

Advent 2 & 3 Façade Replacement Works

Date: 04/04/22

Application No: 129632-FO-2021

Proposal: Installation of replacement cladding to Advent 2/3 , Isaac Way, Manchester

Planning Conditions No 4

Prior to the commencement of development, a construction management outlining working practices during development shall be submitted to and approved in writing by the local planning authority, which for the avoidance of doubt should include;

- ***Measures to control noise and vibrations;***
- ***Dust suppression measures;***
- ***Compound locations where relevant;***
- ***Location, removal and recycling of waste;***
- ***Detail of an emergency contact telephone number;***
- ***Parking of construction vehicles; and***
- ***Sheeting over of construction vehicles.***

The development shall only be carried out in accordance with the approved construction management plan.

1.0 Full Scope of Works

The full scope of works for the fire remediation works are as follows:

The site of the proposed works is the existing Advent 2 & 3 residential buildings and comprising a complex of residential apartments, located at Isaac Way, Manchester, M1 1JA.

The Advent 2 & 3 is a 7-storey building (6 levels from ground to the uppermost level) and basement car parking.

The cladding to Advent 2&3 comprises of render largely to the lower storeys and copper to the upper two stories.

The external elevations are clad in a mixture of render, copper & timber. The height of the uppermost storey is measured approximately 19.1m from ground level.

The building comprises of cantilevered balconies which can be grouped into three categories, i.e. small, corner, and large.

The surrounding buildings have been considered in the preparation of the site operation plan and building access methodology.

The building is modern development and has been constructed circa 2007.

The scope of works is to replace the combustible elements of the external façade with suitable non-combustible materials.

The works include but are not limited to the replacement of render cladding, copper and timber cladding, insulation elements and fire barriers.

The building will remain in occupation throughout the duration of the works and IRS Scotland will be required to liaise with the nominated representative from the management company (Urban Bubble) with regards to all aspects concerning the existing occupants of the building. Nuisance from noise, dust and the like shall always be kept to a minimum.

Planning permission was granted for this project by Manchester City Council on 08 April 2021 (Application Number 129632/FO/2021).

2.0 Project Particulars

2.01 Key Contacts

IRS Scotland	Designation	Contact Number	Email
Brendan Collum	Director	07801 657 360	bcollum@irsscotland.com
Tony Collum	Construction Director	01236 754500	tcollum@irsscotland.com
Richard Corrigan	Commercial Manager	07811 370636	rcorrigan@irsscotland.com
Howard Turner	Project Surveyor	07977493479	hturner@irsscotland.com
Robert Millar	Procurement & Estimating Manager	07890528605	rmillar@irsscotland.com
Nigel Williams	Construction Senior Manager	07833 476680	nwilliams@irsscotland.com
James Dixon	Building Management	07703 289607	jdixon@irsscotland.com
David Walters	Site Manager	07854 156553	dwalters@irsscotland.com
Demi Razaq	Tenant Liaison Officer	07903 092675	advent2-3rlo@irsscotland.com
Paul Scriven	Out of hours response contact	07972 470589	n/a
Iain Mitchell	Project Quality Manager	07703 289609	IMitchell@irsscotland.com
IRS 3rd Party			
Vicky Saunders	BTP - Architect	07970495258	vicky@btparchitects.co.uk
Thomasons			
James Howarth	Project Manager	07799 421293	jhowarth@thomasons.co.uk
Elijah Gobonwamang	Quantity Surveyor	07761370756	egobonwamang@thomasons.co.uk
Phil Simpson	Structural Engineer	07385379979	psimpson@thomasons.co.uk
Ben Roberts	Building Surveyor	07775557603	broberts@thomasons.co.uk
Jacob Thomas	Trainee PM / BS	07934 477 367	jthomas@thomasons.co.uk
Thomasons 3rd Party			
Matthew Eyre	DFC – Fire Engineer	07732604331	matthew@designfireconsultants.co.uk
David James	AEW Consultant Architect	07388949020	djames@aewarchitects.com
Declan Wilson	Socotec Approved Inspector	07814 564 877	declan.wilson@socotec.co.uk
Urban Bubble			
Stewart Prescott	Client Representative	07733899530	stewart.prescott@urbanbubble.co.uk

2.02 The Site

The site is the Advent 2 and 3 buildings which are located between Every Street and Isaac Way, Manchester M4 7EB

2.03 Description of the Construction Works

The works comprise the removal of the existing combustible façade material, all associated remediation to the building and existing support system and the reinstatement of the façade material with a non-combustible material in line with the agreed products proposed by the client's team.

2.04 Adjacent Buildings and Uses

The buildings are located between Every Street to the east, Oswald Street and Snell Street to the north and Isaac Way to the south and west

There are surrounding residential building to three of the 4 elevations with various access points to their own parking within undercroft and surrounding roads.

2.05 Construction Programme

Main Contract Works are expected to start in March 2022, with an anticipated duration of 44 Weeks.

2.06 Proposed Working Hours

The site will operate between the hours of 08.00 – 18.00 weekdays, with 9.00-13.00 Saturdays where necessary.

Materials movement (deliveries and disposals) will be carried between the hours above to mitigate disruption to residents, building occupiers and traffic.

3.0 Project Specifics

In the same order as Condition 4 of the Grant of Planning, the following section describes the project team's approach to each point.

3.01 Noise and Vibration

The Contractor has carried out a Noise Impact Risk Assessment. All excessively noisy operations will be limited to the times of 8.00-18.00 Monday to Friday

As far as practical all reasonable measures will be undertaken to mitigate noise levels, such as plant and tools fitted with silencers. All plant and equipment will be regularly checked to ensure they are in good working order in accordance with manufacturer's standards. All operatives are required to be appropriately trained and equipped with ear defenders or ear plugs as required and are encouraged to purchase tools equipped with vibration absorbing features. Where noisy equipment is required to run continuously acoustic enclosures will be considered.

IRS Scotland's Health and Safety Manager will undertake regular site inspections together with toolbox talks to ensure operatives are appropriately informed and equipped to manage such risks.

Hand Arm Vibration

For all task activities being carried out on site, the IRS site management team will ensure that: -

- When the exposure of any employee is likely to exceed the daily exposure action value (EAV) of 2.5 ms⁻², then steps are taken to reduce the exposure to the lowest level reasonably practicable.
- The exposure limit value (ELV) of 5.0 ms⁻² is not exceeded. If the ELV is exceeded, identify the reasons for this and modify existing or implement new controls as necessary to prevent further occurrences of exposure exceeding the limit value.

Noise

Notwithstanding the general requirement of the NAWR that require the lowering of noise levels to the lowest level reasonably practicable by means other than protective equipment, additional actions necessary are dependent on the noise levels and the IRS Scotland site manager will: -

- Ensure that when the lower exposure action value of 80 dB(A) is reached, those on site must be informed of the risks to hearing and provided with hearing protection should they so desire it.
- Ensure that when the upper exposure action value of 85 dB(A) is reached, those on site must be informed and mandatory hearing protection zones (indicated by signage) are established. The wearing of hearing protection within such zones is mandatory and must be enforced by the IRS Scotland site management team.
- We are aware that following the lockdown during the Covid crisis, there are a lot of people who are still working from home. As part of our commitment to working with the existing residents we have employed a Resident Liaison Officer who will be in contact with the residents on a regular basis and ahead of any potential noisy activity. We will endeavour to accommodate restricting any noisy activities as required and will also limit the time spent on certain activities to ensure the noise is not a constant nuisance. All works will be planned and communicated ahead of them being implemented, all in line with the clients' requirements.

3.02 Dust Action Plan

In accordance with the Institute of Air Quality Management guidance, appropriate assessments will be made specific to each construction activity.

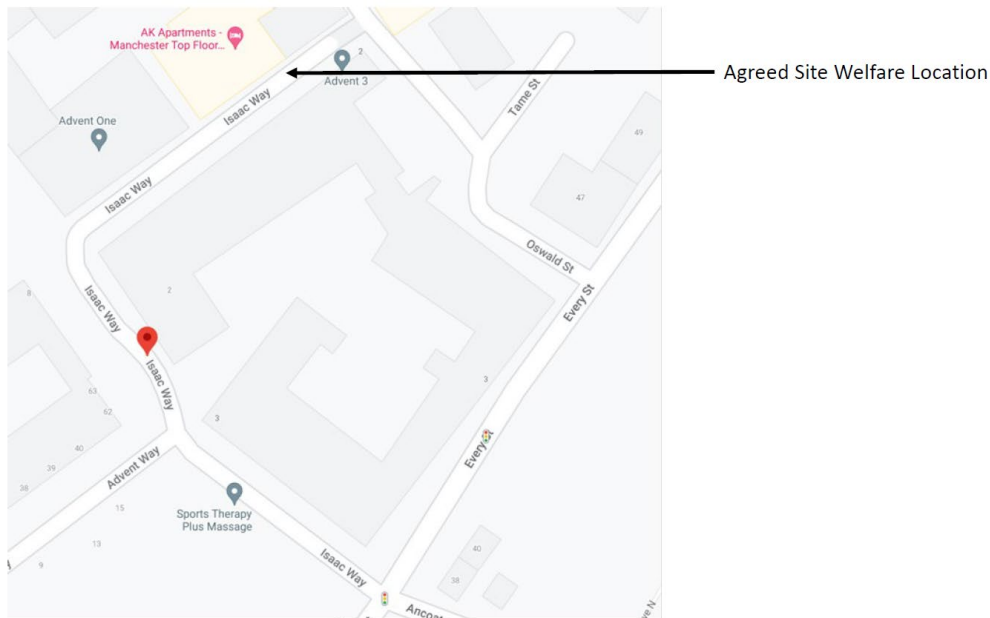
This will form the basis for task specific risk assessments and methods statements detailing appropriate measures to be taken. These include but are not limited to:

- During the façade removal, especially the removal of the existing render, the removal will be carried out in blocks of render to ensure the production of dust is kept to a minimum.
 - On-going monitoring of dust levels on and around the site will be carried out by the site management team included record keeping where appropriate.
- Compliance with all Regulations introduced under the Clean Air Act 1993.

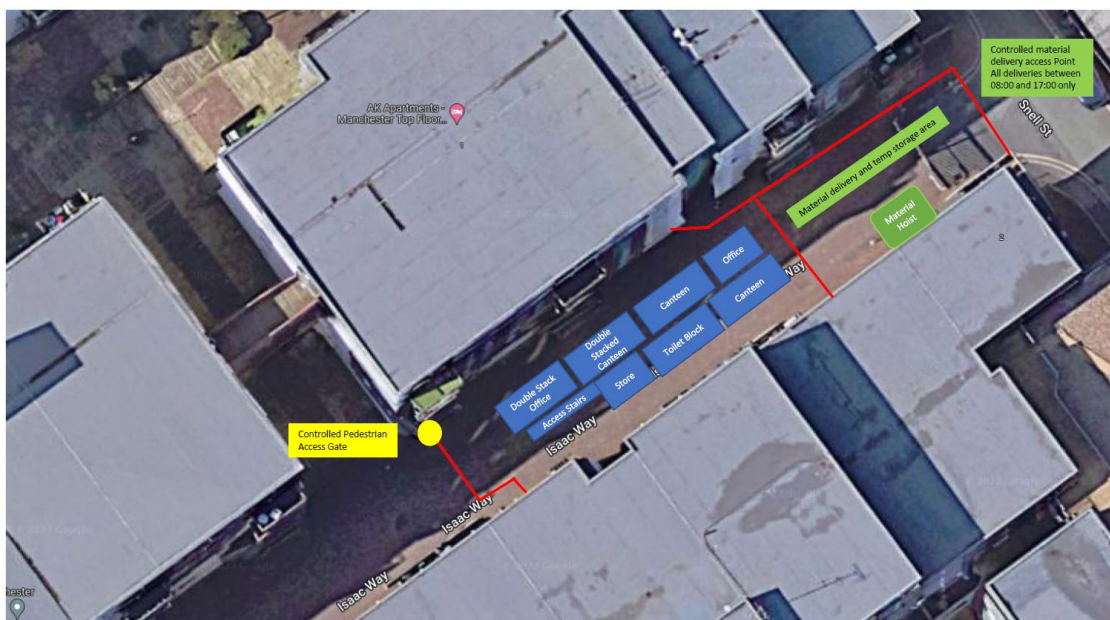
Full details of dust and dirt mitigation measures will be included in job/package specific risk assessments and method statements. Sub-contractors are required to submit these to the construction management team a minimum of 1 week prior to works commencing for consideration and to allow suitable provision to be made.

3.03 Compound and Storage

In agreement with the client's team, and with the cooperation with the residents, our compound will be situated within the private road between the 2 buildings (Advent 1 and Advent 2&3).



The proposed layout which will be required to ensure the compliance with the HSE guidelines for number of operatives expected to complete the works are as shown on the following diagram





Materials will be securely stored off site within a separate warehouse we have rented on Store StreetM1 2NJ

Deliveries for materials to site will be controlled and agreed ahead of works commencing for the following day and only material required to carry out the works will be delivered for the relevant task and area.

All material movement will be via material hoists and forklift trucks to the nearest location. From there will be an element of manual handling require to place the material in its final location. No materials will be stored on any Woking platforms or scaffold.



3.04 Location, removal and recycling of waste;

All material that is being produced from the removal of the façade will be taken to the Store Street compound and separated into relevant skips provided by and agreed waste removal company. These will then be sent to the recycling centre and a report issued to IRS Scotland monthly to ensure we track what is being produced. We aim to recycle as much as possible to ensure we target 95% of the material is diverted away from any landfill.

A site waste management plan will be produced by the site management team and shared by all supplier to ensure they all buy into our promise.

3.05 Detail of an emergency contact telephone number;

IRS Scotland	Designation	Contact Number	Email
Brendan Collum	Director	07801 657 360	bcollum@irsscotland.com
Tony Collum	Construction Director	01236 754500	tcollum@irsscotland.com
Richard Corrigan	Commercial Manager	07811 370636	rcorrigan@irsscotland.com
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Paul Scriven	Out of hours response contact	07972 470589	n/a
Iain Mitchell	Project Quality Manager	07703 289609	IMitchell@irsscotland.com

3.06 Parking of construction vehicles;

There will be no parking on site for any vehicles and all contractors are advised to use public transport where possible and utilise the local car parks of which there are many located within a short distance from the site.

All deliveries will be sent to Store Street and any requirement for site will be via small pick-up trucks and managed by the site management team.

3.07 Sheeting over of construction vehicles

As there are no construction vehicles being used, or mechanical platforms, there will not be any requirement for any sheeting.

All scaffold required to access the workface will have a fire-resistant debris netting fitted to the outer face to assist with the control of possible wind borne debris from the works.

If we are required to use MEWPS at the latter stages of the project to capture any small works, we will ensure they are sheeted over and capture any possible spillage of liquids and debris from the works.

4.0 Conclusion

This Construction Management Plan is submitted in support of an application to discharge pre-commencement planning condition 4. The Plan addresses all the points required and therefore we respectfully request that the council discharge this condition.