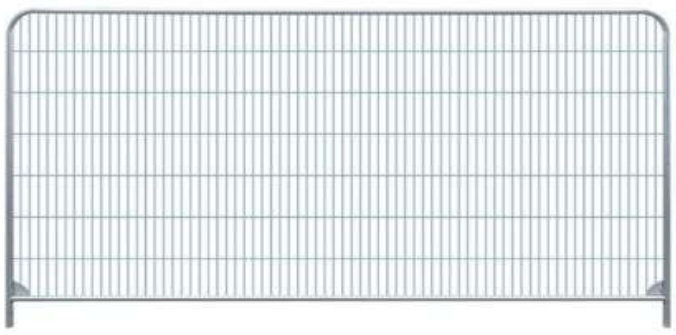
Construction Method Statement

Barclay House, Whitworth Street

For

Broadstreet Real Estate

PLP Construction Ltd
Barclay House Construction Method Statement – 31/03/24 – R2

Construction Start:	September 25
Construction End:	50 weeks following commencement
Site working Hours:	Monday to Friday: 8.00 am to 6.00pm Saturday: 9.00 am to 2.00pm Sunday/Bank holidays: No work Please be mindful site set up activities are considered as part of construction work and is not permitted prior to 8.00am on weekday and prior to 9.00am on Saturday. The following Site Working Hours must be adhered to: Monday to Friday: 8.00am to 6.00pm Saturday: 9.00am to 2.00pm **Sunday/Bank holidays: No Work.** To mitigate Site Operatives from waiting outside of site, pedestrian access gates to site compound can be opened to allow Site Operatives to enter the site prior to 8.00am on weekday and prior to 9.00am on Saturday as long as no work is being carried out. Operation of heavy good vehicles and heavy machinery shall be limited to between 8am-6pm Monday to Friday and 9am-2pm Saturday only (no working on Sundays or Bank Holidays).
Will construction be phased:	No phasing on this scheme – all works will be completed in the duration.
Will there be vehicular access to site:	Yes, see attached plan.
Parking:	Parking will be undertaken on the public highway or within local carparks.
Will a loading/unloading area be available:	Yes see hatched area detailed on attached plan
Will a banksman be used:	Yes
How will the site be secured:	The site will be secured using a mixture of Hoarding & Heras fencing in accordance with current HSE guidelines. The heras is secured with solid posts between panels, the panels are 1.8 m high as below. 
Will all of the construction be undertaken on site:	No there will be work to the existing footways to construct access, this will be done in accordance with the local authority requirements and fully in accordance with RASWA principles.
Will scaffolding be located on the public highway:	No
What traffic management signs will be provided and/or construction signage:	All signage will be in accordance with current HSE guidance and all traffic management will be carried out following review with local authority and in accordance with all current highways best practise and the Chapter 8 requirements. Specific detail for traffic management will be provided with the necessary applications to the local authority. Pedestrian and cycle routes are not impacted by our works.

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Will skips be placed on Highway:	No they will be located in the hatched area detailed on the attached access and egress drawing.
Delivery Route	Access for deliveries will be via Whitworth Street, a banksman will be used at all times.
How many vehicles are likely to be on site:	There are likely to be on average 20 vehicles involved in the construction process as its peak- this is in relation to vans for operatives. For the concrete works we will have 8 wheel rigid vehicles entering site at the rate of 2 vehicles per hour during pours. For general deliveries for brick, block and building materials we will have 8 wheel rigid vehicles entering site at the rate of 3 vehicles per day. Parking areas identified will be closely monitored and managed by the on-site management team, all parking will be in the adjoining managed carparks, NCP & Q Park. No obstructions or parking in such a manner as to restrict the operation of the local highway network, local residents and businesses. We will incorporate this into our Site Induction.
Deliveries & Site Welfare:	All deliveries will be carried out by road legal vehicles and will have banksmen where required. Deliveries will be made on to hardstanding and a jet wash will be available for any wheel cleaning requirements at the site entrance. Every effort will be made to clean mud off vehicles prior to leaving site, this will be done using a pressure washer at the site entrance. We have road cleaner attachments for our forklifts, these will be utilised whenever needed. **If required a Road Sweeper will be used during any activity removing material from site.** We will have signage available onsite detailing “mud on road” if required to be put out in the unlikely event that we have an incident. All deliveries will be properly sheeted. A programme of works is attached to the CMS which details the work activities An Access & Egress Plan is attached which details locations of site amenities etc. Delivery vehicles will not be allowed to block access/egress for residents. For larger deliveries, the Site Manager will need to agree in advance arrangements with the suppliers for wagon driver to park safely away from the site and phone in advance of arrival. Deliveries are requested to ring ahead to agree delivery times with site.
Highways:	The adjacent roads will be monitored on a regular basis and will be cleaned as required. Any necessary permits will be applied for via Manchester City Council. If required a Road Sweeper will be used during the activities to ensure that the road is clean. All gullies and open drainage channels will be checked and cleaned monthly. Our works do not impact any street furniture, crossing points, highway layouts etc, if for example these are impeded by Uility installations they will be dealt with in the specific traffic management plan.
Highways Notices:	All necessary notices will be obtained prior to the carrying out of any work.

Drainage:	The drainage strategy set out in the documents will be instigated and all the necessary notices will be obtained and in place.
Waste removal:	All waste will be removed from site on a regular basis and will have the necessary waste transfer documentation. The waste storage facilities will be adjacent to the site cabins and the removal will be via the vehicular access and egress routes on the site access plan.
Site Management:	Our site managements plan will be set out within our Construction Phase Health and Safety Plan. There will be full time site supervision on site and their contact details will be visible on site and on the curtilage of the site. Any traffic management measures required on the highway to be communicated with as much lead in time as possible with the Local Highway Authority and local residents. Any off-site works and temporary footway closures must also be indicated on a plan accompanied by measures to protect member of the public.
Fuel Storage:	Fuel will be stored in bunded fuel tanks and spill trays will be used where required with spill kits on site for any accidents.
Maintenance:	The site hoardings and general site will be properly maintained at all times.
Dust suppression:	All good practise will be followed in the management of dust, this will be done in accordance with current HSE guidelines. Site hoarding with netting will be erected around the site, water suppression will be used to damp down dust caused by wind when undertaking the ground works. Any cutting of concrete materials will include dust suppression. Plant and tools to have dust extraction systems attached. Wagons removing waste that could produce dust shall be sheeted over on site. Any storage of such waste on site shall be removed daily or covered over. All gullies new and existing will be fitted with silt bags to ensure no pollution to water sources. BS 5228 – 1 2009 “Code of practise for noise and vibration control on construction and open sites” will be adhered to.
Community Engagement:	We will liaise with the local population and issue regular news letters for the scheme. We will provide local residents with out of hours contact details for PLP Construction. We will do a letter drop prior to commencement of the main works. Our Site Managers details will be clearly identified on site and logs for Compliments / Complaints will be kept. We are members of the Considerate Contractors scheme.

Co-ordination with adjoining / local sites:	We have and will continue to liaise with adjoining site, if there is something specific it will be highlighted in the Construction Phase Plan which is located on site.
TRO's:	We have one traffic regulation order in place for the suspension of two number car parking bays and the provision of a temporary crossing into the site, to our knowledge these do not impact on public transport or any local amenities.
Dilapidation Survey:	A full dilapidation will be undertaken , this will be agreed with the Client team and the Local Authority.
Emergency Contact Details:	These are located on the hoarding at the site entrance.