

Francis Road, Withington, Manchester – Construction Management Plan

INTRODUCTION

This document is to provide a summary of the overall approach to managing the construction phase of the project from commencement to completion on behalf of FSG Francis Rd, Unit 4 Royal Mills, Ancoats. Also, the following are a Beneficiary, Southway Housing Trust Southern Gate, 729 Princess Road, Didsbury, Manchester, M20 2LT.

This document will act as a supporting tool of the main Construction Phase Health and Safety Plan (CPHSP) which is currently under review. A final CEMP will be prepared post-decision and ratified as part of the condition discharge process.

As the Principal Contractor we have established a health, safety, and environmental strategy for the works with a target of zero accidents of all types. In addition, we will set up a benchmark standard for the monitoring of health, safety, and environmental considerations on this project by means of a system of continuous improvement in recording / reviewing incident and accident frequency rates and environmental incident rates, and implementing both active and reactive management processes prior to the commencement of any works in order to mitigate risk wherever possible.

All sub- contractors working on this project will be expected to achieve a similar standard and provide outline processes for inspecting and auditing during the project. Key project goals are listed below and will be continually monitored as the project progresses and numbers of staff and sub-contractors increase accordingly.

HEALTH AND SAFETY PRINCIPLES AND OBJECTIVES

AEDI Principles and Objectives aim towards: -

- Zero accidents/incidents
- All employees with positive attitudes towards safety
- Repeat business
- HSE/External bodies confidence and zero HSE Actions
- Zero lost time due to unsafe and inefficient working practices
- Reduced insurance costs
- Contract completion on time with minimum disruption
- Comply with the current AEDI Safety Policy and procedures
- AEDI have a full set of S.H.E procedures which are operated on all projects.

KEY IDENTIFIED RISK AREAS

The proposed development is located in a largely residential area which, in addition to the immediate risks associated with construction activities on site, brings associated Health Safety and Environmental risks to the local population and the surrounding area:

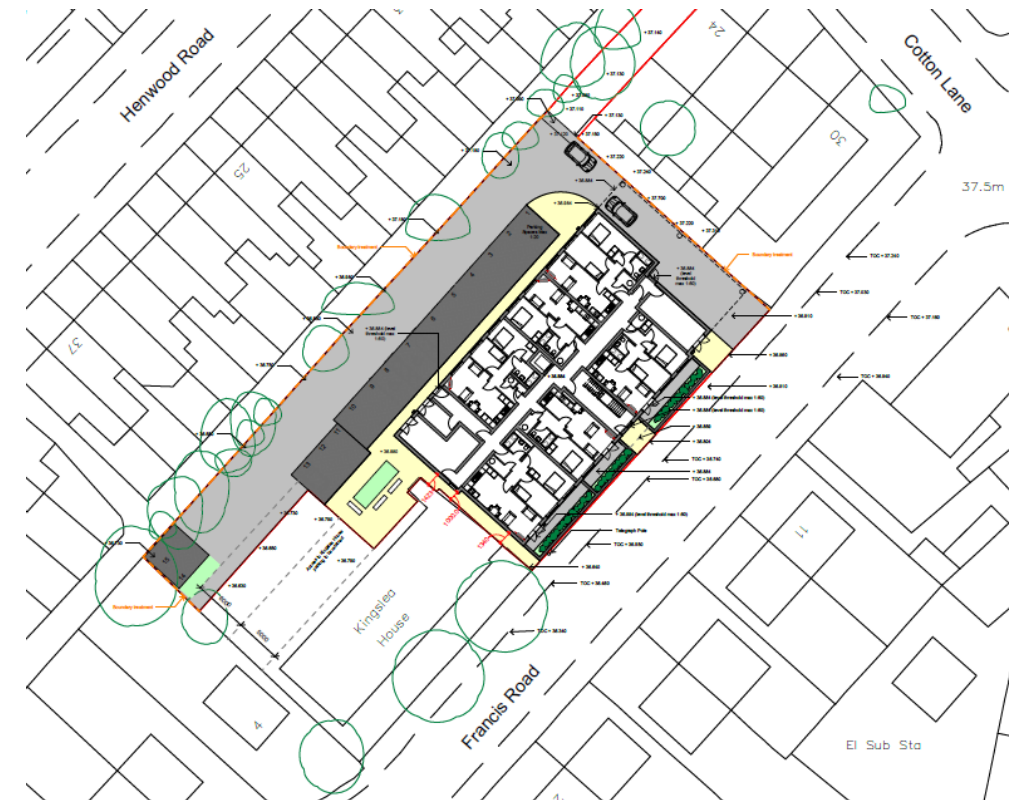
- Public /Construction Interfaces
- Increased Construction Traffic
- Potential Noise
- Potential Dust

- Restricted Access

Our approach to the management of the above risk areas is to establish a risk assessed based plan to deal with the matters on their merits. We will identify the risks, implement clear methods of work / plan to minimise the effects of the risks together with control measures and monitoring procedures to ensure that the risk-based solution is effective.

At AEDI Construction Ltd as part of our Quality Management Plan we operate a strict Health Safety and Environmental procedures which support the sites in ensuring the above process is successfully achieved.

1. SITE PLAN



SITE WORKS

Scope: The proposal is for 24 units across three floors within one predominately rectangular block. The proposed development will have a flat roof. Landscaping is proposed where possible throughout the site. Comprehensive planting is proposed on the boundary adjoining Francis Road.

Enabling Works: Site fencing, prepare site compound, remediation works set out in the Remediation strategy, services diversion, demolition

Sub Structure: New drainage foul and water, strip mass fill foundations/piling for the apartments.

Superstructure: Load bearing masonry structure, UPVC windows, hollow core concrete floor slabs, flat roof with single ply finish.

External Works: 278 works, Hard landscaping, 15 no street parking, improvement to highways, soft landscaping.

Hours of work:

Site working hours

Monday – Friday 8.00am – 17:00pm

Saturday - 8:00am – 13:00pm

No Sunday working

Site Security

The proposed arrangements for site security are as follows:

Site fully hoarded by a proprietary hoarding system to at least 2 metres in height

Pedestrian and Vehicular access to be fully controlled and gates suitable for hoarding system.

Security lighting will be provided in the site compound.

24hr monitored CCTV system will be in operation at all times, this will cover all elevations of the compound and working area.

Site Access (vehicular and pedestrian)

All access points will be identified of the site Traffic Management Plan (TMP) included within the Construction Phase Health and Safety Plan (CPHSP) and final CEMP. This will be documented in two phases for the demolition and main construction works. Compound, cabin location, means of access, material storage and locations of significant areas of temporary works, scaffold, hoarding etc will all be identified. All access points will be monitored to prevent entry by unauthorised persons.

Public Relations: -

Action Plan

- AEDI will maintain its approach as a Considerate Contractor throughout this development.
- AEDI will maintain existing perimeter fencing and introduce suitable hoarding / fencing to help to prevent the chances of any dangerous un-authorised access onto site both during and out of construction hours.

AEDI Construction

- Safety signage will be erected to inform and warn of any dangers linked the construction of this development.
- AEDI will make efforts to minimise the impact of the construction of this development that may affect any members of public or surrounding properties and businesses.
- Regular noise environmental readings shall be taken.
- A periodic newsletter will be posted to all nearby businesses to advise them of the progress of the works being undertaken.
- The site shall be responsive to any queries by the public or surrounding properties.
- The Site Manager will deal with any complaints swiftly and these complaints will be logged and made available to the Principal Designer/Clients Agent and Client alike.
- There will be a daily check around site boundaries to ensure no materials of the construction process are contaminating surrounding areas.
- AEDI construction will contact the local schools to advise of the construction process and interact with the pupils on the dangers of construction sites.
- Letter drop to surrounding residents will be done before construction works start.

Parking

On-site parking will be limited, parking will be off site using surrounding roads off Cotton Lane.

Noise Limitation:

- **Noise assessment:** Completed as part of RAMS Submissions and plant recorded on the Noise Register on the SHE Notice Board
- **Plant assessed by:** All subcontractors deemed to be using plant, this will be recorded and issued to AEDI site manager
- **Noise Meter available:** At the site office if the subcontractor does not have their own.

Mud / Debris on Highway

All existing hardstanding will be maintained wherever possible to prevent sub strata being brought into the service. Where appropriate temporary hardstanding's will be introduced (vehicular cross over points) to allow wheels to be kept free from debris. Vehicle routes will be managed to ensure they remain on clean hardstanding's.

Where this cannot be maintained site machinery will be utilised to bring the arising to the loading areas (i.e site dumpers / excavators). Vehicular wheel washes will also be in operation where required.

Construction Environmental Management

The scope of the works clearly involves demolition and earthworks, as a matter of course our construction environmental management plan (CEMP) will address the risks associated with noise, air pollution, vibration and other sources of environmental impact as a result of our works. Our approach to these matters will be on a risk assessed basis. But as a minimum we would anticipate environmental monitoring points around the perimeter of the site, which will display contact details for the person(s) accountable for the environmental risks mentioned. These monitoring points will inform us to the level of noise, dust and vibration being generated by the works.

Prevention measures will be implemented to ensure that we reduce any emissions or risks associated with the environmental issues. These prevention measures will include dust suppression, enclosure of operations with high potential for dust, avoiding site run off of water or mud, covered skips, water suppression etc.

The Daily Environmental Record (DER) is a generic document from our Quality Management System. The DER will be tailored to the specifics of the project. This list is non exhaustive

- Daily checks/ remedial measures to safety fencing, barriers and site hoarding
- Noise/Air quality/ Noise monitoring at pre-determined locations
- Daily checks for mud/dust on public highway.
- Daily monitoring in relation to excavation and unforeseen contamination

AEDI Construction Ltd Project Manager will maintain contact with local stakeholders within the immediate area, so that any concerns or environmental impacts may be addressed at an early stage. In addition, as a matter of policy on all projects, AEDI Construction will be signed up to the considerate contractor's scheme and associated initiatives.

Regular visits from regulatory authority will be encouraged so that they are confident that controls measures are being regularly carried out.