



10-12 Whitworth Street West Construction Management Plan

Condition 9
REF: 111003/FO/2016/C1



Contents

- 1.0** Whitworth Street West– 3 St Peters Square
 - 1.1** Introduction
 - 1.2** Description of the Works
 - 1.3** Site Layout / Phasing Drawings
 - 1.4** Working Hours
 - 1.5** Parking of Vehicles
- 2.0** Site Waste Management Procedure
- 3.0** Air Quality Plan
- 4.0** Hoarding – Erection, Maintenance & Public Highway Interface
- 5.0** Working Adjacent Network Rail
- 6.0** Lighting & Operation of Cranes
- 7.0** Human Impact Management Plan
- 8.0** Deliveries – Loading, Unloading and Storage of Plant and Materials
- 9.0** Control of Noise, Vibration & Dust
- 10.0** Adjacent premises access during works.
- 11.0** Contractor Vehicle Wheel cleaning

Appendices

- 1** Site Layout / Logistic Plan
- 2** RWBHO Waste Management Policy
- 3** Site Waste Management Procedure
- 4** Network Rail Submission Tracker
- 5** Crane Plan
- 6** Highway Closures & Traffic Management Plan
- 7** Neighbour Consultation Correspondence

1.0 Whitworth Street West Works

1.1 Introduction

The purpose of this Construction Management Plan is to discharge pre-commencement Planning Condition No.9 and to provide confidence to Manchester City Council regarding Russell WBHO's (RWBHO's) delivery of Whitworth Street West Project.

Planning Condition No.9 details:

The development hereby approved shall not commence unless and until a Construction Management Plan, has been submitted to and approved in writing by the City Council as Local Planning Authority. The Construction Management Plan shall include details of the following:

- o Hours of site opening/operation*
- o A Site Waste Management Procedure*
- o Air Quality Plan*
- o A Plan Layout showing areas of public highway agreed with the Highway Authority for use in association with the development during construction.*
- o The parking of vehicles of site operatives and visitors*
- o Loading and unloading of plant and materials*
- o Storage of plant and materials used in constructing the development*
- o Construction and demolition methods to be used, including the use of cranes*
- o The erection and maintenance of security hoarding*
- o Measures to control the emission of dust and dirt during construction and*
- o A scheme for recycling/disposing of waste resulting from demolition and construction works*
- o Details of and position of any proposed cranes to be used on the site and any lighting*
- o A detailed programme of the works and risk assessments*
- o Temporary Traffic Management measures to address any necessary bus rerouting and bus stop closures*
- o Details of safe methods of working adjacent to railway operational land*
- o Details on the timing of construction and scaffolding*
- o A Human Impact Management Plan, including community consultation*

Any approval granted shall be following a consultation process that includes Transport for Greater Manchester and Network Rail. The approved CMP shall be adhered to throughout the construction period.

Reason: To ensure that the appearance of the development is acceptable and in the interests of the amenity of the area, pursuant to policies EN15, EN16, EN17 and EN18 of the Core Strategy and Guide to Development 2 (SPG)

1.2 Description of the Works

Whitworth Street West may be summarised as:

- Demolition of existing building
- Piling and construction of ground floor raft foundation/slab
- Construction of in situ frame to 36 stories with 2 story steel frame roof.
- Unitized glazing with Corium cladding to facades.
- Fit out of 327 apartments.
- Minor external works.

1.3 Site Layout / Phasing Drawings

Please find attached Site Layout / Logistics drawings – Appendix 2

1.4 Working Hours

The Project working hours are such that the construction work will normally take place only between the following hours:

Monday to Friday **07:30 to 18:00**

Saturday **08:30 to 14:00**

Sunday / Bank Holidays **No Work**

Deliveries All reasonable endeavours will be taken to avoid peak morning and evening traffic congestion.

Workforce may arrive on site 30 minutes prior, but no working outside these times, unless changed by prior agreement Noise will be kept to the minimum during the first ½ hour.

Prior approval may be sought to work outside of these hours (for example abnormal construction plant manoeuvres, conclusion of concrete power floating, plant break-downs etc.)

1.5 Parking of Vehicles of Site Operatives and Visitors.

No parking will be available on site. RWBHO management team will make use of surrounding multi storey car parks and will hold several additional passes to accommodate visitors.

Site operatives will commute via one of the following: 1) Public Transport 2) Car Pooling and parking off site

2.0 Site Waste Management Procedure

- 2.1** The management and disposal of waste generated on Whitworth Street West Project will be managed in accordance with RWBHO Environmental Policy (please see Appendix 3).

Following selection / confirmation of the relevant sub-contractors & suppliers, we will develop a Site Waste Management Procedure. The 'template' for Whitworth Street West Site Waste Management Procedure may be found in Appendix 4.

We will appoint a specific member of the RWBHO Site Management Team as "Waste Management Co-ordinator".

3.0 Air Quality Plan

- 3.1** The following few paragraphs detail how air pollution will be managed and controlled during Whitworth Street West Works.

Background Definitions:

Statutory Nuisance

Dust, steam, smell or other effluvia from industrial, trade or business premises which are prejudicial to health, are defined as statutory nuisances under Section 79 of the Environmental Protection Act (EPA). In addition smoke (including soot, ash, grit), fumes and gases from any premises may also be a nuisance. The person responsible (in practice the contractor doing the work in question) can be required, by the local authority, to put a stop to the nuisance through an abatement notice. An aggrieved individual may apply to the magistrates for an abatement order. Breach of a notice or order is a criminal offence.

Clean Air Act

The Act is the main legislative means of control over smoke, grit, dust and fumes, and is generally enforced by local authorities. The main provisions of the Act co-exist with the statutory nuisance provisions of the EPA.

The Act applies to emissions of dark smoke from industrial or trade premises which originate from sources other than chimneys. Demolition has been found to be a trade process, and a bonfire on a demolition site emitting dark smoke could be found to be within the compass of the Act. There are, however, regulations which exempt emissions from the burning of timber and most other waste resulting from demolition of a building or of a site and also emissions from tar, pitch, asphalt or other matter used in connection with surfacing.

Some construction processes on Whitworth Street West Project may release pollutants into the atmosphere, for example dust from sub-structure alterations. However there is a clear need to keep them to a minimum to avoid undue nuisance to neighbouring areas and the workforce also to ensure that the more dangerous pollutants, for example paint sprays and sprayed formwork oils, are not released or are at least controlled.

Potential Hazards to Consider on Whitworth Street West Project include, but are not limited to:

- Dust from substructure alterations.
- Brick and silica dust
- Toxic substances in the ground or services
- Cement filler and plaster
- Solvents, glues and paints
- Weed-killers and other similar chemicals
- Fumes from welding
- Sprayed formwork oils
- Sprayed paint and other sealants

Control Measures we will adopt, include:

- Eliminate hazard by use of alternative methods and if this is not viable:
- Materials Management Plan (developed in conjunction with our Geotechnical Consultant)
- Site visits / inspection via our Geotechnical Consultant
- CoSHH assessments undertaken prior to certain activities commencing
- Dust from excavators and other vehicles on site – damp down using bowsers, or similar solution.
- Wood dust from joinery or other woodworking – use dust extractors on cutters and saws
- Site Standards will ban the use of fires on site as a waste disposal measure
- Securing of all loose materials that could become airborne in high winds
- Where possible, positioning of plant in order to ensure that exhaust fumes or dust etc. are vented away from occupied buildings and ensure they are fully maintained to avoid any nuisance
- Vehicles carrying dusty materials will be suitably sheeted, as may be appropriate
- Limit and enforce the speed limits of vehicles on site

4.0 Hoarding & Public Highway Interface

4.1 Hoarding

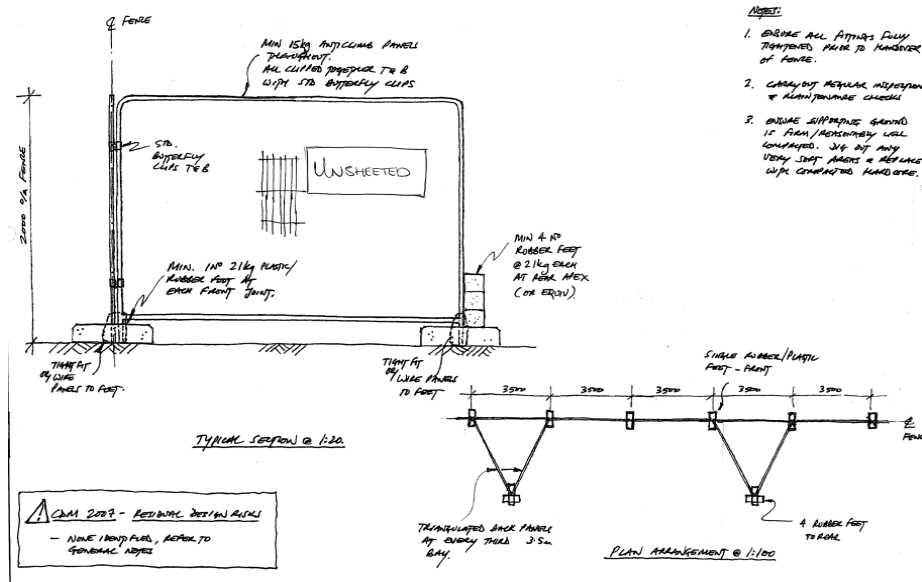
All areas of the construction site will be clearly demarcated / secure at all times (from non-construction related persons or vehicles), also to keep all construction activities confined within the defined areas.

Hoarding will be temporary 'Herras' type fencing during initial weeks, then switched to 2400mm tall timber hoarding. Metal solid panel hoarding and water filled "Rhino Barriers" may be used in certain areas.

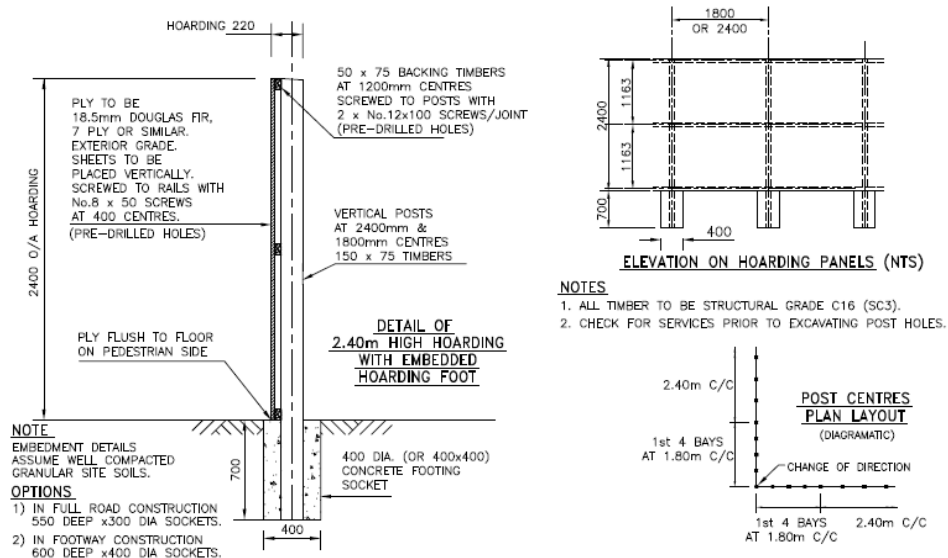
Timber hoarding will be painted 'white'. Any 'branding' will be the subject of separate negotiations between the client & MCC

Hoarding fixings / foundations will be designed by the RWBHO Temporary Works Department. Typical details are identified in 4.2 to 4.4

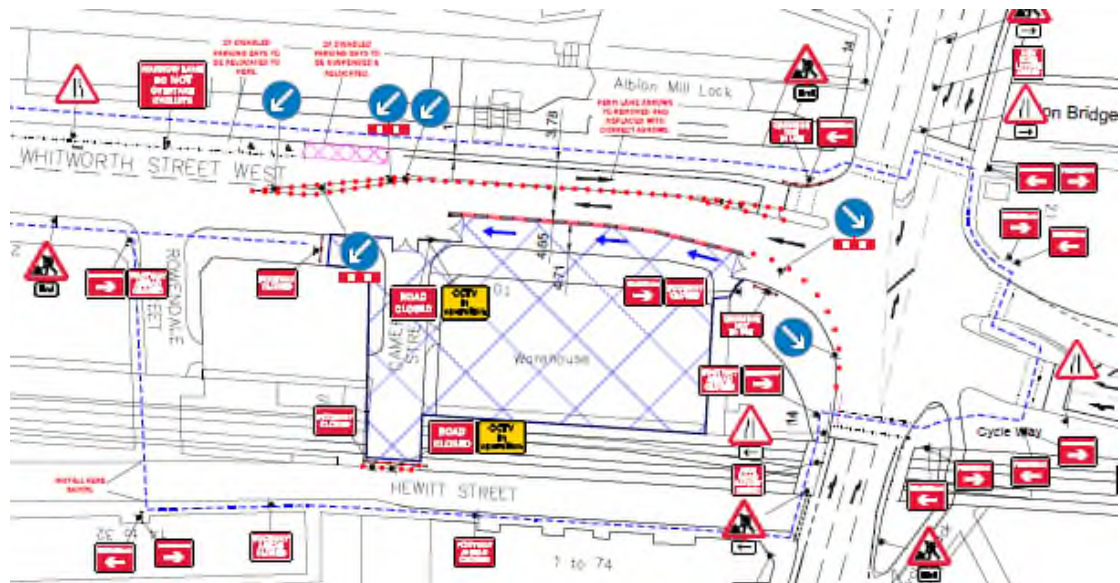
4.2 RWBHO Details for 'Herras' fencing:



4.3 RWBHO detail for Timber Hoarding:



4.7 Approved UDP Ltd. Traffic Management Drawing UDP-11071REV3:



5.0 Working Adjacent railway Operational Land

We have held several site meetings with Network Rail Asset Protection Manager (Mark Corser). Methodology agreed in principle and applications (forms A-C) currently being processed (See appendix 5 – Network rail Submission tracker).

Final draft submission to be submitted no later than 20 working days prior to commencement. All applications will be completed in advance of this deadline. Works will not commence on site until formal approval received from Network Rail.

All works will be carried out in accordance with NR/L2/RSE/02009 Module 02 – The Management and review of Engineering Deliverables. RWBHO will appoint a single member of the site team as “NR Coordinator” who will be responsible for submissions and monitoring/control of operations on site in accordance with Network rail requirements.

6.0 Lighting & Operation of Cranes

- 6.1** One static Tower Crane will be required at the Whitworth Street West scheme. Positioning of the crane has been given careful consideration and will be positioned within the light well of the building. Refer to attached crane logistics plan Appendix 6. All offloading will take place within the site boundary along George and Back George street. Although the crane over sails the boundary at no point will any loads be suspended outside the site boundary.

Oversailing Highway/Footpath

Crane Projection-Over Licence has been submitted in line with Section 178 Highways Act 1980 and will be in place prior to use of the Tower Crane on site.

Crane Type

We have assessed the various crane types and have decided that the Terex CTL 430-24 Luffing Jib Tower Crane is most suited to our requirements and will help maximise the efficiency in construction of the structural frame. The crane will initially be set up within the West side of the structure until the central core is complete (Phase 1). Upon completion of the core the crane will be relocated to the top of the core (Phase 2). See appendix 6 Crane Plans

6.2 Lighting and Hoarding

As with all construction lighting in proximity live buildings, we will develop a lighting scheme that satisfies all neighbours ensuring all lighting which could potentially effect neighbouring properties is adequately screened off. This will be developed and agreed before the works commence.

The Tower Cranes may have an illuminated signage box – displaying the name of the Sub-Contractor / RWBHO.

7.0 Human Impact Management Plan

On the Whitworth Street West project, we will manage “Human Impact” in two key ways:

- Environmental Impacts
- Community Plan / Community Consultation Strategy

7.1 Environmental Impacts

We will identify and manage environmental ‘impacts’ and ‘aspects’ throughout all phases of the Whitworth Street West development.

The following areas will be considered:

Aspect: The part of the RWBHO activities that can interact with the environment.

Impact: The effect on the environment, good or bad, that results from RWBHO's activity

Carbon: including carbon footprinting, carbon reduction plans, energy consumption, monitoring, recording, Green Travel and use of fuel

Waste and Resource Use: including minimisation, recycling, disposal, selling 'waste', waste streams, compliance, secondary aggregates, timber.

Biodiversity: including wildlife, conservation, invasive species, designated sites, biodiversity action plans

Land Management: including archaeology, heritage, contaminated land, rights of way

Community: including considerate constructors, engagement plans and registers, stakeholder mapping, communications matrix.

We will develop an Aspects and Impacts Register (A&I Register), this will form part of our detailed Health, Safety & Environmental Construction Phase Plan. The RWBHO Health, Safety & Environmental Advisor will provide support as necessary, throughout the life of the scheme.

Control measures to reduce the risk will be implemented and the risk regularly reassessed to ensure the control measures have, in fact, reduced the risk.

The Whitworth Street West RWBHO Site Management Team will ensure that the A&I Register is monitored and regularly reviewed (especially when there is a change in work activity or location).

7.2 Community Plan / Community Consultation Strategy

RWBHO recognise that we can have a significant impact on the communities in which we operate and by engaging, respecting and understanding our community stakeholders we can make a positive contribution to their environment and quality of life.

As such, we have developed a "Human Impact Method Statement" – please see Appendix 7.

7.3 Public Contact Numbers

The following contact numbers will be displayed on the main site entrance which is publically accessible. Numbers will be maintained throughout the development from commencement to completion.

- 1) Construction Manager
- 2) Site Manager
- 3) Out of ours emergency contact number (24/7).

This will allow members of the public to contact site/RWBHO representative at any time.

8.0 Deliveries & Waste Collection

Deliveries

The site set up facilitates 2no. entrance and exit points for deliveries and waste collection. Entrance 1 is located on George Street with exit via Dickenson Street. Entrance 2 is located on Back George Street with exit via Dickinson street. Both points are 1 way through routes which eliminates any need for reversing vehicles onto site. We have carried out swept path analysis to ensure feasibility and determine size of vehicles which can access both points (see Appendix 5)

Russell's internal management systems require a daily 'Co-ordination Meeting' to be held with all site based sub-contractor supervisors, led by the RWBHO Construction Manager. During this forum all notable deliveries / collections / major plant movements will be scheduled and co-ordinated.

This will facilitate:

- Just-in-time deliveries
- Deliveries to the correct Gate No.
- Prevention of double-booking
- Proactive traffic management
- Management of zones for off-loading
- Efficiency of waste material removal

The agreed delivery schedules will be issued to the RWBHO Gate personnel, who will monitor/manage the physical deliveries and communicate with the RWBHO Site Management Team.

Sub-contractors and Suppliers will be encouraged to deliver outside of peak traffic times. No 'queuing' will be permitted on surrounding streets, in the event that road network issues result in deliveries 'stacking', a holding zone will be allocated the surrounding area, or the drivers contacted to defer their arrival time.

Waste Collection.

Management of construction waste arising from the Whitworth Street West development will be managed strictly in accordance with RWBHO Environmental Policy and Waste Management Procedure (Appendix 3 & 4)

Due to the City Centre location and restricted access careful consideration has been taken to determine most efficient methodology for waste removal. Following Demolition a Wheelie Bin Waste Management Scheme will be put in place. The scheme consists of an initial delivery of 30 wheelie bins, distributing the containers throughout the site. An appropriate collection area will be positioned within back George Street to facilitate the mobile compaction vehicle to arrive and empty the bins.

This scheme provides high carbon emission savings in comparison to traditional skips. This is based on the fact that it takes 5 wheelie bins to remove the same amount of waste than an 8 yard skip, therefore using the method of 30 wheelie bins on site being emptied at once equals the same capacity of waste as 5.5 8 yard skips with only one journey made to collect them.

9.0 Control of Noise, Vibration & Dust

RWBHO Construction Ltd plan to construct Whitworth Street West in such a manner as to:-

- To prevent Noise, Vibration & Dust pollution
- Prevent any further adverse environmental impacts
- Ensure mitigation measures are implemented for non-preventable environmental impacts

Training

All Staff and Sub-Contractors will be made aware of the Projects Environmental requirements at the initial Site Induction and via our weekly "Tool Box Talk" Training Programme. This will include training/awareness of the following areas:

- Environmental legislation and its relevance to this project
- Individual environmental responsibilities and environmental constraints to specific operations.
- Areas of environmental sensitivity, how activities may affect them, methods and timing necessary to protect them and activities to be avoided.
- Procedures and equipment to use in case of an incident

Monitoring and Incident Reporting

To ensure procedures are being implemented and are effective, a comprehensive inspection, monitoring and reporting system will be put in place. In the event of an incident, the Accident/Incident/Near Miss Reporting Procedure and the Accident/Incident/Near Miss Investigation Procedure will be followed.

Noise, Vibration & Dust Risk Assessment

When carrying out the risk assessments to establish suitable controls for noise, vibration & dust, the following will be considered:

- Type of material / operation involved
- Activity to be carried out
- Environment the activity will take place in
- Period of exposure
- Position of employee / proximity of the public/residents
- Sensitive environmental receptors

Following the risk assessment, effective control measures will be established, including how the work will be monitored and supervised and how the effectiveness of control measures will be maintained throughout the activity.

The following hierarchy of controls will be considered:

- Designing the activity to avoid processes which will cause dust, fumes or vibration
- Capturing dust or fumes by using local exhaust ventilation.
- Using tools equipped with wet suppression or by keeping the work area damp, particularly in periods of dry weather
- Reducing the exposure of individuals by excluding non-essential personnel from the work area, and job rotation for those involved in the work
- Protect individuals by provision and use of respiratory protective equipment (RPE)

Noise, Vibration & Dust Pollution Prevention

When work activities are likely to create dust, fumes or vibration, specific control measures and protective clothing / equipment will be required. These precautions will be selected with advice from specialist Sub-Contractors, manufacturers, RWBHO Health, Safety & Environmental Manager and also from COSHH Assessments.

On the Whitworth Street West Project, we propose to manage the possible emission of noise, vibration & dust via the following:

- We will select, as far as possible, construction techniques which will minimise noise nuisance.
- All plant and machinery will have effective silencers fitted and kept in good condition. Noise pollution measures such as silenced equipment; controlled working hours and screening will be implemented on site.
- The Whitworth Street West Project will be hoarded to 2.4m (this will provide some noise deflection to the local residences).
- We will follow all current good practice and regulatory guidance when using and/or operating construction plant and equipment e.g. BS 5228: Noise control on construction sites and open sites.
- Spraying/dampening down of haul roads and areas of site where dust is likely to be created may be effective in reducing windblown dust – this will be assessed by the RWBHO Site Management Team.
- A 5 mph speed limit will operate on the site to reduce excessive airborne dust during dry spells.
- Haulage wagons carrying dusty loads will be covered.
- All cutting operations will use a dust suppression system.
- Noise control procedures will be implemented for all construction plant equipment and all site activities.
- No site operative parking space will be provided on-site – this will limit car / small commercial vehicular traffic into and off the site.
- Main site compound will be fully established, complete with associated access roads and dedicated material 'lay-down' areas.
- Where possible, areas of traffic movement will be designed to minimise reversing alarm use principally by the use of one way systems.
- Road licensed construction plant / vehicles leaving the site will be manually checked by the dedicated Gateman.

- The RWBHO Construction Manager will monitor the cleanliness of the highway / pavements abutting our Works on a daily basis.
- Should individuals have any specific concerns, contact details for the RWBHO Construction Manager will be posted on the Site Hoarding
- Noise from standard construction plant is generally of short duration therefore impact is minimised. Occasionally 24hr. operations will be necessary but discussions will take place with the local Environmental Health Officer before such operations are planned.
- Daily noise monitoring will be carried out along the site boundary (am and pm) to ensure noise levels do not exceed 85dB. In event that noise levels approach or exceed 85dB, works producing noise will be stopped and alternative methods adopted.
- Dust control and monitoring will be controlled in line with attached RWBHO Silica Dust Control and Monitoring procedure reference PR-HS 026 (Refer to Appendix 10)

10.0 Adjacent Premises Access During Works:

Access will be maintained to all neighbouring premises throughout the duration of Whitworth Street West development. This was a requirement in order for MCC Highways to approve our Traffic Orders.

As we are closing the footpath adjacent Cameron Street we have consulted with the adjacent property who have accepted restricted access during our works (see appendix 9 – Neighbour correspondence).

We have also consulted with the owners/occupiers of City Road Inn who's access will be fully maintained throughout the project.

11.0 Contractor Vehicle Wheel Cleaning (*Planning Condition 11*)

"The wheels of contractors vehicles leaving site shall be cleaned and the access roads leading to the site swept in accordance with a management scheme submitted to and approved in writing by the City Council as local planning authority prior to any works commencing on site".

11.1 Due to the constraints of this City Centre development, we propose to manage the possible migration of waste/material from the construction site onto the pavement / highway as follows:

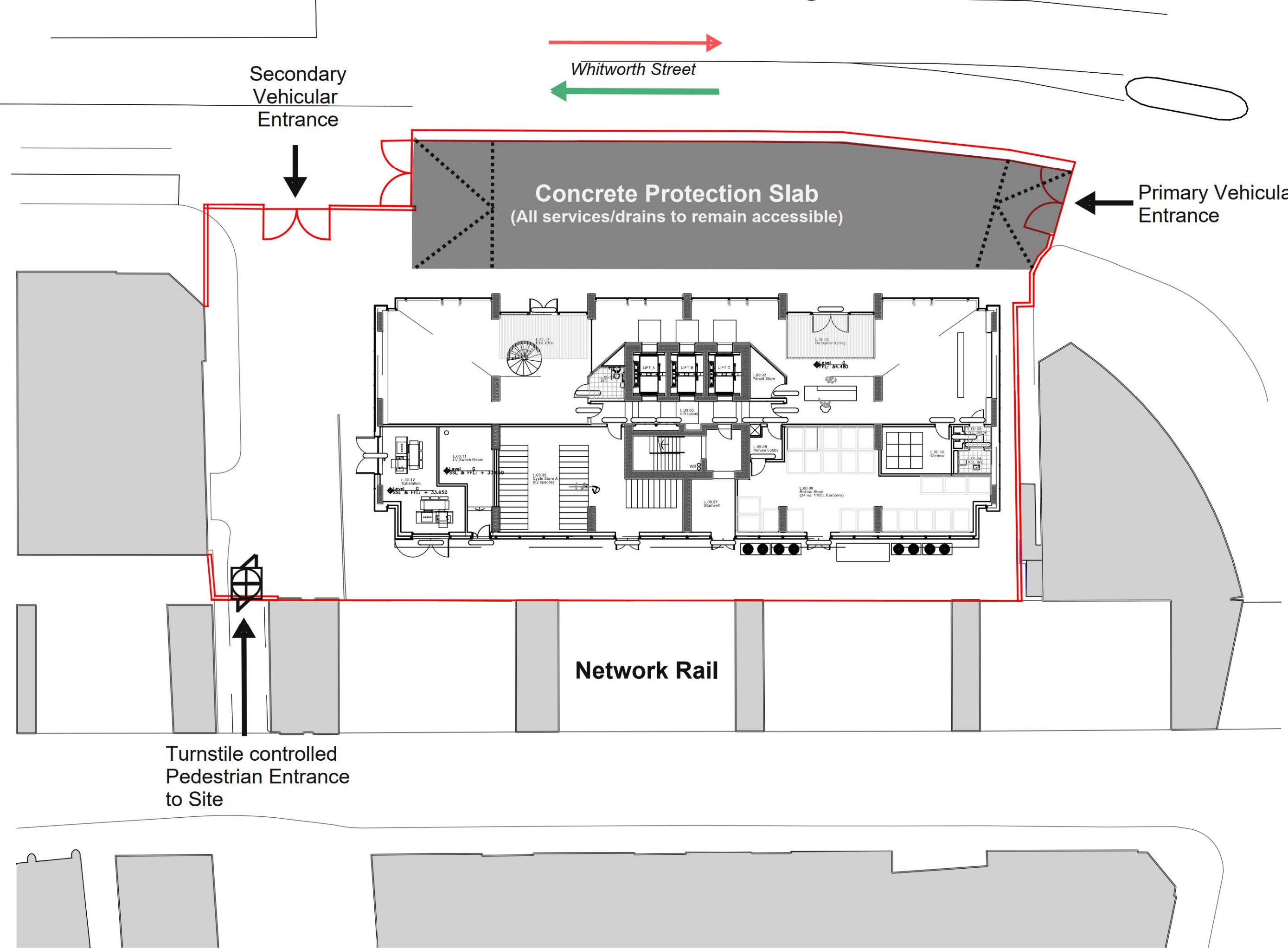
- Early stages (Piling and substructure works):
 - o No site operative parking space will be provided on-site – this will limit car / small commercial vehicular traffic into and off the site.
 - o Road licensed construction plant / vehicles leaving the site will be manually checked by the dedicated Gateman.
 - o We will procure all subcontractor packages with any plant & vehicle movements on and off site will have made due allowance for a manned pressure-washer arrangement. This will be located within the site boundary.
 - o In addition to the above, a 'Road Sweeper' will be deployed, as deemed necessary by the RWBHO Site Management Team.
 - o The RWBHO Construction Manager will monitor the cleanliness of the highway / pavements abutting our Works on a daily basis.
 - o Should individuals have any specific concerns, contact details for the RWBHO Construction Manager will be posted on the Site Hoarding.

- Balance of the Works:
 - o No site operative parking space will be provided on-site – this will limit car / small commercial vehicular traffic into and off the site.
 - o Main site compound will be fully established, complete with associated access roads and dedicated material 'lay-down' areas.
 - o Road licensed construction plant / vehicles leaving the site will be manually checked by the dedicated Gateman.
 - o A 'Road Sweeper' will be deployed, as deemed necessary by the RWBHO Site Management Team.
 - o The RWBHO Construction Manager will monitor the cleanliness of the highway / pavements abutting our Works on a daily basis.
 - o Should individuals have any specific concerns, contact details for the RWBHO Construction Manager will be posted on the Site Hoarding.

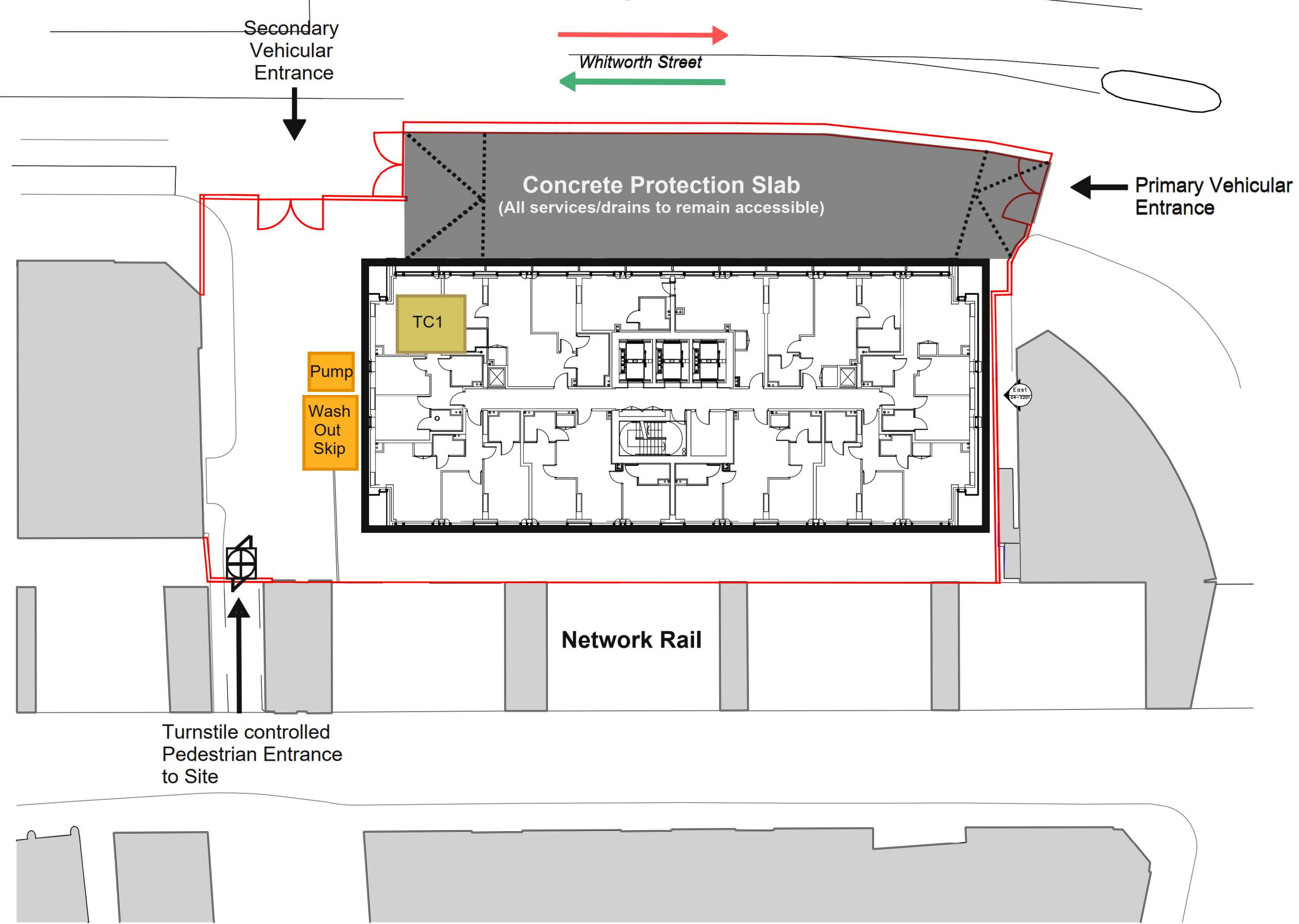
APPENDIX 1

SITE LAYOUT / LOGISTIC PLANS

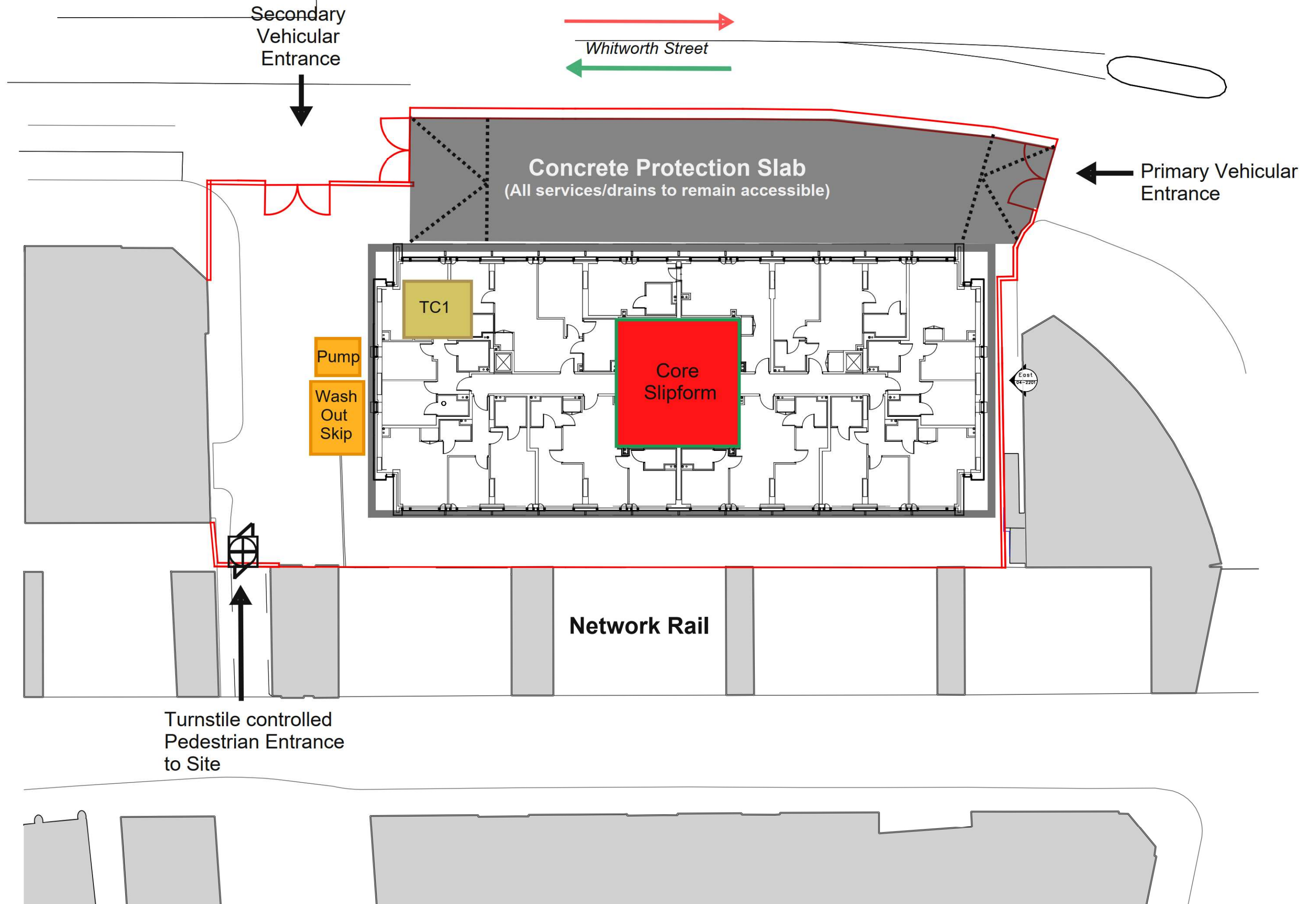
10 - 12 Whitworth Street West - Logistics Plan



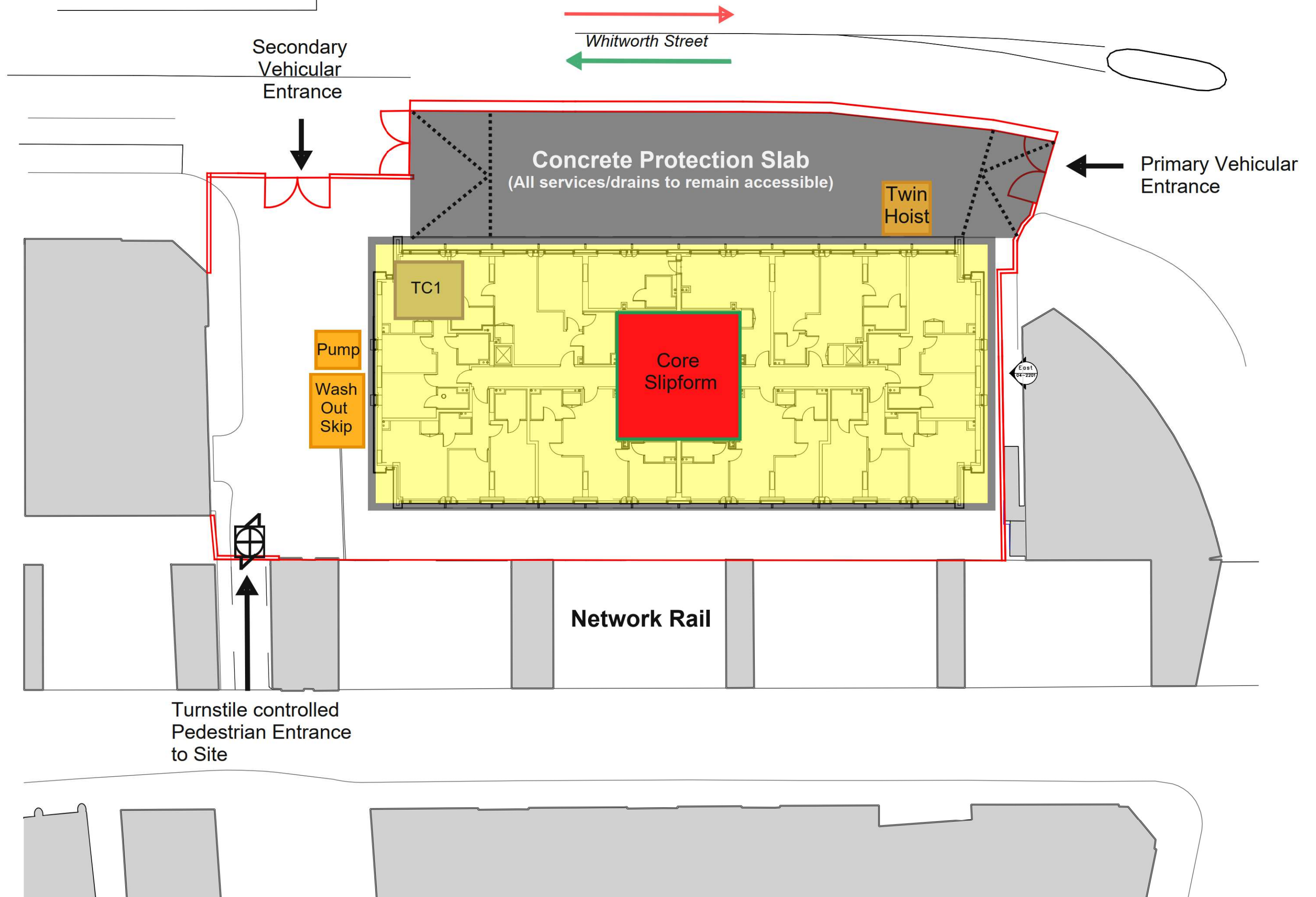
10 - 12 Whitworth Street West - Logistics Plan Phase 1 - Initial Logistics



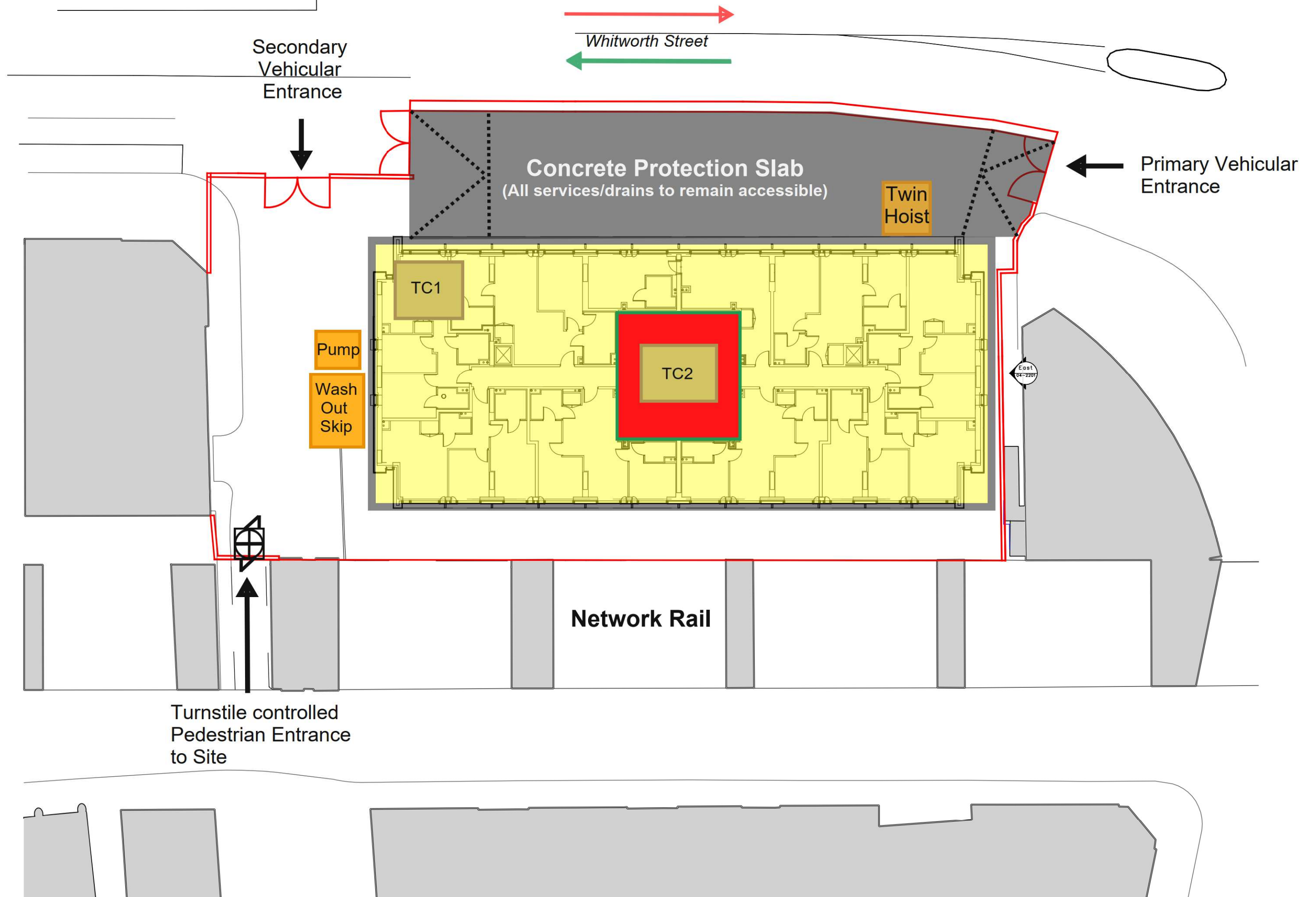
10 - 12 Whitworth Street West - Logistics Plan Phase 2 - Foundation and Core



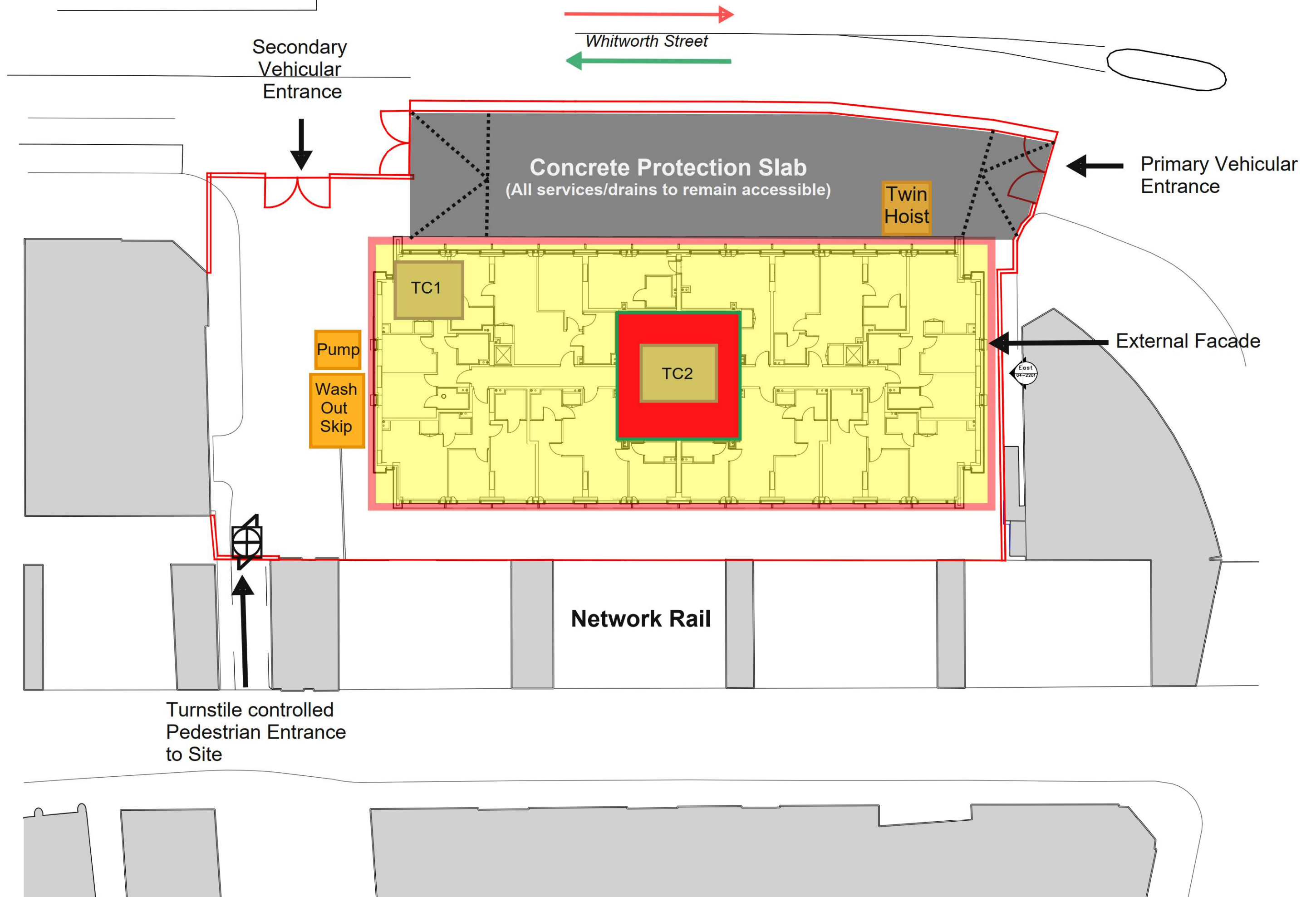
10 - 12 Whitworth Street West - Logistics Plan Phase 3 - Core, Slab & Columns



10 - 12 Whitworth Street West - Logistics Plan Phase 4 - Dismantle TC1 & Erect TC2



10 - 12 Whitworth Street West - Logistics Plan Phase 5 - Slab / Column & Facade



APPENDIX 2

RWBHO ENVIRONMENTAL POLICY

Russell WBHO & Russells Homes



Environmental Policy



POLICY OBJECTIVES

Russells Environmental Management System in time will have developed so that all our key issues pertinent to all our sites will have been addressed.

Our Environmental Management System will be paying particular attention to the following policy objectives.

- Minimise the Environmental impacts of existing activities/processes and to ensure that the implications of any new processes are fully assessed prior to introduction.
- Manage and control effectively and efficiently authorised processes.
- Disposal of wastes, and effluent in a safe and responsible manner.
- Reduce and limit the likelihood of environmental accidents and incidents, by the proper use of risk assessments and action planning.
- To strongly promote control and ownership of environmental issues at departmental levels.
- Provide all necessary training and update training and support to staff in order to ensure that the company is able to fulfil its commitments to the Environmental Policy and sustainable development.
- Introduce and promote programmes, whose aim is to minimise waste.
- Introduce and promote programmes, which minimise energy use through efficient energy management.
- Being considerate to our neighbours whilst conducting our day to day work activities.
- Ensuring continuous improvement in our waste control and management systems, in line with our Health Safety and Environmental Plan.
- Develop systems which promote best environmental practice, covering both design and development.

It is Russells Philosophy to safeguard the environment in which we work and any adjoining environment in order to support sustainable development, whether it be at the Company's construction sites or offices and to ensure the relevant Environmental Health, Safety and Welfare Legislation, associated Codes of Practice and Environmental Standards are complied with.

Contents

- 1 Environmental Policy Amendments and Reviews
- 2 Roles and Responsibilities
- 3 Training and Competence
- 4 Systems Monitoring
- 5 Client Relations
- 6 Energy and Efficiency
- 7 Control of Substances Hazardous to Health (COSHH)
- 8 Waste Management Control
- 9 Noise Control
- 10 Vibration Control
- 11 Dust and Fumes
- 12 Pollution Control
- 13 Ecology
- 14 Emergency Response

2. Roles & Responsibilities

Management of the system is the responsibility of the **Head of Environmental & ISO** who reports to the Board Member responsible for Environmental issues, John Millward, Construction Director.

The day-to-day management of environmental on site will be the responsibility of the Project Lead who will co-ordinate the on-site labour and ensure the availability of all necessary plant, equipment and materials to allow the environmental controls are in place on site.

At the outset of the project the project team will work with the Client, Principal Designer & relevant Design Professionals to ensure that the design of the project takes and that the appropriate pre-tender documents are issued.

The Health, Safety and Environmental Department will work closely with the Project Lead to ensure that each project is conducted in accordance with the Construction Phase Health, Safety and Environmental Plan and specific legislation.

To avoid duplication, please refer to POL-001 H&S Policy section 3 for the list of responsibilities:

- 2.1. The Board of Directors of Russells
- 2.2. Director with Responsibility for Championing Health, Safety and Environment Matters
- 2.3. Health, Safety & Environmental Managers
- 2.4. The Project Directors / Contracts Managers / Project Lead
- 2.5. The Site Managers / Site Engineers
- 2.6. The Assistant Site Managers / Assistant Site Engineers
- 2.7. Weekly Paid Staff

3. Training and Competence

Training will be provided to the company' employees through attendance at in-house seminars, presentations and the like, to make them aware of the Company's corporate philosophy regarding environmental management and, to ensure their competence in reducing any adverse impact of the Company's activities on the environment. The Company Management undertakes to ensure that this policy is understood, implemented and reviewed at all levels of the organisation, and is committed to the continual improvement of its Environmental Management System in accordance with the requirements of ISO 14001.

All Russell employees will be committed to sustainable development, Environmental Policies and training programmes.

Russells will also educate the following parties on environmental requirements, as and when required:

- All none Russells employees involved in any designing, project or contract work in which Russells is the main contractor.
- Members of the public who may be involved in any way directly or indirectly by Russells project work.

4. Systems Monitoring

We will monitor and update the staff training programme whenever the need is identified.

5. Client Relations

It is an integral part of our approach to fully discuss with clients, the environmental issues, implications and effects of a contract, to ensure full compliance with their Environmental Policies together with the requirements of current relevant legislation and guidelines.

Within our normal construction and operational procedures, the following are examples of measures taken to limit adverse environmental impact:

Russells		Page 5 of 10	
Issue Date: 01/03/2021	Issue No. 04		Form No. POL-002

- Close liaison with clients, their consultants and local organisations.
- Ensuring the safety of the Public and Site Personnel, not only with regards to Russells operations, but also arising from all sustainable and environmental factors.
- The strict control and demarcation of working areas controlled by the Site managers, Foremen, HS&E Manager and resident Engineer.
- Awareness of and compliance with safe working operational practices involving the Transportation, Handling, Storage and Disposal of Hazardous Chemicals and/or other toxic or harmful substances.
- Appraisal of operational techniques during construction and operation of plant with particular regard to noise, dust, odour, aerosol and emission levels.
- Full compliance with all Health, Safety and Environmental legislations to ensure the efficient and safe execution of a contract.
- Identification to the client of any matter arising throughout a contract which might have environmental implications.

Additionally, where Russells is taking a lead role as a Main Contractor employing Civil Engineering Sub-contractors, particular attention is given to the following:

- Appraisal of working techniques with particular regard to ground vibration.
- Awareness of contaminated materials, their transportation and disposal.
- This list is not exhaustive and there can be many other considerations to be taken into account. A full detailed assessment is carried out for each individual contract.

6. Energy Efficiency

Efficient energy use not only reduces operating costs, but also produces important environmental benefits. The production and use of energy in all its forms is one of man's key impacts on the environment.

Using energy efficiently and thereby reducing unnecessary pollution is recognised as one of the most effective ways of slowing down global warming. Consideration should be given to how energy is used. As far as reasonably practicable, control measures will be implemented to the following areas of operation in order to reduce energy consumption:

- Power & Lighting
- Heating Systems
- Ventilation
- Air Conditioning
- Transport
- Paper

For further details please refer to document reference [PR-EN008 – Energy Efficiency and Improvement](#).

7. Control of Substances Hazardous to Health (COSHH):

If there is a requirement to store and use substances which may be hazardous to health in accordance with the COSHH Regulations, written assessments will be in place for the specific substance. Sub-contractors will require approval prior to bringing any such materials onto the site.

Great care will be taken in handling any such material and substances and the following steps will be implemented:

Russells		Page 6 of 10	
Issue Date: 01/03/2021	Issue No. 04		Form No. POL-002

- Eliminate the use of hazardous materials and chemicals whenever possible.
- If not presently possible then substitute that material or chemical with a less hazardous one.
- If no substitute is available then ensure that any hazardous material or chemical is used strictly according to its COSHH data sheet and only used to its minimum.

It will be the Company Policy that where practicable the most environmentally friendly chemicals will be used.

Copies of the Manufacturers Safety Data Sheet (MSDS) will NOT be accepted as a COSHH assessment and must therefore not be sent to site with any substance. All COSHH assessments must reflect not only the hazardous natures of the substance but the environment in which it is to be used on site, information on storage, handling, transportation and safe disposal, emergency firefighting & First Aid information must be included with any substances brought onto site.

Emergency spill kits are issued to all construction sites and the site manager will ensure that responsible individuals are trained to the specific spill kit's manufacturers' operating instructions.

For further information, please refer to our PR-HS008 – COSHH Procedure

8. Waste Management Control

Waste materials are produced at Russells Headquarters and construction sites. Our Headquarters main waste stream is paper which is shredded and recycled by an Environmental Agency approved waste contractor. Other waste streams are ink, food waste, cardboard and domestic waste. The general waste is removed by an Environmental Agency approved waste contractor.

Russells and its sub-contractors will ensure that measures are put into place and maintained in order to protect the environment and prevent pollution from occurring.

All waste materials will be stored and disposed of (i.e. appropriate labelled skips provided) in accordance with the procedures / requirements appropriate to the circumstances of the project.

Sub-contractors are responsible for removing their own hazardous waste, e.g. used spill kits, used aerosols etc. Russells can provide a facility for hazardous waste collection if requested by the sub-contractor. Hazardous waste must NOT be placed in any general skip.

Russells and its sub-contractors will ensure that when waste changes hands, a transfer note/ticket is completed, in duplicate, and signed by both parties. A member of Russells Project Management team will complete a Russells waste transfer note which will be kept for a minimum of 2 years. Sub-contractors producing waste and responsible for removing their waste will be required to provide a compliant Waste Transfer Note in accordance with current legislation.

All those who produce or handle wastes from demolition, earthworks and construction activities have legal responsibilities – Duty of Care – for its safe keeping, transport and subsequent recovery or disposal. Failure to comply can result in an unlimited fine.

Duty of Care is a legal requirement under Section 34 of the Environmental Protection Act 1990. Detailed requirements for waste transfer notes are set out in The Waste (England and Wales) Regulations 2011.

A Site waste management plan (company policy albeit not a legal requirement) will be produced and will be reviewed and updated on a regular basis detailing all waste on the project. Copies of all relevant waste carriers' licences, waste management licences and waste transfer notes will be obtained.

Russells and its sub-contractors will ensure that when hazardous waste (as defined in EWC (European Waste Catalogue) code - within parts 2 to 6 of this guide) is removed from site that the following actions take place:

- A consignment note must accompany the waste in accordance and comply with the Hazardous Waste Regulations 2009 (England and Wales) and be completed and signed as dictated by the form
- All hazardous waste consignment notes will be kept for a minimum of 3 years

Waste materials fall into two categories for management, these are:

- Re-use
 - If surplus materials can be used in the permanent works they are classified as materials, which have been re-used. If they are surplus to requirements and need to be removed from site and they can be removed and used in their present form, they can be removed from site for reuse.
 - Where waste is re-used, the appropriate Waste Exemption permit must be applied for.
- Recycle
 - If the surplus material cannot be re-used in its present form but could be used in a different form, it is sent for recycling.
 - Surplus or waste materials arise from either the materials imported to site or from those generated on site.
 - Imported materials are those which are brought to the project for inclusion into the permanent works.
 - Generated materials are those which exist on the project such as topsoil, sub-soil, trees and materials from demolition works etc.
 - All items that are recyclable for example paper, plastics, glass, metals etc. will be identified in the Site Waste Management Plan.

8.1. Segregate

Where possible and site constraints permit, an active programme will be implemented of segregating waste on site into the following main categories:

- Mixed
- Metal
- Wood
- Packaging
- Gypsum

Wherever possible, all non-environmentally safe materials will be eliminated and replaced with environmentally friendly and sustainable materials.

8.2. Site Waste Disposal

All work will produce waste. The Company in its efforts to reduce the unnecessary need to use landfill will follow the following procedures:

- Site Management will ensure that all materials that can be re-used are separated and reused (as many times as possible) where possible.
- All materials that can be recycled are segregated into separate containers/skips, stored and removed by an Environmental Agency approved waste contractor for processing and recycling at an Environmental Agency licenced recycling plant.
- The use of landfill facilities will be kept to a minimum.
- Site Management will keep a record of all waste movement to landfill.
- The Company Health, Safety Environmental Manager will check, as part of their visit, what is being placed into the skips for disposal.
- Plaster board and Gypsum based products are not to be disposed of in general mixed waste skips/containers.

9. Noise Control

Russells and its sub-contractors will ensure that, where reasonably practicable, nobody on site is exposed to noise exceeding occupational action levels in compliance with the Control of Noise at Work Regulations 2005. Noise level requirements will be assessed by following the hierarchy of controls prior to commencement of works. The Health, Safety and Environmental Department will advise the Project team accordingly.

Under Section 60 and 61 of the Control of Pollution Act 1989 permissible levels of environmental noise may have been stated by the local authority, in this instance the levels stated will be adhered to.

On completion of the noise assessment Russells and its sub-contractors will provide relevant information, instruction and training to employees at risk from excessive noise levels.

Noise nuisance pollution will be controlled using the appropriate means to prevent nuisance in accordance with BS.5228 – 2:2009 - Sound suppressed equipment etc.

All Russells directly employed site-based personnel will be issued with suitable hearing protection if and when required.

10. Vibration Control

Russells and its sub-contractors will, through the careful planning and design of the works, take reasonable steps to eliminate the need for vibrating tools and equipment to be used on site. Where this cannot be achieved equipment suppliers will be required to provide adequate information to allow Russells or its sub-contractors to carry out a suitable risk assessment. Affected personnel will be trained on vibration reduction techniques and, where appropriate, included in a health surveillance scheme.

Completed Vibration Exposure from Powered Hand Tools Assessments will be recorded by Russells and its sub-contractors together with a daily record that operatives have not exceeded the 'exposure limit value' while on site.

The Site Management and sub-contractors will select the best tool for the task at hand with strict consideration to the reduction and time in use of the equipment.

11. Dust & Fumes

All operations will be assessed for the generation of dust, particularly silica and suitable safe systems of work will be implemented prior to any work commencing. A hierarchy of controls will be implemented and the effectiveness of control measures will be maintained throughout the duration of the specific activity being carried out. If dust is generated, then suppression or extraction methods will be employed. If, as a last resort, PPE is to be used employing respiratory protection then masks to at least PP3 level of protection must be used. All personnel using respiratory protection must have been face fit tested (a standard requirement for all Russells operatives).

For further information, please refer to our Dust Control Procedure.

12. Pollution Control

A pollution control plan will be implemented on Russells construction projects. At the earliest stage possible a site survey will be carried out through a combination of desktop reviews of plans, site drawings, contract documents and review of local authority information and by a site walkover for a physical check. The desktop survey will identify if any technical surveys will be required, such as noise, ecology and contaminated land surveys, etc. The source-pathway-receptor model will be used to identify the site risks. Suitable pollution prevention measures will be put in place to the following:

- Flooding
- Silt
- Fuel

- Chemicals / COSHH
- Dust
- Fumes
- Noise
- Vibration
- Ecology

13. Ecology

Suitable control measures will be implemented to protect the natural habitat in accordance with current legislation. Control measures identified by specialists, such as Ecologists or Geotechnical Consultants, will be implemented where required on Russells projects.

Russells will comply with any requirements in accordance with The Wildlife & Countryside Act 1981 to protect animals, plants and habitats.

14. Emergency Response

Emergency spill response kits will be made available on all construction sites and located in appropriate areas such as near fuel stores, in mobile bowzers and at refuelling locations. In any pollution event, Russells Head of Environmental must be notified.

Any spillages or pollution incidents should be reported in line with the Accident Reporting Procedure. There is no minimum volume figure above which a spill must be reported.

When an incident threatens which may lead to potential pollution or a prosecution, it is essential that such potential occurrences are properly anticipated and planned for at an early stage and addressed within the Emergency Response Plan (F-HS033).

APPENDIX 3

SITE WASTE MANAGEMENT PROCEDURE

PR-EN013 – Site Waste Management Procedure

1. Responsibilities

- a. The requirements for a SWMP is no longer a legal requirement since January 2014, however can be requested by the client or required for BREEAM certification. It is an offence by the principal contractor if the waste produced is not recorded and waste described on the Waste Transfer Notes. In a principal contractor role, RUSSELLS is responsible for:
 - obtaining relevant information from sub-contractors;
 - updating the SWMP as the project progresses;
 - identifying waste removal contractors;
 - keeping the SWMP up to date;
 - ensuring that other sub-contractors know where the SWMP is kept;
 - allowing other sub-contractors and the client access to the SWMP during the project;
 - handing the completed SWMP back to the client at the end of the project, if required/requested
 - keeping a copy of the SWMP for two years.
- b. Ultimate responsibility for achieving the above lies with the business Managing Director. Operational responsibility must be assigned to the Project Lead who will implement Russells areas of responsibility of the SWMP.
- c. This person needs to:
 - negotiate during the tender process to define contractual responsibilities for completion and maintenance of the SWMP;
 - be able to communicate to everyone working on-site and motivate them to follow the SWMP;
 - be able to provide or source the necessary resources and training;
 - have a good knowledge of the contract and the various parties involved.

2. General

- a. The SWMP must identify:
 - the person responsible for waste management on-site;
 - the types of waste that will be generated;
 - waste management options for these waste streams;
 - the use of appropriate and licensed waste management contractors and sites;
 - a plan for monitoring and reporting on the quantity of waste.
- b. To be effective, it is vital that the SWMP is simple and easy to follow, with clear procedures for waste management.
- c. A SWMP involves the following stages:
 - writing the SWMP;
 - assigning responsibility for implementation;
 - identifying likely waste arisings, types and amounts;
 - determining the best waste management methods (on-and off-site) for the different wastes;
 - optimising the supply and procurement of materials;
 - communicating the plan on how it will be implemented;
 - setting up systems to segregate and handle wastes on-site to encourage recovery;
 - making sure the site complies with the Duty of Care;
 - collecting data on waste generated during the project;
 - reviewing and updating the SWMP upon a change in the project, waste management status
 - drawing up recommendations for future projects.

3. Creating the SWMP

- a. The responsibilities for the production of the SWMP must be agreed at the start of the contract. The principal contractor is responsible for its production, implementation and use.
- b. If the SWMP is written at the pre-planning stage to take account of design and waste minimisation issues, then the developer or client or the architect's representative may be responsible, if the client requires a SWMP to be in place at this stage.
- c. If the SWMP is written at the tender stage or at the beginning of the construction phase, then the principal contractor will be largely responsible. The principal contractor may also have to develop and use any SWMP produced by the client. Sub-contractors will need to comply with the principal contractor's SWMP.
- d. It is important that the person or team writing the SWMP has adequate knowledge of waste issues and the construction programme. Ideally, they must also be responsible for implementation of the SWMP.
- e. The writer of the SWMP should be supported by the wider project team, which must be consulted in a partnership approach.
- f. The project team may include:
 - client;
 - design team;
 - regulators;
 - project team members;
 - HSEQ department;
 - sub-contractors (especially the demolition contractor);
 - relevant supply chain organisations,
- g. To ensure the SWMP is completed fully, a SWMP checklist should be used.

4. Making the SWMP work

- a. The SWMP must be:
 - viewed as common practice on-site;
 - embedded within the businesses existing policies and site procedures.
- b. It is essential that the SWMP is supported by the management team and accepted by the project team (including sub-contractors). It is also important that the SWMP is communicated effectively to everyone on-site and be made widely available. Training should be given as required and records kept of this training.

5. Identifying likely waste arising, types and amounts

- a. Knowledge of the types of waste and the estimated amounts arising from each part of the work programme is essential in order to determine:
 - what types/numbers of containers are needed for the different project stages;
 - when best to implement segregation for different waste streams.
- b. Estimates should be recorded using table on the "Waste Data Chart" once the waste types have been identified. Waste can be split into three categories; Demolition, Excavation, Construction.

6. Planning for waste management

- a. The various options for the likely waste generated on-site should follow the waste hierarchy e.g. initially prevent and reduce waste; followed by re-use and recycling (on-and off-site); recovery of energy and finally disposal.
- b. Planning for waste management will help to:
 - decide whether any specialised equipment is required on-site, e.g. a mobile crusher for recycling aggregates;
 - provide advance warning if exemptions or licences are required;
 - plan for the appropriate use of space and containers.
- c. This information can be combined with the waste estimates to set targets for:
 - segregation on-site;
 - recycling of materials;
 - diversion of waste from landfill.

7. Optimising material supply and procurement

- a. The amount of waste generated on-site can be reduced significantly by looking at the way in which materials are procured and supplied to site.
- b. Wastage rates for materials can be reduced through:
 - better ordering systems;
 - less packaging;
 - take-back schemes.
- c. The business individual with the procurement responsibilities may therefore become part of the SWMP process.

8. Communication and training

- a. Communication of the SWMP is essential in order for all Russells' staff, subcontractors and third parties to be aware of their responsibilities. The SWMP can be communicated through means such as site induction, toolbox talks and project review meetings. The SWMP must be held on site and be readily available to all sub-contractors and other third parties.

9. Segregation of materials and waste handling on-site

- a. To promote effective waste management, where practicable, waste materials must be segregated on-site. Information on construction recycling segregation is available in the CIRIA Environmental Good Practice on Site Pocket Book.

10. Working with sub-contractors

- a. All Russells' appointed sub-contractors must segregate the waste they produce where stated in the SWMP.
- b. Where sub-contractors remove their own waste, they must provide a waste transfer note containing the legally required information as per Environmental Protection Act 1990, Section 34; and the necessary certification.

11. Hazardous waste

- a. All hazardous wastes must be segregated in separate skips for disposal.
- b. Hazardous waste skips must have adequate identification signage and be secure.
- c. Avoid contaminating other wastes with hazardous materials (to avoid even higher disposal costs).
- d. Where sub-contractors remove their own waste, they must provide a hazardous waste consignment note containing the legally required information as per The Hazardous Waste (England and Wales) Regulations 2016; and the necessary certification. All 5 section must be completed.
- e. For advice on all aspects of hazardous waste, including the rules governing its transfer off-site and disposal, contact the HSEQ Department.

10. Complying with the Duty of Care

- a. A SWMP must provide a framework to ensure that Russells complies with the Duty of Care requirements. These include:
 - ensuring that all wastes are stored safely and securely;
 - checking that all waste contractors have the appropriate licences;
 - filling out waste transfer notes properly;
 - filling out consignment notes for hazardous waste properly;
 - keeping copies of all waste transfer notes for two years, and hazardous waste consignment notes for three years.
- b. Practical ways for complying with Duty of Care requirements can be obtained from the business Health and Safety Department. Or by information available in the CIRIA Environmental Good Practice on Site Pocket Book.

11. Data collection and analysis

- a. Collection and analysis of data is required to monitor the effectiveness of the SWMP. A designated person is required to collect and report on relevant data at site level.

11.1 Data collection

- a. Data on the waste generated from the project may include:
 - i. type of waste generated on-site;
 - ii. amount of waste generated on-site;
 - iii. segregation rates;
 - iv. re-use on- and off-site, recycling rates and diversion of waste from landfill;
 - v. wastage rates of different materials;
 - vi. costs and savings;
 - vii. waste movements;
 - viii. sources of waste;
 - ix. waste profile over the course of project;
 - x. levels of damaged materials.
- b. The appointed waste management contractor may be able to provide waste data as follows:
 - i. the type of waste generated (broken down by EWC codes);
 - ii. tonnages generated/removed;
 - iii. amounts recycled (typically for the waste facility overall and not per construction site).

11.2 Data analysis, benchmarking and setting targets

- a. Waste generated as part of the project must be analysed to:
 - i. provide feedback about the SWMP to site workers, clients, designers and other members of the project team;
 - ii. monitor performance in minimising waste;
 - iii. set realistic targets within the SWMP;

11.3 Key performance indicators

- a. KPI data can be used to compare performance across projects, against previous projects and - if appropriate - national averages. The two most common are typically:
 - i. volume of waste (m3) per £100,000 of project value;
 - ii. volume of waste (m3) per 100 m2 of project floor area.

12. Updating the SWMP

- a. Once the SWMP is implemented it must be reviewed by the project team to ensure it is:
 - i. being followed;
 - ii. practical and appropriate;
 - iii. amended as necessary.
- b. Whenever waste is removed from the site Russells, as a principal contractor, must record on the site waste management plan
 - i. the identity of the person removing the waste;
 - ii. the types of waste removed; and
 - iii. the site that the waste is being taken to.
- c. At project completion, Russells as principle contractor to sign the SWMP and explain deviations applied, if any.
- d. When any waste is removed the principal contractor must record on the plan
 - i. the identity of the person removing the waste;
 - ii. the waste carrier registration number of the carrier;
 - iii. a copy of, or reference to, the written description of the waste required by section 34 of the Environmental Protection Act 1990; and
 - iv. the site that the waste is being taken to and whether the operator of that site holds a permit under the Waste (England and Wales) Regulation 2011 or is registered under those Regulations as a waste operation exempt from the need for such a permit.
- e. As often as necessary to ensure that the plan accurately reflects the progress of the project, and as a minimum within six months, Russells, as the principal contractor must:
 - i. review the plan;
 - ii. record the types and quantities of waste produced;
 - iii. record the types and quantities of waste that have been—
 - (a) re-used (and whether this was on- or off-site);
 - (b) recycled (and whether this was on- or off-site);
 - (c) sent for another form of recovery (and whether this was on- or off-site);

- (d) sent to landfill; or
- (e) otherwise disposed of; and

- iv. update the plan to reflect the progress of the project.

13. Record Keeping of Waste off Site

The responsible person will be required to create the Waste Transfer Consignment Notes and include an accurate description of waste which will also be described on the Waste Carrier tickets who is removing the waste off site. The Waste Transfer Consignment Notes must be issued as a season ticket for a period of maximum 12 months given that the waste description remains unchanged.

Russells Waste Transfer Notes will be kept electronically for the required 2 years. The responsible person will issue the WTN to the Registered Waste Carrier to complete the WTN by signing the Transferee section.

The waste figures recorded will then be transferred into the SWMP.

The original Waste Carrier tickets are sent into the Russells Head Office and is stored with the invoices and can be pulled up by the Russells Financial Department if requested by a third party. Some of the waste carrier contractors keep records of waste movements electronically which can be accessed by Russells remotely.

14. Applying the lessons learnt

- a. It is important that recommendations and lessons learnt from the implementation of one SWMP can be applied to other sites, throughout the business and throughout Russells.
- b. This can be achieved by various means:
 - i. debrief the client and project team in terms of the successes, targets, recommendations, good and bad practice.
 - ii. Include the SWMP as an agenda item for post-contract reviews.
 - iii. establish benchmarks and new targets based on SWMP experience, aiming for continual improvement.
 - iv. sharing best practice within Russells to improve SWMP efficiency.

15. Further Information Sources

- a. Further free advice on how to reduce the volume of raw materials and other resources used during a construction build is available from Government website - <https://www.gov.uk/waste-legislation-and-regulations>

16. Document retention

- a. Waste Transfer Notes must be retained for a period of two years.

APPENDIX 4

NETWORK RAIL SUBMISSION TRACKER

NETWORK RAIL SUBMISSION TRACKER

Date: 29.07.22

Rev:4

Document Reference Key	
CPP	
Form A	
Form B	
Form C	
RAMS	
Doc	

Status Key	
Closed	
Open	
Response Overdue	



No.	Construction Activity	Type Of Document	Document Originator	Checking Category	Planned Issue Date	Date Issued to NR	Expected Response Date	Date NR Response Received	DRN CAT	Response to DRN Issued	Status	Notes
1	Construction Phase Plan	CPP	Russells WBHO									1. Confirmation of access requirements required. IKON to liaise with NR.
2	Foundation Design	Form A	MNP									
		Form B	MNP									
3	Superstructure Design	Form A	MNP									
		Form B	MNP									
4	Façade Design	Form A	Russells WBHO									1. (19.07.22) MC has been sent façade design pack, MC has stated he would like to wait for phase 3 Glare study results before commenting further.
		Form B	Russells WBHO									
5	Tower Crane Base Design Submissions	Form C	Russells WBHO/MNP									1.MNP to confirm with NR they are happy with this being included in Form B as permanent structure is to form crane base. 2. NR confirm crane base design should still sit within Form C (10.05.22)
6	Temp Works mobile crane to erection and dismantling to demonstrate outrigger loads suitable for ground conditions	Form C	Russells WBHO									1. MNP to confirm with NR if this is required as mobile crane only required on Whitworth St. Elevation. 2. NR confirm this should be included.

Document Reference Key	
CPP	
Form A	
Form B	
Form C	
RAMS	
Doc	

Rev:4

Status Key	
Closed	
Open	
Response Overdue	



No.	Construction Activity		Type Of Document	Document Originator	Checking Category	Planned Issue Date	Date Issued to NR	Expected Response Date	Date NR Response Received	DRN CAT	Response to DRN Issued	Status	Notes
16		Screen erection/reloc	RAMS	Russells WBHO									
17	Vibration/movement moitoring plan		Doc	Russells WBHO									1. Awaiting client confirmation on fee (20.04.22) 2. RH to produce report and send to MC for comment (29.07.22)
18	Results of dilapitdation survey		Doc	Russell WBHO and MNP									1. Survey undertaken on 26th April. 2. MNP issued survey to Russell WBHO for comment (6.05.22). 3 Upddated report issued to Russells with additional elevation included (09.06.22) 4. MC no comments (29.07.22)
19	Access and maintenance strategy for façade and roof top plant (if applicable)		Doc	Sub-consultant									1.MC No comments (19.07.22)
20	EMC Study		Doc	Sub-consultant									1.MC No comments (19.07.22)
21	Glare Study Update		Doc	Q-Sustain									1. Client to confirm price for additional modelling is acceptable (04.05.22). 2 Glare study instructed results expected WC 12.06.22. 3. Phase 2 srudy results show that there are some glare issues, phase 3 study has been instructed, Q sustain to undertake (29.07.22)
22	CV Submissions	Design CRE CV	Doc	MNP - SP									MC No coments (19.07.22)
		Construction CRE CV	Doc	MNP - KL									MC No coments (19.07.22)
		CEM CV	Doc	Russells WBHO									MC No coments (19.07.22)

Document Reference Key	
CPP	
Form A	
Form B	
Form C	
RAMS	
Doc	

Rev:4

Status Key	
Closed	
Open	
Response Overdue	



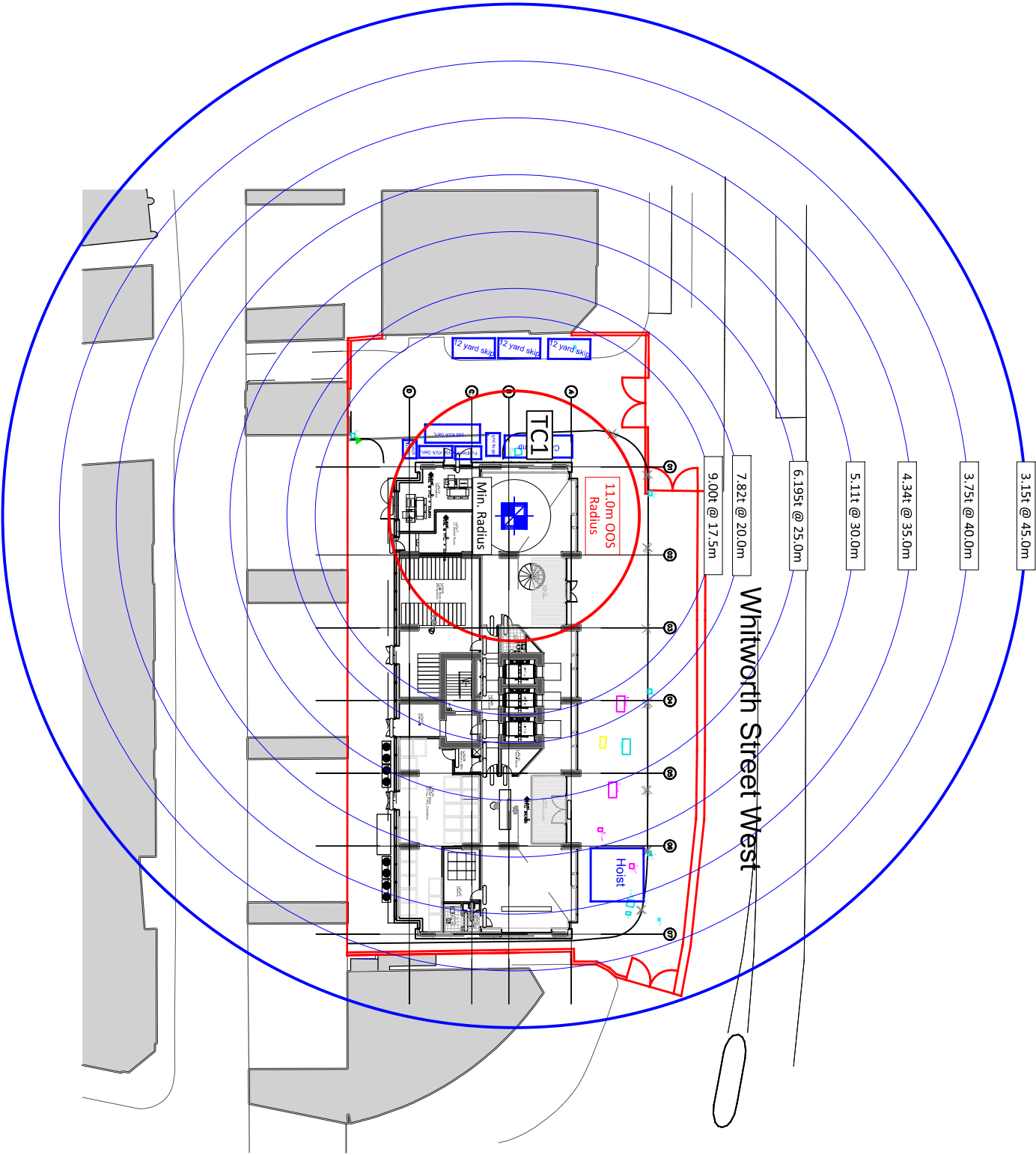
No.	Construction Activity		Type Of Document	Document Originator	Checking Category	Planned Issue Date	Date Issued to NR	Expected Response Date	Date NR Response Received	DRN CAT	Response to DRN Issued	Status	Notes
		Temp Work CRE CV	Doc	Russells WBHO									MC No coments (19.07.22)

APPENDIX 5

CRANE PLAN

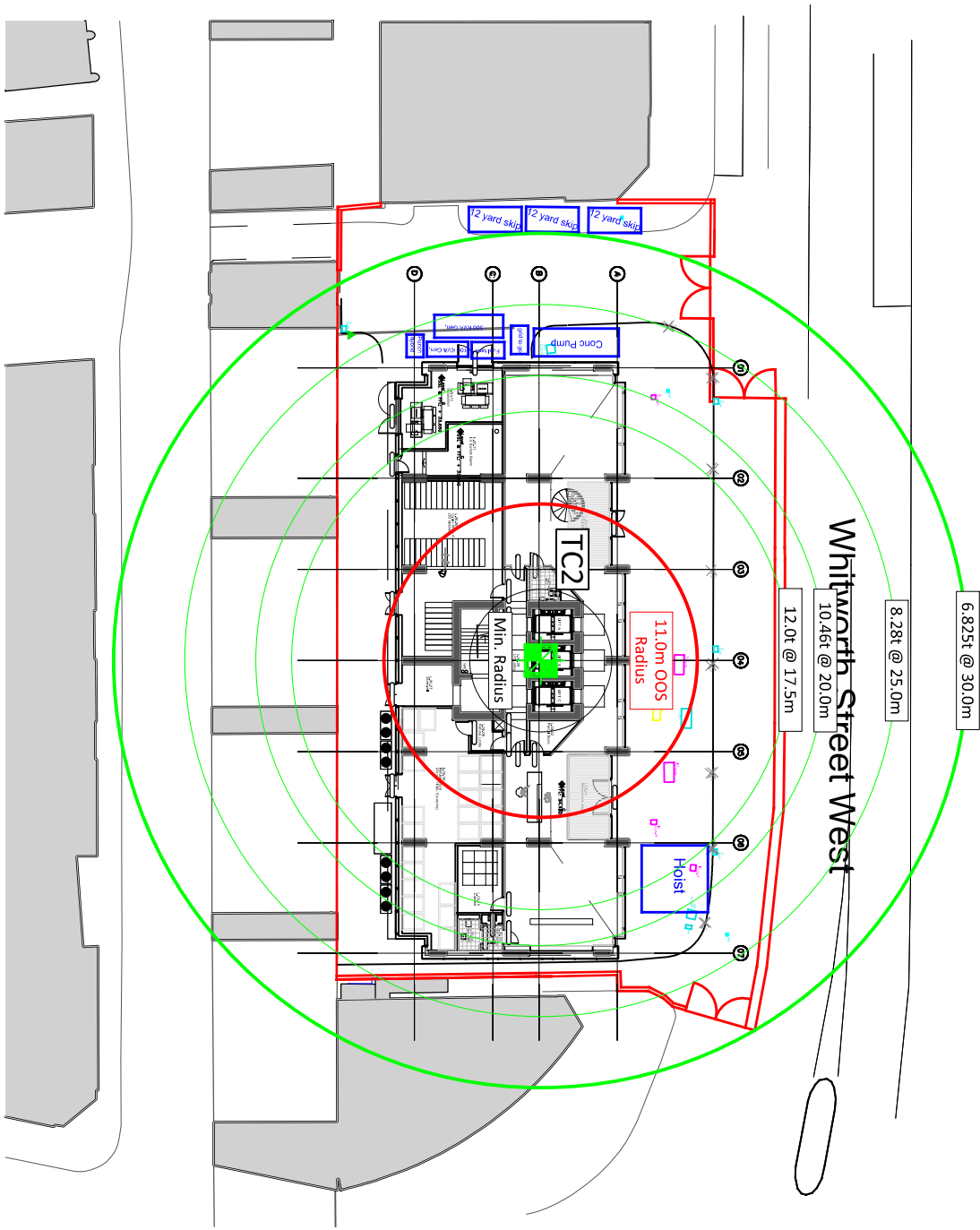
Whitworth Street West - Tower crane plan

Phase 1



Whitworth Street West - Tower crane plan

Phase 2



APPENDIX 6

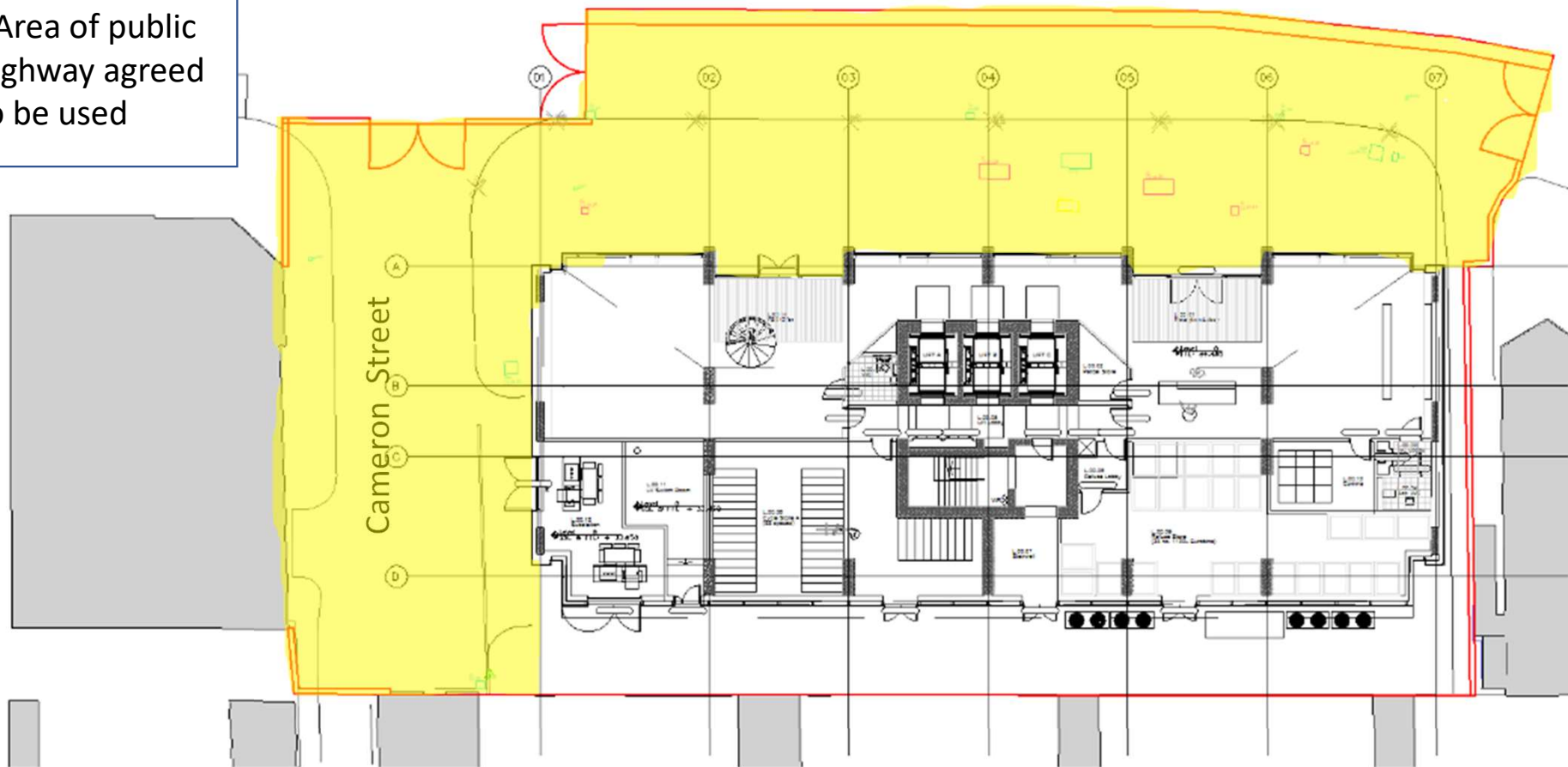
HIGHWAY CLOSURE & TRAFFIC MANAGEMENT PLAN

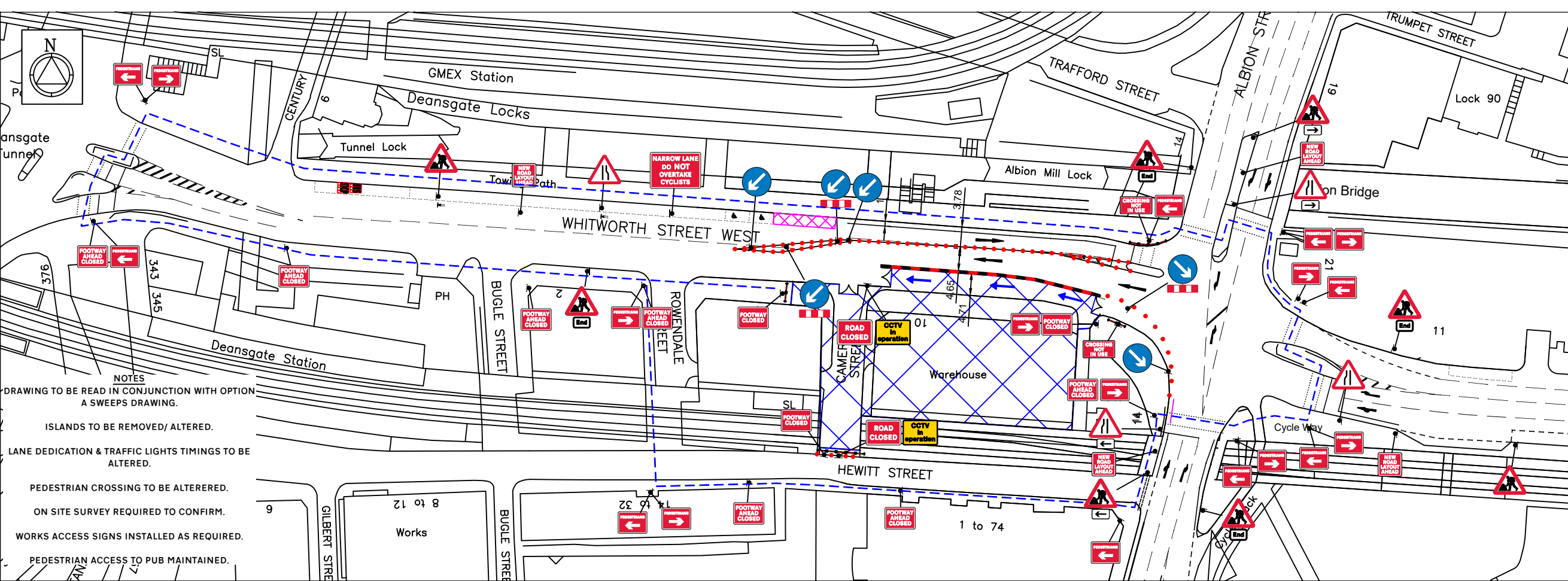
**Areas of public highway agreed with the highway authority for
use in association with the development during construction**

KEY

-  - Area of public highway agreed to be used

Whitworth Street West





- NOTES
- DRAWING TO BE READ IN CONJUNCTION WITH OPTION A SWEEPS DRAWING.
- ISLANDS TO BE REMOVED/ ALTERED.
- LANE DEDICATION & TRAFFIC LIGHTS TIMINGS TO BE ALTERED.
- PEDESTRIAN CROSSING TO BE ALTERED.
- ON SITE SURVEY REQUIRED TO CONFIRM.
- WORKS ACCESS SIGNS INSTALLED AS REQUIRED.
- PEDESTRIAN ACCESS TO PUB MAINTAINED.

- NOTES
- 1 All traffic signs shall comply with Chapter 8 of the Traffic Signs Manual
 - 2 Maximum distance between any two temporary traffic signals to be 249m. Minimum distance between any two temporary traffic signals to be 30m.
 - 3 Temporary traffic signals shall not occur within 150m of an existing level crossing, Pelican crossing or signalised junction without the consent of the Engineer. The Engineer shall consult with the authority responsible for any of these types of facility prior to traffic management being installed in adjacent areas.
 - 4 Coning shall be installed at 45° to the edge of carriageway, as generally indicated.

- ROAD CLOSURE :
- NOTES
- 1 All traffic signs shall comply with Chapter 8 of the Traffic Signs Manual
 - 2 All traffic management equipment shall be provided by the Contractor, unless otherwise specified.
 - 3 All signs shall be positioned so as not to be obscured by any other objects and shall not obstruct any other sign, permanent or temporary as much as is reasonably practicable.
 - 4 All traffic signs shall meet the reflectorisation requirements of BS 673 : Part 6 : 1983, Table 1.
 - 5 Works Access/Egress to be positioned to suit ongoing works.

- KEY
- Sign
- Traffic Cone
- Works Area
- Safety Zone
- Water Filled Barrier
- Pedestrian Barrier
- Pedestrian Route
- Hoarding Line
- Site Traffic Flow
- Island Removal

3	AMEND DETAILS	GB	CH	26/06/2022
2	ADS ISLAND REMOVAL DETAIL	GB	CH	09/06/2022
1	AMEND LAYOUT AND PEDS	GB	CH	24/05/2022
Rev	Description	By	Chkd	Date



OPTION A REV 3

Project

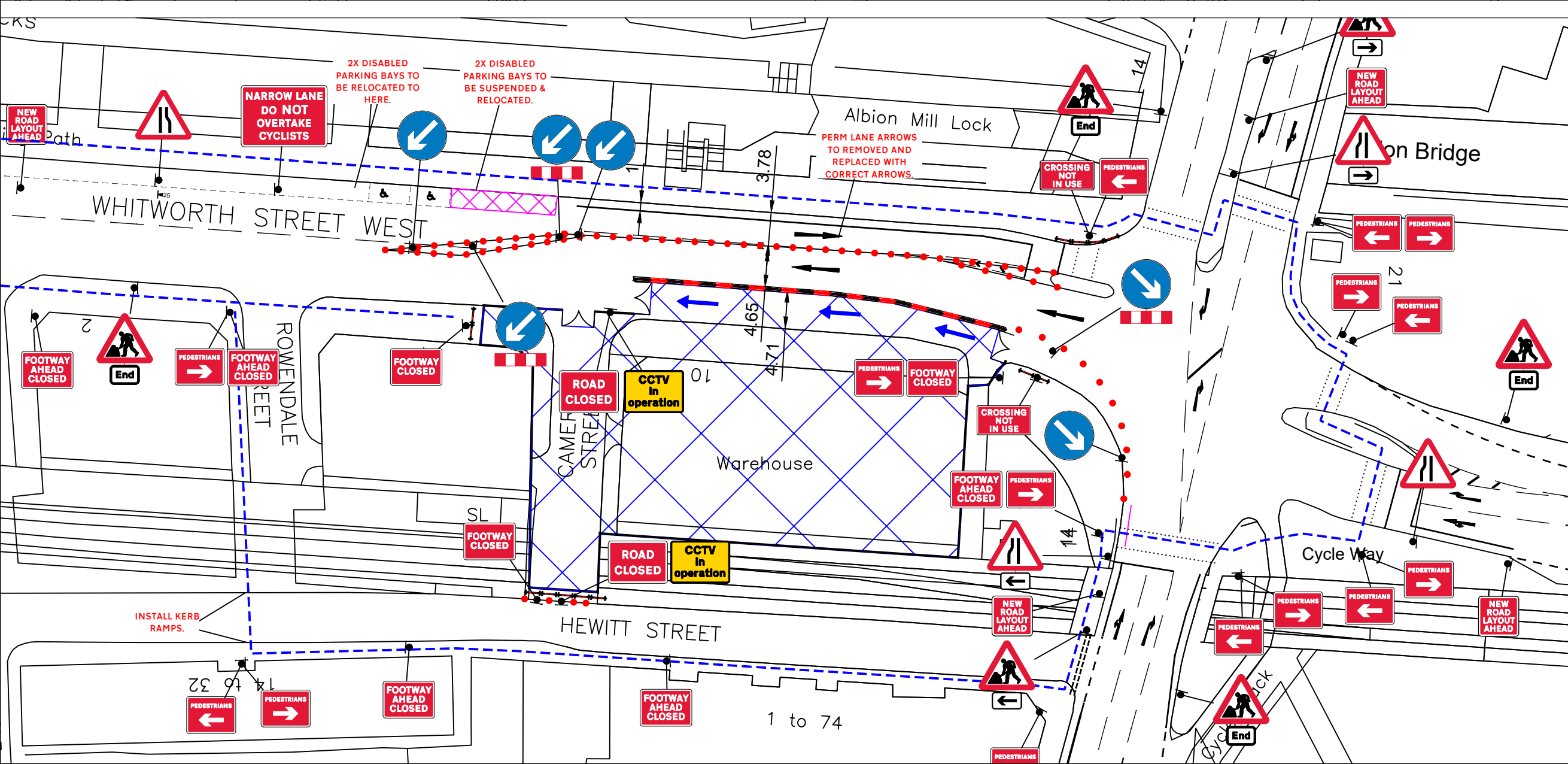
WHITWORTH STREET WEST,
MANCHESTER
M1 5WY

Title

ROAD NARROWS,
FOOTWAY CLOSURE &
ROAD CLOSURE



Design: GB	Drawn: GB	Chkd: NW
Date: 09/05/2022	Date: 09/05/2022	Date: 09/05/2022
Scale: NTS @ A3	Status: FOR-ISSUE	
Drawing No UDP-11071		Rev: 3



APPENDIX 7

NEIGHBOUR CORRESPONDENCE

Joe Rawlinson

From: Steven Millar
Sent: 28 July 2022 11:57
To: Richard Sumner; Nigel Powell; Joe Rawlinson
Subject: FW: Whitworth Street - Manchester

Morning,

The asset managers who own the building next door to Whitworth Street don't have an issue with the footpath being closed on Cameron Street, see below.

They are going to sell the plot/building subject to planning but this will take, by their estimation, around 18 months and at that point we may have to amend hoarding to suit the new owner.

Steve



Steven Millar | Senior Quantity Surveyor

t: 0161 868 4310 | **m:** 07387 023 497

13 Westpoint Enterprise Park, Clarence Avenue, Trafford Park, Manchester, M17 1QS

russellwbho.co.uk

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From: Baddeley, Matthew <Matthew.Baddeley@Schroders.com>
Sent: 28 July 2022 11:33
To: Steven Millar <SMillar@russellwbho.co.uk>
Cc: Arnold, Christine <Christine.Arnold@eu.jll.com>; Joe Rawlinson <JRawlinson@russellwbho.co.uk>
Subject: RE: Whitworth Street - Manchester

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Hi Steven

This is fine in principle. If you can structure it in such a way that the footpath could be reopened if needed that would be fab.

Kind regards
Matt

Matthew Baddeley

Asset Manager

M 07972 000072

D 0207 658 1575

matthew.baddeley@schroders.com

Two St Peter's Square, Manchester, M2 3AA

www.schroderscapital.com

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From: Steven Millar <SMillar@russellwbho.co.uk>

Sent: 28 July 2022 08:35

To: Baddeley, Matthew <Matthew.Baddeley@Schroders.com>

Cc: Arnold, Christine <Christine.Arnold@eu.jll.com>; Joe Rawlinson <JRawlinson@russellwbho.co.uk>

Subject: RE: Whitworth Street - Manchester

External Mail

Good morning Matthew,

It will likely be for a period of around 3 years whilst we construct the new tower next door. We would be able to allow access to the roller shutter via the site via arrangement. It's currently not being used.

If your building is to be demolished then we'd have to talk through logistics with you anyway.

Please feel free to give me a ring if you'd like to discuss this.

Kind regards



Steven Millar | Senior Quantity Surveyor

t: 0161 868 4310 | **m:** 07387 023 497

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From: Baddeley, Matthew <Matthew.Baddeley@Schroders.com>
Sent: 27 July 2022 13:54
To: Steven Millar <SMillar@russellwbho.co.uk>
Cc: Arnold, Christine <Christine.Arnold@eu.jll.com>
Subject: RE: Whitworth Street - Manchester

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Hi Steven

How long would the road be closed for?

Kind regards
Matthew

Matthew Baddeley
Asset Manager

M 07972 000072
D 0207 658 1575
matthew.baddeley@schroders.com

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From: Arnold, Christine <Christine.Arnold@eu.jll.com>
Sent: 27 July 2022 13:42
To: Baddeley, Matthew <Matthew.Baddeley@Schroders.com>
Subject: FW: Whitworth Street - Manchester

External Mail

Matt

Please see below from Russells who are developing the scheme next door. I have attached a street view showing Cameron Street which may help in understanding the proposal.

I am away from tomorrow until end of next week so if you have any queries or require any further details could you liaise with Steven.

Thanks

Chris



Christine Arnold
Associate - Property & Asset Management
JLL

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M [+44 7710 048790](tel:+447710048790)
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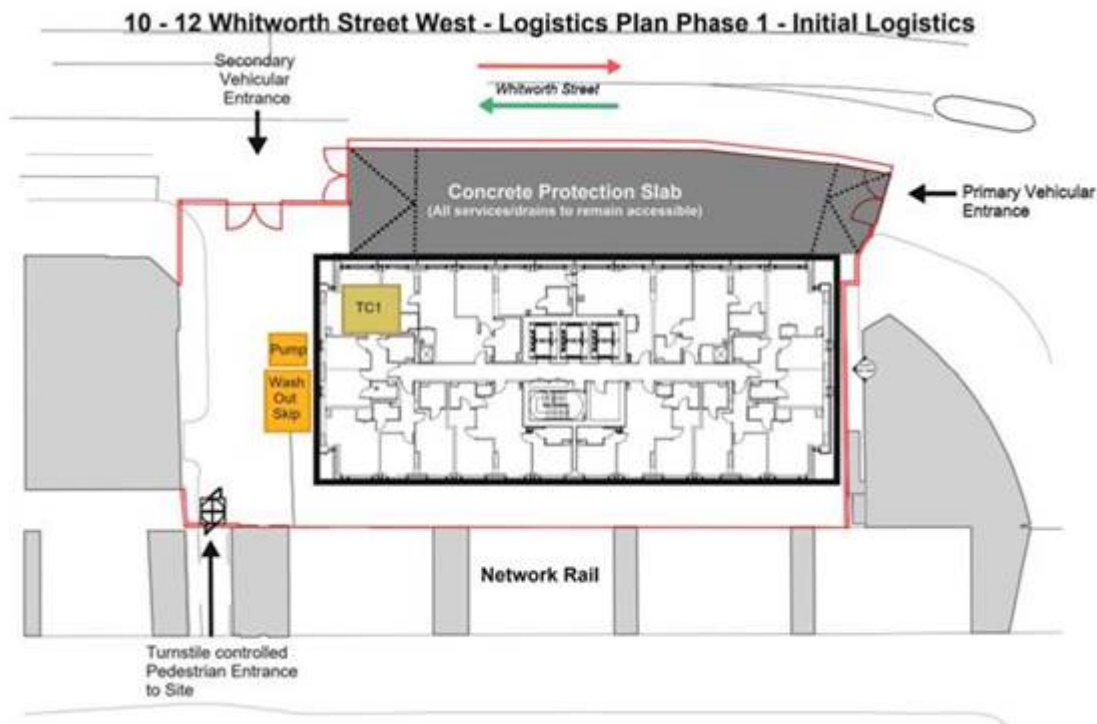
From: Steven Millar <SMillar@russellwbho.co.uk>
Sent: 27 July 2022 13:12
To: Arnold, Christine <Christine.Arnold@eu.jll.com>
Cc: Joe Rawlinson <JRawlinson@russellwbho.co.uk>
Subject: [EXTERNAL] RE: Whitworth Street - Manchester

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Good afternoon Christine,

We are currently putting together a logistics plan for the Whitworth Street Site.

I have inserted the current proposal for this below, but I'd like to run it past you and the building owners as it involves closing Cameron Street in its entirety and would mean that you would not be able to access the loading bay via the roller shutter door on Cameron Street.



We'd like to know if the building owner would have any objection to this? From memory there is a wall internally, with a hole in it, so the loading bay isn't actually usable at the moment.

Kind regards

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From: Steven Millar
Sent: 13 June 2022 12:40
To: Arnold, Christine <Christine.Arnold@eu.jll.com>
Subject: RE: Whitworth Street - Manchester

Good afternoon Christine,

We wouldn't look to sign up to a 28 day break clause so this may not work for us.

On another point though, if they are looking to get planning on the development would they be willing to speak to us regarding building it?

We are currently going through the processes required at the site next door so could bring our expertise to the table.

Kind regards



Steven Millar | Senior Quantity Surveyor

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From: Arnold, Christine <Christine.Arnold@eu.jll.com>
Sent: 09 June 2022 13:58
To: Steven Millar <SMillar@russellwbho.co.uk>
Subject: RE: Whitworth Street - Manchester

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Steven

The transfer has now completed and I have spoken to the new asset manager who has advised that they are looking to market the properties in the next month or so, on a subject to planning basis. Obviously we do not know how long planning will take but if we were to agree a lease this would need to be on a flexible basis with probably 28 days notice to terminate.

I am not sure if this will be acceptable but let me have your thoughts.

Regards

Christine

Christine Arnold

Associate - Property & Asset Management

JLL

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Christine.Arnold@eu.jll.com

jll.co.uk

From: Steven Millar <SMillar@russellwbho.co.uk>

Sent: 08 June 2022 15:43

To: Arnold, Christine <Christine.Arnold@eu.jll.com>

Subject: [EXTERNAL] Whitworth Street - Manchester

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Hi Christine,

I thought I'd email to see if there had been any movement in the ownership of the building on Whitworth Street?

Our project appears to be gaining some traction and we'd be looking to use it from September/October time for 3 years if possible?

Have you had any updates?

Kind regards



Steven Millar | Senior Quantity Surveyor

t: 0161 868 4310 | **m:** 07387 023 497

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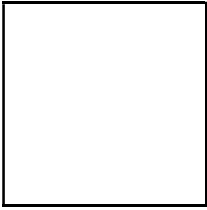
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