



**CONSTRUCTION & ENVIRONMENT
MANAGEMENT PLAN**

CLIENT: Grand Gardens Property Group

**ADDRESS: 129 Manchester Road, Chorlton-Cum-Hardy,
Manchester, M21 9PG**

DATE: 29th July 2022

1. Liaison with local residents/interested parties.
2. Demolition works and controls.
3. Designated Route for Construction and Delivery Vehicles
4. Management of the parking of site operatives and visitor's vehicles
5. Loading and Unloading of plant and materials
6. Details for the recycling and disposing of waste resulting from demolition and construction works.
7. Measures to control the emission of dust and dirt during construction.
8. Measures to control noise levels during construction.
9. Measures to prevent the deposit of dirt onto the public highway
10. Site working Hours
11. Considerate Constructors Scheme

Appendix 1 – Construction Phase Logistic Plan

Appendix 2 – Google Earth Site Plan

1. Liaison with local residents/interested parties.

Prior to any works commencing on site the applicant and building contractor will engage with the local residents and interested parties regarding the works being carried out and the measures that will be put in place to protect all parties. This will include dialogue with our neighbours on Manchester Road and Cheltenham Road to advise of start/finish dates, notable dates, any elements of unavoidable disruption (which will be reduced to an absolute minimum) as well as our methodologies for reducing our impact on their day to day lives.

The communications will include the Project Managers name and contact details and will encourage feedback, both good and bad, so that we can address any concerns that may arise.

2. Demolition works and controls

The first phase of works on the site will be the preparation of Health and Safety on site and removal of obstacles on site.

Any materials arising from these works which are not deemed suitable for crushing and recycling on site i.e. steel and timber will be disposed off site to approved waste recycle centers.

To minimise dust during the demolition and crushing works, the site will maintain a constant supply of water suppression at the face of the works and also dampen down any areas of concern where practically possible.

All vehicles entering and exiting the site will have to park in the existing site yard area and all visitors will have to speak to the site manager.

Site and road conditions will be monitored and swept when necessary to maintain cleanliness and prevent any debris being carried onto the highway at any time.

3. Designated Route for Construction and Delivery Vehicles

All deliveries and collections will be made during the site working hours.

Delivery procedures

The building contractor will have a suitable traffic management system which will be in place prior to any works on site commencing.

The plan includes the proposal for access for all deliveries and unloading to be managed within the site curtilage. No unloading of vehicles will be permitted on the public highway on Manchester Road and Cheltenham Road at any time.

All deliveries will be made within the large site area.

All delivery vehicles will access/egress site via the main entrance to the site on Manchester Road and Cheltenham Road.

All large vehicle deliveries will be pre-booked with the site prior to any deliveries

arriving on site. All deliveries will be coordinated and allocated into a specific time slot by the traffic marshal on site.

3

Please refer to Appendix 1 to identify the proposed areas of access and logistics for the construction works.

Vehicles will be unloaded and all materials will be distributed to designated storage areas within the site. On completion of unloading large vehicles will exit the site in a forward direction alongside Cheltenham Road under supervision by the site Traffic Marshal.

General small to medium size vehicles will enter the site via the same route in a forward direction and will be unloaded in the designated site unloading area. Vehicles will exit the site in a forward direction to re-join the normal flow of traffic.

All delivery companies and suppliers will receive a copy of the site procedures prior to placing any orders and all drivers must be briefed on the procedures and rules for delivery visits.

4. Management of the parking of site operatives and visitors Vehicles

Parking will be available on site for site operatives, site management and visitors on the designated car parks at the rear of the property. This will be managed on a daily basis by the site management team to ensure the maximum number of vehicles can be safely accommodated on site. Additional limited spaces are available on the surrounding streets but it is unlikely this would be required.

Parking on restricted roads or double yellow lines locally to the site will not be permitted at any time and will also include any roads or streets where there is a risk of causing disruption to neighbors and adjoining properties.

The applicant will advise all contractors, work operatives and site visitors on the parking restriction both on site and local to the site prior to commencing any works on site. All contractors will be encouraged to car share, use mini-buses, public transport, cycle or walk to the site in order to minimise the pressure on local facilities. To promote this, we will be actively looking to employ contractors with a local labor force.

Nearby Public Parking facilities and restrictions will be included with the site rules and will be included in site induction.

The applicant will observe all parking restrictions locally to the site and will engage with local businesses who may have parking spaces that we could rent for the duration of the works however this scenario is unlikely to be required

5. Loading and Unloading of plant and materials

The building contractor will develop a traffic management plan for the duration of the construction process. The plan includes proposals for the safe procedure for unloading vehicles and loading vehicles in designated areas within the site boundaries.

Designated unloading areas noted have been provided for the duration of the works. See attached appendices for identification.

All delivery vehicles will be attended by the site Banksman who will supervise the vehicle at all times on site, including entering the site, and exiting onto the public highway.

No vehicles will be permitted to be unloaded on any public highway at any time.

The building contractor will appoint a suitable scaffolding contractor to erect any scaffolding required during the project and they will also obtain the relevant permits and notices from Manchester City Council prior to any scaffolding being erected. The works would be carried out under the scaffolding contractors Risk Assessments and Method Statements.

6. Details for the recycling and disposing of waste resulting from demolition and construction works.

Within the site boundary, provision has been made for a designated area for skip storage and waste segregation on site during both demolition and the stages of the construction process. This area is identified on the logistic plans attached See appendix 1.

On site the building contractor will monitor all waste and materials under their Waste Management Plan and a Material Management Plan under the current Waste Enforcement regulations 2018 and in line with CL: AIRE & DoWCoP Procedures.

7. Measures to control the emission of dust and dirt during construction.

During the construction process, certain works might create dust levels that are considered to be disruptive or a nuisance to others, in the event any works which are

deemed to be a risk of potentially create the above problems, this will be negated by the use of water suppression or other practical extraction means as required.

In circumstances where practical, specific cutting and grinding areas will be confined to designated locations on site.

Water suppression techniques will be adopted to dampen down surfaces at all times during works which create dust and on a regularly basis to surfaces and stockpiled areas to minimize the risk of dust migration.

Specific assessments for all works carried out on site where dust is created will be included within the Site Safety Management System and an appropriate method for controlling dust will be in place.

5

8. Measures to control noise levels during construction.

An element of Construction works might create noise vibration levels that may be considered disruptive or a nuisance to others, if identified at the planning stage that an operation is a potential to create noise levels above a reasonable threshold to cause disruption or a nuisance the site will put in place restrictive times of use, the most suitable and practical acoustic means of suppression to mitigate the problem.

The proposed plan does comply with BS5228.

The building contractor will ensure works are carried out to conform to the Control of Noise at Work regulations.

9. Measures to prevent the deposit of dirt onto the public Highway

During construction it is likely that contractors' vehicles will carry deposits of mud and building materials on their tyres out on surrounding streets. Although on this site this is unlikely due to the works being mostly internal.

To mitigate the amount of mud that can potentially enter the public highways the wheels of contractor's vehicles shall be cleaned before leaving the site using a wheel cleaning regime.

On certain works where there are high risks considered for the potential of debris being transferred onto the highway, in addition to the onsite cleaning, all the access roads leading to the site will be road vehicle swept with any debris removed and be correctly disposed of to avoid any additional discharge to the public sewers.

All vehicles leaving the site will be held in the designated holding area and power washed clean if required to remove any debris and any trapped material prior to the vehicle exiting the site.

An area of the site close to the exit will be utilized for wheel washing before vehicles leave site. A power washer will be used to wash any mud off the vehicle's wheels, with any excess mud/slurry being collected and disposed on site.

The wheel wash station will remain on site until the development is complete or where there no risk of materials being deposited onto the highway. The proposed wheel cleaning procedure will consist of;

- Before leaving the site, vehicles will be inspected for any heavy deposits left on wheels. If present, these will be removed manually.
- Following inspection, all wheels are to be washed down using a high-pressure jet wash until clear of all deposits.

Vehicles will be permitted to leave site following approval by the gate vehicle Marshal that all the above steps have been completed satisfactorily.

10. Site Working Hours

Any audible works within the site or outside the site will be carried out within the following hours:

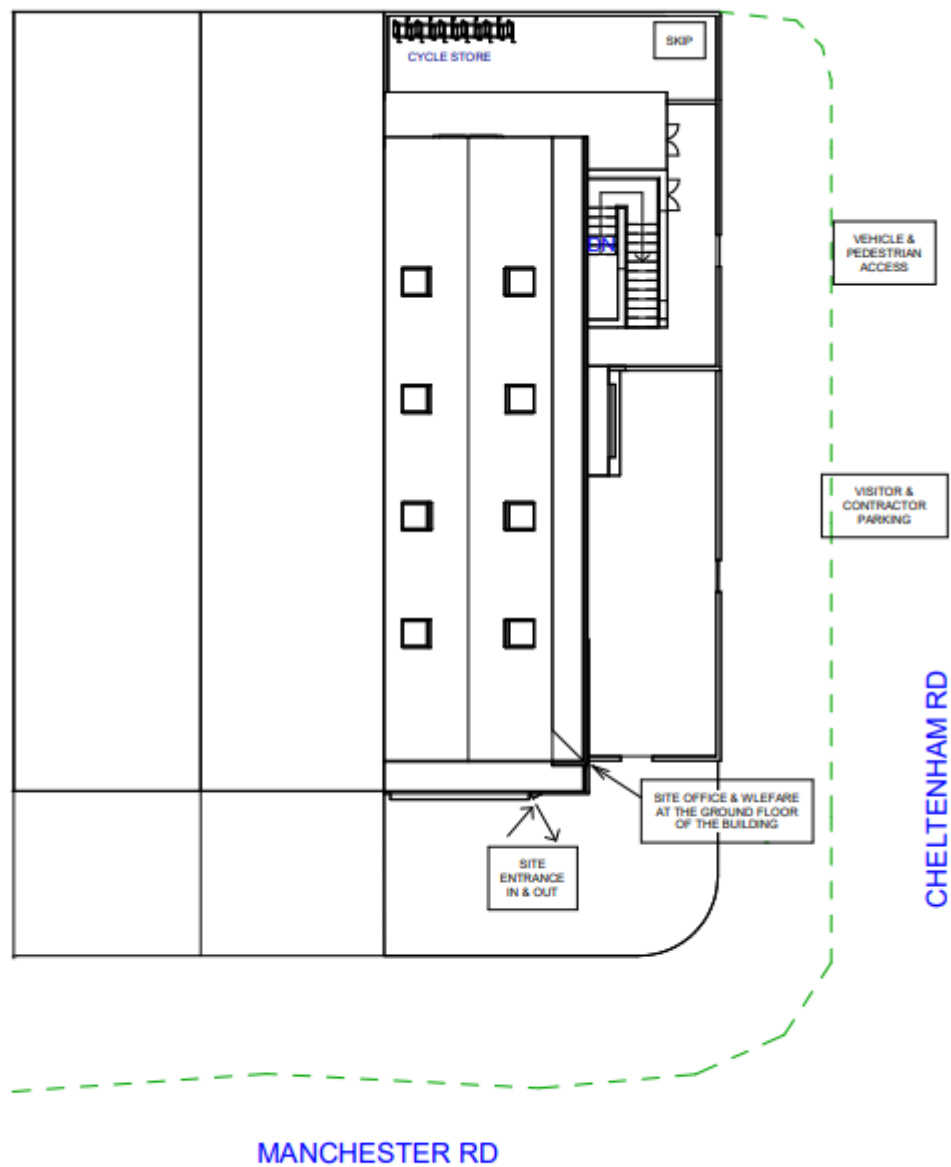
- Monday to Friday 08:00hrs to 18:00hrs
- Saturday 08:30hrs to 13:30hrs no works will be carried out on Sundays or Bank Holidays.

11. Considerate Constructors Scheme

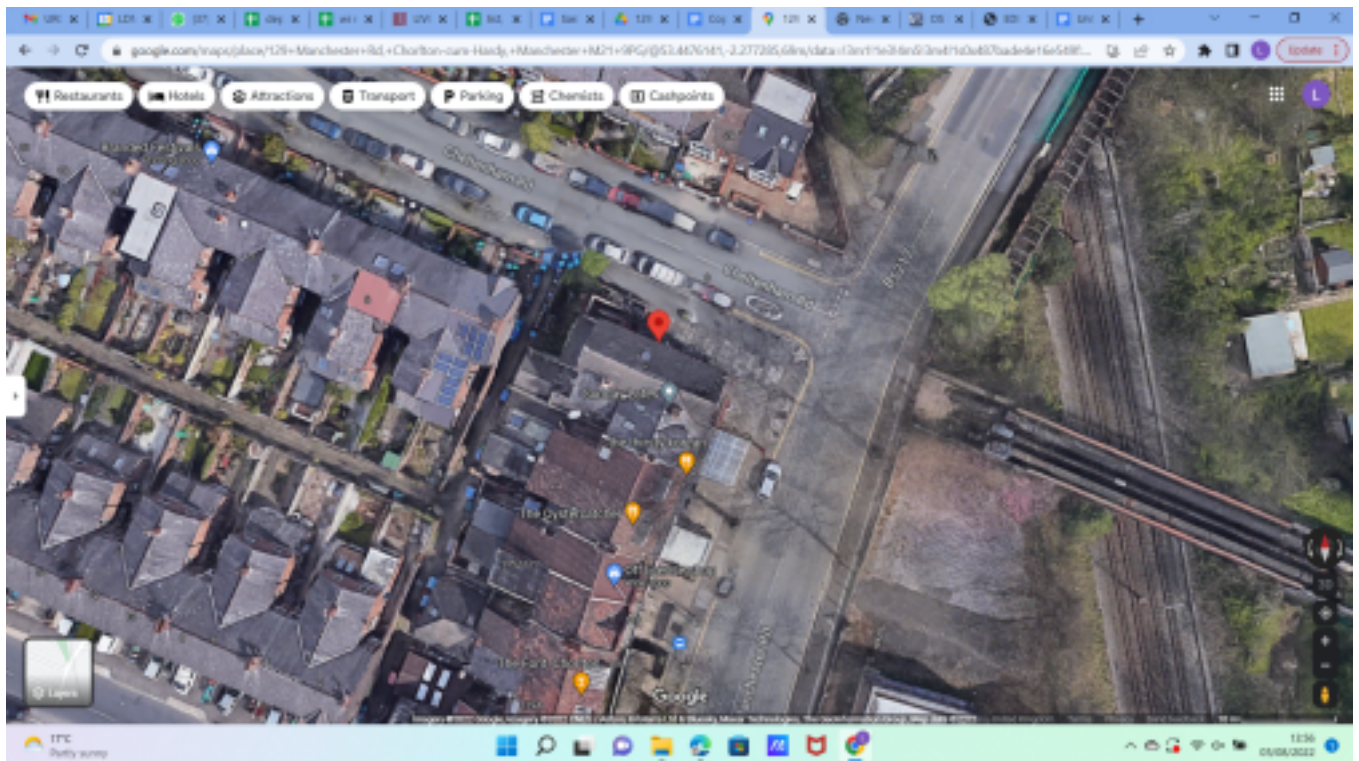
Once appointed the building contractor will be a registered company of the CCS and the site will be registered with the CSS. The site will be working in line with the code of considerate practices, inspection and monitoring.

As part of the contractor's social responsibilities, they will also engage with local residents in order to leave a legacy within the communities that they work in.

They will welcome feedback from neighbours and the general public and always act on any comments raised in order to maintain the best relationships with the local community.



1 Proposed Site Plan
1 : 150



Appendix 2 – Google Maps Site Layout 9