- Attached to a metal frame or equivalent
- To be placed along Park Grove at an appropriate distance in either direction from the junctions at Stockport Road with the purpose of warning road users of construction traffic entering or emerging from the site access.

6.3 Site Instructions

- Site working items Monday to Friday 9.00 am – 6.00 pm, Saturday 8.00am – 2pm, to be agreed with the council planning officer.
- Site to be fully fenced off with timber hoarding 2.4m high or steel, the panels will have viewing panel for the public to use. The hoarding will be erected using timber posts set in concrete and where required.
- The site will be registered with the Considerate Constructors Scheme and as such the hoarding will have signage showing this, in line with the CCS.
- Delivery of materials will be through a gated access point which will be manned during working hours, all deliveries will be unloaded off the road in a secure area on site / cordoned off area.
- A road sweeper will be used daily whilst the earthworks scope of work is carried out, once the site has had the ground stabilised a sweeper will be brought in as required to keep the highways clean.
- Site pollution will be managed to prevent spills into the existing drainage system, dust suppression used, machinery noise managed to mitigate irritation to neighbours.
- All site waste will be managed through a local waste management company with the aim to reuse or recycle as much as possible, the contractor will produce a waste management plan which will be updated each month, all the contractors will be encouraged to eliminate waste at source i.e. plasterboards cut to suit, packaging removed or taken back with the delivery vehicle, pallets reused, etc.
- Site signage will be prominent with contact details for site management and security, manned security will be on site from 5.00pm to 7.00am.
- A letter drops explaining the project will be delivered to all local neighbours and any properties likely to be affected by the work, the local fire and police services.

6.4 Key Activities

It is intended, that subject to a successful grant of discharge of conditions, the proposed construction works will commence in 1st week of July 2022. The construction phase is expected to be split over 30 weeks.

It is intended that the proposed development will be constructed in the following sequence highlighting key activities.

Secure site and set up boundary hoarding

- Clear site. Disconnect/divert services such as the water main and sub-station if available.
- Pile Foundation, sub-structure works
- Construction of building frame of each storey of same heights
- Cavity wall brickwork
- Interior fit out and building services construction

6.5 Construction Methodology

The ground floor level has been set based on the existing site levels and footpath levels at Broughton Street. This will reduce the amount of excavation.

Foundations will be designed accordingly using the results provided by the ground investigation company for the site. It is anticipated that the foundation will comprise RC foundation strip over piles.

A pour plan will be proposed by the main builder and agreed with the Engineer ahead of casting. This will outline the location of construction joints and the specific detailing of all water tightness installations.

Planning restrictions on working times will be strictly adhered. In this regard it will be important for the builder to schedule sufficient time to allow for any power floating required after concrete pouring.

7.0 Drainage

A drainage system exists on site. The new design will correlate with existing system.

Drainage construction will be of traditional construction with clay drainage pipes installed in relatively shallow trenches, where appropriate and acceptable.

8.0 Emergency Procedures

The builder will devise suitable emergency procedures. These procedures shall be reviewed at regular intervals throughout the project and amended accordingly. These procedures shall form part of the Health and Safety Plan and be made known to everyone working on the site.

The builder will be responsible for the prevention and control of emergencies. The builder will prepare a Strategic Emergency Plan which will take account of the following issues:

- Type of emergency – fire, accident etc
- The type of work being done.
- The characteristics and size of the site and the number and location of workplaces
- The plant and equipment being used.
- The number of people likely to be present on the site at any one time.
- The physical and chemical properties of substances or materials on or likely to be on the site.

The Plan will also address the measures to be adopted to ensure that:

The likelihood of emergencies is as low as possible:

- Everyone on site can be alerted in an emergency.
- Everyone working on site knows what signal will be given if there is an emergency and knows what to do.
- Someone who has been trained in what to do is on site while work is in progress and will take responsibility for coordinating procedures.
- Emergency routes are available, kept clear and adequately lit.
- There are arrangements for calling the emergency services. The Fire Brigade know about any work in confined spaces or work and anywhere

else where specialized rescue equipment may be needed.

- There is adequate access to the site for the emergency services and that access does not become blocked by plant or material building up.
- Arrangements for treating and recovering injured people are available.
- If an emergency does arise, someone is posted at the site entrance or other prominent position so that they can direct the emergency services.

9.0 CDM Regulations

All designers, builders and suppliers will be required to fulfil their obligations under the CDM Regulations which include co-operation with other designers and contractors, the Planning Co-ordinator, and the Principal Contractor in respect of health and safety matters.

- The builder will be responsible for all safety measures adopted on site.
- Prior to any work commencing on site all persons will receive a General Site Induction delivered by the Principal Contractor.
- All construction workers, as a minimum must receive basic site safety awareness training and have a record of such training by an approved recognized body e.g., Construction Skills Certification Scheme (CSCS). All workers undertaking specified safety critical duties must have received training specific for the task to be undertaken by an approved recognized body.

10.0 General Provisions and Implementations

The construction works will be carried out in such a way that public inconvenience will be minimum on front footpath. The disruptive effects of construction on road will be minimized developed by delivery wagons / trucks.

All diversions/replaced rights of way will be notified in advance and where appropriate temporary routes will be provided.

Site boundary hoarding/fencing will be erected to prevent unauthorized entry.

Suitable access and egress gates will be installed with security guards in attendance.

Although it is believed that there will be no delivery of large pre-planned loads or abnormal load but if there are, they shall be organized with the assistance of traffic police.

The control measures identified in this report will be implemented by the following means:

- Relevant information will be communicated to staff members before an order is placed during a pre-contract meeting. An order will only be placed with a builder following a commitment that they will work to the control measures specified. Where they are required to appoint specific plant, equipment, or specialist resources, this will be stated in their contract.
- Builder will be required to submit a detailed method statement for all works he undertake stating detailed control measures. This will be reviewed and authorized by the Site Manager prior to the commencement of operations.
- The builder will be required to monitor their own works and provide a permanent on-site Supervisor.
- The Site Manager will walk the site daily to monitor the works and implementation of the specified controls. Where actions are required to further implement controls these will be raised with the builder. If required, they may use a red / yellow card disciplinary and or toolbox talks to improve the implementation of the specified controls.
- Any incidents or visits from regulators will be reported to the Manager by the builder.

11.0 Conclusion

This Outline Construction Management Plan sets out likely and anticipated construction methodology and phasing which have been developed for the main builder prior to the commencement of construction on site.

To ensure that all the above measures are implemented, all staff are to be trained in the requirements of the Management Plan and be fully aware of their individual roles and responsibilities.