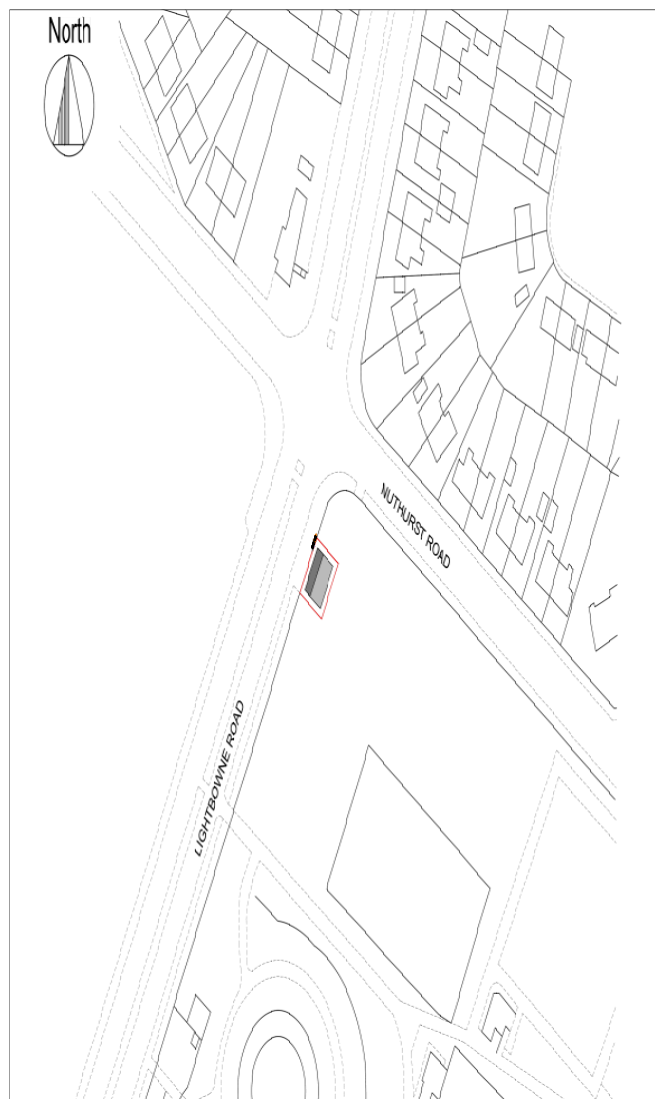


Construction Management Plan

Proposal: Change of use of former public convenience to create 1 x office unit (Class E) together with part retrospective elevational and roof alterations, including new shopfront and access ramp.

Planning Application ref. 130021/FO/2021



Location:
Former Public Convenience , Lightbowne Road,, Moston, Manchester,
M400DF

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Appendices

Appendix A – Construction Phase Site Plan

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1.0 Scope of Works

- 1.1 The scheme involves the Change of use of former public convenience to create 1 x office unit (Class E) together with part retrospective elevational and roof alterations, including a new shopfront and access ramp. Existing & Proposed Plans are included in the Appendix to this document for reference.

2.0 Enabling Works/Formation of Site Perimeter

- 2.1 At commencement the perimeter of the site will be established and securely protected with good quality Heras security fencing to HSG151 standard to the whole of the perimeter of the site complete with all necessary signage in accordance with HSE requirements.
- 2.2 The site area is to be stoned to provide a hardstanding for site vehicles, storage of materials, site cabins etc.

3.0 Site Parking & Storage of Plant & Materials

- 3.1 All contractor's vehicles will park on the designated part of Lightbrowne Rd next to the site.
- 3.2 All materials and plants will be stored within the fenced site area. Materials such as cement and equipment will be stored in a secure site cabin.

4.0 Management of Vehicle Access/Egress, Deliveries & Loading/Unloading of Plant Material

- 4.1 Access to the site will be via the existing Lightbrowne Road
- 4.2 There is no turning circle on the site delivery vehicles will park on the pavement, offload and move on. Materials will be taken to the site on foot.
- 4.3 Delivery/tipper wagons will be accompanied onto and from the site by a banksman who will be in advance of the wagons at all times. Generally, deliveries will be by smaller wagons and the contractor will make merchants aware of the site restrictions when arranging deliveries.
- 4.4 Construction traffic routes will be kept at a safe distance from trench works at all times.
- 4.5 Prior to leaving the site, vehicles will be inspected and the wheels be washed using a Karcher type jet wash unit.
- 4.6 The contractor will manage the risk of any road contamination by regular monitoring. Should the road become contaminated any debris will be removed by spade and jet wash.

5.0 Wheel Wash Facility

- 5.1 Prior to leaving the site, vehicles will be inspected and the wheels will be washed on the hard standing using a Karcher type jet wash unit.
- 5.2 The contractor will manage the risk of any road contamination by regular monitoring. Should the road become contaminated any debris will be removed by spade and jet wash.

6.0 Management of Dirt & Dust

- 6.1 If dust emissions are generated in dry period the contractor will use water spray to wet the material and suppress the dust.
- 6.2 The site manager will take account of weather conditions and prevailing wind direction when organising operations to prevent and minimise dust nuisance to neighbouring properties.
- 6.3 All site staff will be trained and be aware of the Dust Management Strategy.
- 6.4 All roads and turning circles on site are to be continually stoned to provide a good, clean working platform and prevent contamination.
- 6.5 In the event of a complaint from a neighbouring property in respect of dust there concerns will be considered and action taken to prevent future occurrence.
- 6.6 All site staff will have appropriate PPE to protect them from the effects of dust.

7.0 Excavation and Ground Works

- 7.1 Location of underground Services
 - Prior to commencing excavations the site area will be checked for overhead and underground services.
 - Service plans will be obtained from Utility providers and the site area checked over using a locating device.
 - Once identified service routes will be identified and clearly marked. If markings are lost during the working operation the exercise will be repeated to ensure service routes remain clearly marked as required for the duration of the works.
 - Works will be undertaken in accordance with the HSE Guidance Document, Avoiding danger from underground services.

7.2 Excavations

- Trenches with a depth exceeding 1m will be either battered back or suitably shored and the shoring maintained.
- Trenches will be inspected regularly and excess groundwater pumped out regularly during inclement weather.
- Vehicle plant will be kept a safe working distance from the trench to prevent potential collapse.
- No site staff will work below an excavator.

8.0 Protection of Existing Trees to be retained

- 8.1 Protection will be provided in accordance with BS5837-2012. Heras fencing will be sited around the trees to prevent site operations affecting root growth etc. at a minimum distance of half the height of the tree or to the extent of the canopy of the tree, whichever is greater and maintained for the duration of the construction works. Protection will be principally as detailed in Appendix A.

9.0 Recycling/disposing of waste resulting construction work

- 9.1 In respect of the construction work, the following measures have been identified to minimise the quantity of waste produced during this project:
- The experienced site manager will be responsible for identifying and segregating waste on site.
 - All waste resultant from the works will be segregated on site.
 - Resultant hard core will be re-used where possible in the substructure.
 - Re-usable materials will be identified on site and removed for storage and re-sale.
 - Recyclable materials will be removed from site for processing in licenced facilities.

10.0 Noise Control

- 10.1 Whilst working on site the contractor will adhere to the recommendations of BS 5228-1, clause 9.3 to minimize noise levels during the execution of the Works.
- 10.2 The project is a relatively simple and small extension and refurbishment scheme with no notable works which would cause significant noise pollution. The close proximity of residential housing has been noted and there will be no operation of heavy plant etc. outside normal working hours of 8.00am – 5.30pm.

APPENDIX

APPENDIX A: CONSTRUCTION PHASE SITE PLAN

APPENDIX B: EXISTING/PROPOSED SITE PLANS

