

Construction Phase Health & Safety Plan

CONSTRUCTION PHASE

Health and Safety

Premier Modular Group Business Unit:		Premier Modular Limited - Permanent Division	
Project name:		Manchester Old Moat Youth Outreach Project (OMYOP)	
Project no.:		S40693	
Customer:		Turner and Townsend	
Location:		Manchester	
Revision no.:	1	Date:	10/02/26
Written by:		Date:	
Authorised by:		Date:	

Construction Phase Health and Safety Plan (CPP) - overview

This document will define how specific health and safety management elements of the contract will be delivered.

Each box represents the parts of the whole PEP. Only in exceptional circumstances will a PEP consist of less than four documents.

(Update revision nos. as required)

Project Execution Plan (PEP)

Construction Phase
Plan (CPP) covering
Safety & Health

Environmental
Management Plan
(EMP)
(as requested)

Quality Management
Plan (QMP)
(as requested)

O&M Manual /
Health & Safety File
(after Practical
Completion)

Construction Phase Health & Safety Plan

Contents

1.	Introduction	5
1.1	Pre-ambble	5
1.2	Purpose of this plan	5
1.3	Authorisation	5
1.4	Legal and other requirements	6
1.5	Integrated Management System (IMS)	6
1.6	Contract details	6
2	Project Summary & Description	7
2.1	Project Location	7
2.2	Project Participants	7
2.2.1.	Other Contractors & Subcontractors	7
2.2.2.	Extent and Location of Existing Records and Plans	7
2.3	Project Description and Nature of Construction Work	8
2.3.1.	Project Description	8
2.3.2.	Scope of Works	8
2.4.	Timescale for Completion of Construction Work	8
2.5.	Statutory Bodies, Service Organisations, Interface Parties	8
2.6.	Existing Environment	8
2.7.	Existing Drawings and Documentation	8
2.8.	Consent Conditions	8
2.9.	Notification of Project (Form 10)	9
3	Health and Safety Management	9
3.1	Building Safety Act 2022 & Building Regulations	9
3.2	Roles and Responsibilities / Management Structure	9
3.2.1.	Client	10
3.2.2	Principal Designer	10
3.2.3	Principal Contractor	11
3.2.4	Senior Site Manager (Premier Modular)	13
3.2.5	Premier Modular HSE Department (Premier Modular)	14
3.2.6	Contractors	14
3.3	Selection of Contractors	16
3.4	Risk Assessments and Method Statement (RAMS)	16
3.5	Site Specific RAMS	16
3.7	Site Establishment & Information	17
3.7.1.	Site Security – Access to Site	17
3.7.2.	Register of Personnel	17
3.7.3.	Security of Equipment & Plant	17
3.8	Off-Loading, Storage, Handling and transporting	17
3.8.1	Client Stores Delivery Restrictions	17
3.8.2	Off-loading:	17
3.8.3	Storage:	17
3.8.4	Gas Cylinder Storage:	18
3.8.5	Other Storage:	18
3.8.6	Lifting Equipment:	18
3.8.7	Contractors Mobile Plant and Use of Roads	18
3.9	Waste Disposal Facilities and Site Cleanliness	18
3.9.1	Waste Disposal	18
3.9.2	Site Cleanliness:	19
3.9.3	Scrap Metal:	19
3.9.4	Oil Products:	19
3.9.5	Other Waste Materials:	19
3.9.6	Hazardous Areas:	19
4	Safety and Occupational Health Controls	19

Construction Phase Health & Safety Plan

4.1.	Accident and incident reporting (including learning event and near miss reporting)	20
4.2.	Reports	20
4.3.	Asbestos	20
4.4.	Certification of Operators / Plant Operators	20
4.5.	Confined Spaces	20
4.6.	Control of Substances Hazardous to Health (COSHH) and Asbestos	21
4.7.	Demolition	21
4.8.	Electrical Supplies and Equipment	21
4.9.	Excavations and Services	21
4.10.	Emergency Arrangements	22
4.11.	Fire Precautions	22
4.12.	Hand Arm Vibration Syndrome (HAVS)	22
4.13.	Health and Safety Rules	23
4.14.	Health Surveillance	23
4.15.	Health and Safety File	24
4.16.	Hot Works	24
4.17.	Housekeeping	24
4.18.	Site Induction	24
4.19.	Interfaces with Visitors, the Public and Others	25
4.20.	Lifting Operations	25
4.21.	Lone working	25
4.22.	Manual Handling	25
4.23.	Material Storage and Distribution	26
4.24.	Mechanical Plant	26
4.25.	Monitoring, Inspection & Exchange of Information	26
4.26.	Noise	27
4.27.	Occupational Health Monitoring and Surveillance	27
4.28.	Permits to Work	28
4.29.	Personal Protective Equipment (PPE)	28
4.30.	Piling Operations	28
4.31.	Pressurised Systems	28
4.32.	Safety training	28
4.33.	Scaffolding	29
4.34.	Site Office Safety	29
4.35.	Site security	29
4.36.	Smoking	29
4.37.	Statutory Notices	Error! Bookmark not defined.
4.38.	Temporary works	29
4.39.	Traffic management	30
4.41.	Welfare and first aid	30
4.42.	Working at Height	31
4.43.	Escape Of Water – Prevention and Management	31
5.1.	Design Safety Considerations	31
5.2.	Design Phase	31
5.2.1	Design Allocation	31
5.2.2.	Designers Key Tasks and Responsibilities	31
5.2.3.	Design Philosophy	32
5.2.4.	Design Risk Assessments	32
	Appendix A – Project Directory	33
	Appendix B – Hazard Elimination Register	34
	Appendix C – CTP Designer's Risk Assessment	34
	Appendix D – Designer's Risk Assessment	35
	Appendix E – Health & Safety File Requirements/Directory/Procedures	35
	Appendix F – Project specific health and safety objectives and targets	35

Construction Phase Health & Safety Plan

Appendix G – F10 Notification	36
Appendix H – Project Risk Assessment Summary	38
Appendix I – HSEQ RAMS Review	40
Appendix J – Construction programme	41
Appendix K – Site Set Up, Fire and Emergency Plan	41
Appendix L – Traffic Management Plan (TMP)	44
Appendix M – Review as necessary Project Safety / Security Site Rules & Essential Rules (inclusive of those identified in PCI) NOT OTHERWISE MENTIONED IN THIS CPP	44
Appendix N – Existing Project Documentation	47
Appendix O – Project Organogram	47
Appendix P – Biodiversity Action Plan v1.00.....	47
Appendix Q – Construction Management Plan.....	

Construction Phase Health & Safety Plan

1. Introduction

1.1 Pre-amble

The following information is contained within the PCI as supplied by Premier Modular Limited relation to the planned works at Manchester Stirling Centre, in accordance with the requirements of CDM2015.

Pre-construction information
Project directory
Contract organisation and staff responsibilities
Communications
Risk management
Knowledge transfer – good practice / lessons learnt.

1.2 Purpose of this plan

This Construction Phase Plan (CPP), when read with the divisional execution plan, meets the requirements of the Construction Design and Management (CDM) Regulations 2015 with regard to the construction phase health and safety plan. This plan describes how the safety aspects of the contract will be managed. It is a live document that will be reviewed at regular intervals by the project, contract or site manager, reflective of the progress of the work and changes in health and safety requirements.

The plan conforms to Premier Modular Limited's (PML) health and safety policy objectives which will be clearly displayed in site offices, within the HSE&Q policy Statement.

The plan is concerned with the overall management control of all health and safety aspects in the execution of the contract. Subcontract work shall also be subject to this plan.

PML is certified to ISO45001:2018 and its company Integrated Management System (IMS) complies with that standard and those of ISO9001 and ISO14001, plus certification is also held for FSC (Forest Stewardship Council – for all timber), ESG (Environment, Social & Governance) and EN1090 (Structural Steel).

This plan is a 'live document' to be supplemented and/or revised as the project develops, by the introduction of supporting documents such as subcontractor method statements, risk assessments or any documentation relevant to the safety, health and environment of the project, which may include:

- Appropriate legislation
- Corporate governance
- PML and/or PML Professional Services policies
- Customer requirements (to include stakeholders)
- Company processes and procedures (amended as necessary)
- Methodologies and programmes
- Organisational structures
- Supply chain requirements.

1.3 Authorisation

This plan is authorised when the preparation, approval, authorisation, and distribution section on page 1 of this document is completed.

Construction Phase Health & Safety Plan

1.4 Legal and other requirements

The project will meet its legal requirements through compliance with any planning, local authority, enforcement agency conditions, and all relevant legislation. Updates will be made available to the project team by PML intranet (SharePoint).

Specific requirements as detailed in the PCI pack shall be incorporated into this plan. This includes:

- Asbestos removal – as applicable to the project.

1.5 Integrated Management System (IMS)

The company's IMS is designed to meet the contract objectives, as is necessary for this project. The IMS is a focused 'framework' set of designated standards, aimed at meeting the needs of the business, whilst delivering on compliance and the expectations of stakeholders.

This plan sets out the HSE standards to be achieved and the means of continuous improvement by the process of review and where appropriate revision.

1.6 Contract details

These are formalised by the relevant parties, and not subject to reference within this CPP.

Construction Phase Health & Safety Plan

2 Project Summary & Description

2.1 Project Location

The site is OMYOP Manchester. The site address is:

Old Moat Youth Outreach Project
Yew Tree Road
Manchester,
M20 3FG

2.2 Project Participants

Client: Turner & Townsend

Principal Designer: P+HS Architects, East Dock, Leeds, Dock Leeds, LS10 1LR

Principal Contractor: Premier Modular Limited, Catfoss Lane, Brandesburton, East Yorkshire, YO25 8EJ

Contractors: As listed below

HSE: Construction Division, Canary Wharf, 10 South Colonnade, Canary Wharf, London E14 4PU.

2.2.1. Other Contractors & Subcontractors

Contractors:

- Groundworks – Ellison Construction
- Electrical – Warner Electrical
- Mechanical – RYL
- Plumbing – Keppel
- Painting & Decorating – Pittaways
- Flooring – SJS Flooring
- Structural Engineers – Alan Wood Partnership
- Windows / Doors – CB Solutions
- Roofing – Premier Modular
- Craneage – Brynn Thomas
- Suspended Ceilings – Star suspended ceilings
- Roller Shutters – TD Shutters
- Haulage – Musgraves Transport

The client may also request additional works, or works may identify additional requirements, which shall be confirmed as acceptable by the Client.

2.2.2. Extent and Location of Existing Records and Plans

Key records for the project, including:

Project Directory – Appendix A;
Hazard Elimination Register – Appendix B;
CTP Designer's Risk Assessment – Appendix C;
Design Risk Assessment – Appendix D;
Health & Safety File Requirements/Directory – Appendix E

Construction Phase Health & Safety Plan

2.3 Project Description and Nature of Construction Work

2.3.1. Project Description

This document has been prepared for Premier Modular Limited in relation to the planned works at The Stirling Centre, for the proposed installation of a modular building to be used as a youth and community facility.

2.3.2. Scope of Works

Detailed Design and construction of a new modular-built youth and community Facility

2.4. Timescale for Completion of Construction Work

The planned date for the commencement on site is 23rd February 2026, with the works expected to be completed by 06th May 2026. The Construction programme can be found at Appendix J.

2.5. Statutory Bodies, Service Organisations, Interface Parties

HSE: Construction Division, Canary Wharf, 10 South Colonnade, Canary Wharf, London E14 4PU;

Electricity: Electricity North West, Harrington Road, Preston, PR1 8AF Emergency Number – 0800 195 4141

Water: United Utilities Haweswater House, Lingley Mere Business Park, Lingley Green Avenue, Great Sankey, Warrington, WA5 3LP Emergency Number – 0345 6723723

Accident and Emergency Unit: North Manchester General Hospital, Delaunays Rd, Crumpsall, Manchester, M8 5RB

2.6. Existing Environment

The project will be carried out within the existing boundaries of the site. It should be noted that other areas within the grounds may/will be operational for the duration of this project therefore all existing safety precautions will be complied with for those areas.

2.7. Existing Drawings and Documentation

Existing drawings are available (see Appendix N) and held on site by Premier Modular.

2.8. Consent Conditions

To deliver on best practice, the Premier Modular Group operate our activities in accordance with 'The control of dust and emissions from construction and demolition' Best Practice Guidance as produced by the Greater London Authority, the site under question is identified as:

- Low Risk.

Justification for this, is that the site footprint is less than 1,000 m²; it is a development of one property; and the potential for emissions and dust to have an impact on sensitive receptors is negligible during our occupation.

We recognise that the groundwork will be almost completed prior to ourselves attending site, with the works conducted would only emit fugitive emissions from roadways, as the crane and loaded vehicles arrive/depart. Premier Modular are not conducting any intrusive groundworks, with majority of the work

Construction Phase Health & Safety Plan

that may create small quantities of dust being internal e.g. wood drilling, cutting etc.

2.9. Notification of Project (Form 10)

See Appendix G.

3 Health and Safety Management

The key high-level objective of the contract is to deliver the customer's contract on time, to budget and without incident or complaint.

The key health and safety objective is to complete the contract having achieved the objectives of the company's health and safety policy, the primary message of which is 'Zero Harm', to people, and the wider environment. Additionally, the following key performance indicators have been agreed for the project:

- Zero accidents, incidents, ill health or occupational disease throughout the duration of the project's construction phase;
- Minimum Considerate Constructors Rating of +35 (4 Star Rating);
- Any accident reports or RIDDOR reports to the HSE – with copies of reports and any investigations and subsequent actions, to be submitted to Site Manager.
- Reporting of 'Near Misses' throughout the project / construction phase.

3.1 Building Safety Act 2022 & Building Regulations

The Building Safety Act 2022 introduced a comprehensive framework to improve building safety, particularly for higher-risk buildings (HRBs). It applies throughout the lifecycle of the building, from design through to occupation and maintenance, and strengthens responsibilities for safety, accountability and competence. Premier Modular Group companies operate to our own risk standard RS-HSEQ-002, however we request that all our supply chain partners involved in the design, manufacture and installation of this build are also aware of the requirements.

Our work under the BSA will typically be the design and construction of hospitals, and we will ensure that we will fully comply with the legislation and relevant building regulations to ensure the safety, health and welfare of workers, and any visitors. These legal frameworks establish stringent requirements aimed at improving building safety standards, especially in HRB, which for us is the design and construction phases.

3.2 Roles and Responsibilities / Management Structure

All members of the contract team have responsibility for elements of health and safety appropriate to their function, experience, and seniority. The contract manager has overall responsibility for delivering the contract objectives. Contract organogram has been created (Appendix O).

Under both the Building Safety Act 2022 and the Construction Design and Management Regulations 2015 the statutory roles of Client, Principal Designer, Principal Contractor have clear responsibilities for building safety.

Those same duty holders **MUST** demonstrate they are competent and have adequate systems in place to manage safety risks, including FIRE safety.

In delivering BSA compliance we shall:

- Coordinate closely with the designated **Accountable Personal & Building Safety Manager**, ensuring all safety duties are fulfilled throughout the construction phase;
- Prior to project completion, we will complete and submit a comprehensive **Safety Case Report**

Construction Phase Health & Safety Plan

- detailing how the building complies with safety standards and managing risks post construction; and
- Our construction phase will incorporate design and construction techniques that facilitate ongoing safety management after handover, adhering to the principles outlined by the Act '**Duty to Manage & Maintain**';

And where relevant, we will incorporate effective communication channels for future occupants and building users to inform them about safety features and ongoing management.

To deliver Building Regulations Compliance we shall:

- Ensure all construction work meets or exceeds the standards set out in the Building Regulations, including those related to fire safety, structural integrity, accessibility, energy efficiency, ventilation, and electrical safety;
- We shall ensure all necessary approvals and inspections are secured from the relevant Building Control bodies at relevant and appropriate stages of construction;
- Special attention will be paid to Approved Document B (Fire Safety), including the installation of fire detection and alarm systems, fire resistant materials, means of escape and safe evacuation routes;
- Works will comply with Approved Document A (Structure), ensuring the building is sound and capable of withstanding anticipated loadings and stresses;
- Detailed records of compliance checks, material specifications, test results, and inspections will be maintained and made available for future reference.

3.2.1. Client

Under the Construction Design and Management (CDM) Regulations 2015 the Clients duties include but are not limited to:

- Assembling and appointing project team;
- Ensuring roles, functions and responsibilities are clear;
- Ensure sufficient resources and time are allocated to each stage of the project;
- Identify measures to ensure that health and safety performance is maintained throughout the project.

For the complete list of the Clients duties refer to The Construction (Design and Management) Regulations.

3.2.2 Principal Designer

Under the Construction Design and Management (CDM) Regulations the Principal Designer's duties include but are not limited to:

- Planning, managing, monitoring and coordinating the pre-construction phase;
- Identifying, eliminating or controlling foreseeable risks;
- Ensuring coordination and cooperation; and
- Providing the pre-construction information, along with the client, bringing it all together e.g. any existing health and safety files, ground surveys.

For the complete list of the Principal Designers duties refer to the Construction (Design and Management) Regulations.

Under the Building Safety Act, the Principal Designer (PD) holds a statutory role with legal responsibilities to ensure that building safety, particularly fire and structural safety, is embedded during the design phase of the project. These duties are aligned with those above but extended for HRBs and general building safety throughout the project's lifecycle.

Construction Phase Health & Safety Plan

Given the legal status of the PD, under the Building Safety Act the PD (individual or entity) must:

- Be competent i.e. have appropriate skills, knowledge, experience and behaviours;
- Take reasonable steps to ensure the design work carried out themselves and others meets Building Regulations requirements;
- Fulfil duties in HRBs as part of the new safety regime.

Key responsibilities of the role include:

- Design compliance – ensuring that all design works (including changes and updates) comply with applicable parts of the building Regulations, especially those relating to fire safety, structural integrity and accessibility;
- Coordination of designers – plan, manage and coordinate the design phase, ensuring all designers cooperate and that their work integrates safely;
- Information Management (The Golden Thread) – contribute to the creation and maintenance of The Golden Thread of Information, ensuring that accurate, up-to-date records of the buildings design decisions and safety features are maintained;
- Support Gateway Approvals – work with both the Client and Principal Contractor to provide the necessary information for Gateway Two (design approval before construction) and Gateway Three (completion);
- Hazard Identification – identify and mitigate foreseeable design risks to the health and safety of those constructing, using, maintaining, or demolishing the building;
- Liaise with the Principal Contractor – provide the Principal Contractor with relevant information to support safe construction and compliance with design intent;
- Safety Assurance - ensure that safety is considered as an integral part of the design process, particularly for buildings with complex safety requirements e.g. multiple occupancy / tall structures.

As a key duty holder, you must demonstrate leadership in safety culture and actively encourage responsible behaviour within the design team.

At all times, you should engage in continuous professional development to remain competent in emerging building safety requirements, whilst fostering collaboration and communication between ALL parties to ensure safety and compliance are prioritised from concept to completion.

3.2.3 Principal Contractor

Premier Modular have been appointed by Turner & Townsend as the Principal Contractor under the CDM for the OMYOP, Manchester project.

Premier Modular has compiled the Construction Health, Safety & Environment Plan for the purpose of controlling the activities taking place during the length of the contract. The contract is scheduled to commence in 27 July 2023 and is due for completion by 31 January 2024 in accordance with the above regulations. The hours of work will be Monday to Friday from 0800-1800hrs and Saturdays 0800-1300hrs, as required for the duration of the project; outside these hours responsibility for this area comes under the remit of The Trust.

Under the Construction Design and Management (CDM) Regulations the Principal Contractor's duties include but are not limited to:

- Planning – considering the risks to those affected;
- Managing the construction phase;
- Monitoring standards applied during construction; and

Construction Phase Health & Safety Plan

- Coordinating all contractors to ensure they are managed effectively and cooperate with each other.

For the complete list of the Principal Contractors duties refer to The Construction (Design and Management) Regulations.

Under the Building Safety Act 2022 the Principal Contractor (PC) has extended legal duties to ensure building safety is properly managed throughout the construction phase. Whilst these duties align with CDM2015, the Building Safety Act introduces additional responsibilities, particularly for HRBs and lifelong safety considerations.

Given the legal status of the PC, under the Building Safety Act the PC (individual or entity) must:

- Ensure that building works complies with the Building Regulations;
- Plan, manage, and monitor the construction phase to deliver a safe and regulation-compliant building;
- Work in cooperation with both the Client and PD and demonstrate competence (skills, knowledge, experience and behaviour).

The key responsibilities of the role include:

- Regulatory Compliance – take all reasonable steps to ensure that building work is carried out in accordance with the Building Regulations, including those related to fire safety, structure accessibility, and energy efficiency;
- Construction Management – effectively manage site activities to ensure the design intent is delivered safely and accurately;
- Coordination with other Duty Holders – collaborate with the PD and Client to ensure information flows properly and that design changes are implemented safely and compliantly;
- Information Control (Golden Thread) – maintain and manage construction-related information, contributing the Golden Thread, a secure digital record of the building's design, construction and safety information;
- Gateway Three Responsibility – for HRBs, ensure that all necessary evidence and documents are submitted to the Building Safety Regulator (BSR) to obtain sign-off at Gateway Three (completion and handover); and
- Change Management – evaluate the impact of any proposed changes on building safety, liaise with the PD, and ensure that all changes are documented and approved.

For fire and structural safety during construction, fire prevention measures should be implemented and active fire prevention controls monitored during the construction phase. This would incorporate hot works, combustible materials management, and temporary fire protection systems. Furthermore, emergency preparedness would need to be considered with developed and maintained clear emergency response plans, fire strategies, including routes of escape, muster points and site signage.

Site inductions and toolbox talks delivered to site personnel, will form part of their received site training, followed up with regular safe start meetings and discussions on fire safety and expected behaviours.

Finally, temporary works and structural stability are to be considered, in so much that there is a need to assess and control the risk of partial collapses, or hazards during temporary works or incomplete stages of the build.

In respect of behavioural competence, the PC shall demonstrate leadership in the promotion of a positive site safety culture, ensuring all subcontractors and workers are competent to behave responsibly regarding health and safety requirements. Behaviours, both good and bad will be monitored, and will look to enforce good behaviours that support fire safety, regulatory compliance and respectful conduct. The PC and subcontract supervisors shall provide adequate mentoring and where necessary uphold professional standards.

Construction Phase Health & Safety Plan

3.2.4 Senior Site Manager (Premier Modular)

The duties of the Senior Site Manager, in addition to the delegated duties and responsibilities of the Principal Contractor, include the following:

- to ensure the practical implementation of the Construction Health, Safety & Environment Plan;
- to ensure that adequate welfare arrangements are in place for site personnel, including sanitation, office and changing facilities, first aid etc.;
- to review and approve critical aspects of the work i.e. operations that may impact on utilities such as underground services, roads etc. or any complex tasks that are identified as requiring detailed method statements and risk assessments;
- To ensure effective co-ordination between construction personnel, subcontractors and disciplines to eliminate interface problems so far as is possible;
- To ensure that this plan is communicated to subcontractors and that there is a commitment to its objectives and understanding as to their roles and responsibilities for updating its content.

Under the Building Safety Act, the Site Manager plays a critical role in supporting compliance during the construction phase, particularly in relation to building safety, regulatory adherence, and coordination with the statutory duty holders. While the Site Manager is not a named duty holder role under the Act (like the PD and PC) they are key in implementing and maintaining building safety standards on site. Furthermore, to support compliance Building Regulations, the Site Manager shall:

- Ensure all construction activities are carried out in accordance with the Building Regulations, including Fire Safety (Approved Document B), Structural Safety (Approved Document A), and other applicable parts;
- Monitor on-site construction to ensure that installed systems and material match the approved design and specifications;
- Identify non-compliance or design deviations early and report them to the PC or PD for resolution.

In contributing to the Golden Thread of Information, the Site Manager shall:

- Maintain accurate site records of inspections, ITPs, material certificates, which support the Golden Thread of Information;
- Ensure key site data and construction changes are clearly documented and passed to the PC or Client.

Specific health and fire management duties and coordination and supervision requirements are instilled into the Site Managers role, and these include, and are not exhaustive:

- Enforcement of fire prevention measures in accordance with the fire strategy and temporary fire safety plan;
- Oversee emergency escape routes, muster points, and the management of flammable materials on site;
- Support fire safety drills, briefings, and site inductions;
- Report fire hazards, structural concerns, or unsafe practices immediately to the appropriate duty holder;
- Coordinate daily activities of contractors/subcontractors to ensure safety critical tasks e.g. fire stopping/compartimentation, are executed to standard;
- Ensure approved and competent personnel are used for safety-critical tasks;
- Provide clear communication channels between site teams and the PC regarding design changes or safety issues.

In respect of the Gateway process for HRBs, the Site Manager shall assist the PC in preparing for:

- Gateway Two – ensuring that construction starts only after regulatory approval;

Construction Phase Health & Safety Plan

- Gateway Three – ensuring that the building is constructed, as designed, ready for submission to the Building Safety Regulator.

Behavioural competence is essential, and the Site Manager shall promote a culture of responsibility and safety on site, encouraging open reporting of all safety issues, enabling workers to understand their role in maintaining building safety. As always, the post holder shall lead by example in adopting and enforcing professional behaviour, good communications, and safety first principles.

3.2.5 Premier Modular HSE Department (Premier Modular)

The duties of the HSE Department, in support of this project include the following:

- Be familiar with all aspects of the CDM Regulations;
- Ensure that all statutory notices are displayed in a conspicuous location;
- Report to the Operations Manager and, or Senior Site Manager on any concerns that may exist regarding the implementation of the safety programme;
- Establish and maintain a professional relationship with the Health and Safety Executive;
- Establish and maintain a professional relationship with contractors and sub-contractors' safety personnel and ensure that they are trained as necessary to fulfil the safety management requirements of the project;
- Establish a system of inspections and, or audits that measure the effectiveness of the safety programme and ensure that the requirements are being effectively communicated throughout the workforce;
- Develop the safety awareness of all personnel employed on the project and ensure their participation in all aspects of the health and safety programme.

3.2.6 Contractors

Under the Construction (Design and Management) Regulations the Contractors duties include but are not limited to:

- Comply with the requirement of Regulation 8 (General Duties) as they apply, and the duties include the requirements:
 - On anyone appointing a designer or contractor to ensure the designer or contractor has the skills, knowledge and experience and, where relevant, the organisational capability to carry out the work for which they are appointed; and
 - To cooperate with other duty holders.

Additionally, there are other specific duties, which include:

- Make Clients aware of their duties – as a contractor, we shall not carry out construction work on any project unless satisfied that the client is aware of their duties under CDM2015;
- Plan, manage and monitor construction works – controlling the risks to health and safety. If more than one contractor being involved, this will require coordinating the planning, management and monitoring of our own work and that of the Principal Contractor and other contractors;
- Planning – consider the risk to those who may be affected;
- Appointing and employing workers – ensure that those employed/appointed have the skills, knowledge, training and experience to conduct the work they are employed to do, to secure the health and safety of all personnel;
- Training workers – assess the existing health and safety skills, knowledge, training and experience; compare these existing attributes with the range of skills, knowledge, training and experience required to conduct the role, and identify a shortfall; leaving the necessary training gap;

Construction Phase Health & Safety Plan

- Provide supervision – ensure appropriate supervision is provided, which is dependent on the risks to health and safety of those involved, against the skills, knowledge, training and experience of the workers concerned.
- Providing information and instruction – provide all those under our control with information and instruction that is required for personnel to conduct the works without risk to their health and safety;
- Preventing unauthorized access to site – we shall not begin work unless this has been achieved;
- Provision of welfare facilities – this is only a provision for our own employees or those within our control.
- For the complete list of the Contractors duties refer to The Construction (Design and Management) Regulations 2015.

Under the Building Safety Act 2022, Contractors are considered 'duty holders' when conducting building works. This includes any individual or organisation that undertakes or manages construction activities, whether as a main contractor or subcontractor.

In complying with Building Regulations, contractors:

- Must ensure that any work they conduct complies with the Building Regulations;
- Must understand and follow all technical and performance requirements relevant to their work e.g. fire stopping, thermal insulation, drainage;

Where unclear, contractors must seek clarification from the PC or PD to avoid proceeding with non-compliant works.

All contractors are required to demonstrate competence, and be able to demonstrate they have the skills, knowledge, experience and behaviours necessary for the tasks they undertake. Contractors **MUST** not accept work they are not qualified to perform. All employed workers and subcontractors must also be competently and appropriately supervised.

Contractors must cooperate with the PC and PD, providing timely information and updates about their work scope. Furthermore, they should inform the respective duty holders of any changes to design, materials or methodology that may affect compliance or safety. Additionally, they should participate in coordination meetings, toolbox talks, safety briefings to ensure alignment with safety critical tasks.

In contributing to the Golden Thread, contractors are to maintain accurate records of the works undertaken, including the materials used, installation methods, certifications and test results. They shall also provide documentation and evidence e.g. photos, data sheets, as built records to the PC to support the Golden Thread of Information. Where applicable, they are to ensure changes and remedial works are also properly logged and communicated.

For fire and structural safety, contractors shall follow the site-specific fire prevention plan, especially when performing any hot works, handling combustible materials or working in fire compartments. Any temporary works enabled, or alterations are **NOT** to compromise structural integrity or fire separation measures. The prompt reporting of hazards and incidents, particularly relating to fire or structural safety or materials compliance is essential.

Contractors are required to uphold high standards of behaviour, safety awareness, and cooperation with other trades, attend all inductions and training sessions e.g. toolbox talks, and encourage a culture of safety reporting, where potential issues are raised without fear of reprisal. Finally, contractors are asked to support continual improvement through provision of feedback, observations and adherence to any lessons learned issued on site.

Construction Phase Health & Safety Plan

3.3 Selection of Contractors

Premier Modular takes its commitment to ensuring any works that are completed are done so with the utmost regard to the Health and Safety of all parties involved in the project and to the best quality standards possible. With this regard Premier Modular have implemented a rigorous selection procedure which all contractors must complete prior to being included on the list of approved contractors, which Premier Modular can use within the organisation (See HSE Procedures Manual (to view) Indexed at appendix E). Competence is seen as a key deliverable, and on selection contracted companies are required to prove competence e.g. training certification of teams deployed.

All equipment supplied to site such as lifting equipment and electrical equipment, either hired or purchased will be issued with a valid test certificate ensuring it has undergone the required tests stipulated by the appropriate legislation i.e. LOLER or the Electricity at Work Regulations. Any items issued directly from Premier Modular have their certification retained by stores, if these are required by the client these can be obtained at request.

3.4 Risk Assessments and Method Statement (RAMS)

No activity will be permitted without an approved RAMS submission.

PML and our sub-contract teams shall submit RAMS specific to their activities, ensuring mitigating controls are established, understood and implemented where significant risks are identified.

3.5 Site Specific RAMS

Site specific RAMS will be conducted by appointed and competent personnel on site. A register of method statements and associated risk assessments will be kept on site and reviewed (this may be available through the adoption of 'app' for RAMS, though this is to be advised).

Method statements shall be task / activity specific, identify responsible personnel, control measures and monitoring arrangements adopted, and all approved by PML Site Manager as a minimum.

All RAMS will be assessed, tracked and accepted by PML management (Site and, or HSE Management) prior to commencement of work. The contents of the method statement are to be communicated to all those undertaking and associated with the work activity and signed on to.

Contractors shall hold a signed copy at the work face while the works are taking place ensuring all operatives have read, understood, and signed stating they will comply with the method statement.

A schedule of work activities and their current status is maintained via the RAMS schedule which is updated and retained within the project / site management filing system.

3.6 Change Control for Systems of Work

Any change and, or control will have significant repercussions with respect to the prevention or control of accidents and may require changes in the measures taken to ensure that those risks remain as low as reasonably practicable.

Whether a change has significant repercussions will depend on the degree to which it:

- Introduces a new hazard.
- Changes the risk from an existing hazard.
- The effects a control or mitigation measure (including off-site emergency plans) have, whether a positive

Construction Phase Health & Safety Plan

or negative impact on the risk profile.

Any such changes can be supported by the creation of a Point of Work Risk Assessment (PoWRA).

PML has in place systems for the communication of changes, and any changes to approved systems of work shall be agreed in writing.

3.7 Site Establishment & Information

3.7.1. Site Security – Access to Site

Access to the site is via the single point of pedestrian access from the road, with material deliveries to be through gated access at Scotland Hall Rd.

3.7.2. Register of Personnel

Premier Modular require all contractors, site visitors and delivery drivers to log in and out of the site, utilising the QR Codes at point off access / egress to the site. This logs all personnel on through our induction portal and allows for 'live' information of site personnel in the event of an emergency.

3.7.3. Security of Equipment & Plant

All contractors will be responsible for ensuring they leave their equipment in a safe and secure location, within the site boundary. Premier Modular will not be held responsible for any theft or losses of such plant or equipment from the site.

3.8 Off-Loading, Storage, Handling and transporting

3.8.1 Client Stores Delivery Restrictions

Premier Modular will notify the main gatehouse security of the time/date of any visitors or delivery of goods/equipment to site. The gatehouse security will notify Premier Modular upon the arrival of any visitor/delivery etc. Premier Modular will send a representative to the gatehouse to escort the Visitor/Delivery to the appropriate area (see Appendix K).

We as the Principal Contractor recognise the issues surrounding transportation, deliveries etc. and we have specific delivery routes for all vehicles, whilst recognizing the issues of the helipad to the north of the site.

Deliveries will be taken between the hours of 0700 and 1800 and limited to these exacting times. All deliveries will require a banksman on site to ensure safe passage through the site.

3.8.2 Off-loading:

All materials will be offloaded using approved methods using certified lifting equipment (where appropriate), with deliveries booked 24 hours in advance. Delivery slots will avoid the peak periods as advised by the Trust.

Modular delivery programme attached at Appendix P.

3.8.3 Storage:

Storage and distribution of materials:

Construction Phase Health & Safety Plan

All materials delivered to site will be stored in designated, safe and secure locations, safely stacked, bound (if appropriate), and away from designated walkways. Materials dispatched from site will be accompanied by a despatch/delivery note and if appropriate waste transfer notes/duty of care notes.

3.8.4 Gas Cylinder Storage:

Storage of gas cylinders will be in lockable cages which will be surrounded in meshed wire. The cages will be stored ideally outside on level ground where this is not possible in a well-ventilated location. Cylinders of Oxygen shall be kept separate from other flammable gases (See HSE Procedures (to view) Indexed at appendix 8). All cylinders shall be secured when not in use.

3.8.5 Other Storage:

All other material such as dismantled components will be stored in designated areas within the storage compound, safe and secure locations, safely stacked, bound (if appropriate), and away from designated walkways.

3.8.6 Lifting Equipment:

All lifting equipment used must be compliant with LOLER 98 Regulations. Lifting equipment only to be used by fully trained and competent personnel.

3.8.7 Contractors Mobile Plant and Use of Roads

All vehicles used must adhere to the site speed limit and are only permitted in designated areas. Premier Modular personnel required to drive Premier Modular or Company hired vehicles will submit their driver's license for inspection by Site Manager (See HSE File (to view) Indexed at appendix L).

3.8.8 The provision and use of plant used on site:

All plant will be supplied by approved suppliers and will be accompanied by any relevant certification/documentation necessary; all operatives will have valid certificates of competency and experience of operating this type of equipment.

Plant will be supplied with appropriate certification (statutory thorough examinations, portable appliance testing certification, certificates of conformity, as appropriate). Plant is to be received in a 'fit-for-purpose' condition, be adequately maintained, and mobile plant used on site will undergo daily pre-use checks. Any issue identified, the equipment is to be isolated, issue identified to the PML Site Manager, who is then to address with supplier.

Plant suppliers are to identify relevant maintenance regimes to PML in the first instance.

3.9 Waste Disposal Facilities and Site Cleanliness

3.9.1 Waste Disposal

Control and disposal of waste on site:

Waste materials will be disposed of in accordance with Premier Modular's own site procedures, with any special or hazardous wastes removed from site will be authorised by the Client and accompanied by the relevant documentation per waste management procedure (See HSE Procedures (to view) Indexed at appendix 8).

Construction Phase Health & Safety Plan

Waste disposal facilities will be received at site, as designated by the Site Manager and positioned in an appropriately accessible location for vehicles and site operatives. All skips will be designated with the waste type and relevant EWC code. Premier Modular procurement shall utilise ACM to facilitate the removal of waste, with access to their portal via the HSEQ Manager, who will have access to all legally required documentation.

Premier Modular, as best practice shall prepare a Site Waste Management Plan (SWMP) for this construction project as defined by the CDM Regulations and a requirement of BREEAM. This is basically a management plan that details how waste is to be managed on site during the project, the types and amounts of waste that will be produced on the project, with details of how the waste will be reduced, reused, recycled and ultimately be disposed of, also it will ensure all waste is documented detailing weights, types and routes of disposal. It is the responsibility of Premier Modular to ensure the SWMP is followed and adhered to by all of its operatives.

The basic element of waste for the site will be from groundwork (soil), plus any cut-outs of plasterboard/timber from within the modular 'final fix'.

3.9.2 Site Cleanliness:

Cleanliness of work areas is of utmost importance, to this aim the highest standards of house-keeping must be maintained at all times, all items removed from machinery must be stored within labelled plastic bags these should be contain within containers stored within the storage compound. All tools and equipment shall be stored in tool containers or tool bags/boxes when not in use.

3.9.3 Scrap Metal:

All scrap metals shall be removed from the work area in a safe manner and disposed of in the correct designated container no materials other than metal shall be placed in the container.

3.9.4 Oil Products:

All oil products shall be removed from the work area in a safe manner and disposed of in the correct designated container(s).

3.9.5 Other Waste Materials:

All other waste materials shall be disposed of in the correct designated waste containers:

3.9.6 Hazardous Areas:

Any hazardous areas shall be cordoned off with appropriate signage placed at the entrance to the site compound.

Task specific RAMS will be provided and assessed prior to these works being undertaken which will identify any mitigation required to be actioned before the works commence i.e. were personnel are working overhead or underneath lifting operations, shall be cordoned off using plastic barrier chains with signage indicating the nature of the particular hazard.

4 Safety and Occupational Health Controls

PML has in place within the IMS a standard for Occupational Health. All parties attending site, must be fit to work, have undertaken (where safety critical e.g. operating of plant (crane, groundworks plant) a medical, and where operating powered machinery have had audiometric screening and been assessed in terms of hand arm vibrations (HAVs). This will be communicated to all relevant operatives of Cranes and mobile plant, with formal letter prior to attending site.

Construction Phase Health & Safety Plan

4.1. Accident and incident reporting (including learning event and near miss reporting)

In the event of an accident or incident occurring and depending on its nature, the process detailed in MS-HSEQ-010 should be followed.

All accidents and significant incidents, including those involving contractors, must be recorded in the site accident book (or through the Nutshell App, if built in time), with this recorded on Premier Modular Group incident tracker within 24 hours. All incidents MUST be reported to the SHEQ department, and serious cases are to be notified to the PML Executive Committee (ExCo) within 4 hours (at Mail_Exco@premiermodular.co.uk), whilst also mindful of the requirements of the client in terms of the project objectives ([see paragraph no. 2](#)).

Records of accidents or incidents reportable under the Reporting of Incidents Diseases and Dangerous Occurrences Regulations (RIDDOR) are confidential and must be stored securely on site.

Should the public or a utility be involved in an accident or incident, ensure that public liability insurance details are accessible and available if necessary. All near misses and learning events MUST be reported to the SHEQ department, whilst also notifying the client, as per the objectives ([see paragraph no. 2](#)).

4.2. Reports

The PML HSE department shall maintain records of all accidents, incidents and investigations and compile a monthly report for the management team, issued via the Divisional Management.

4.3. Asbestos

Prior to any work, maintenance on existing buildings, the site manager will clarify with the client / owners that an asbestos survey has been carried out to identify any Asbestos Containing Materials (ACM's). In accordance with the site protocol, when works related to existing builds / demolition is conducted verification or otherwise is required on asbestos, in accordance with the Control of Asbestos Regulations.

Key details of asbestos survey reports are identified within the PCI and any asbestos management plans will be communicated to site personnel to include where any asbestos is located, that it has been clearly labelled, or has been removed by a licensed contractor prior to the commencement of the construction / demolition works.

All personnel on any project where ACM's have been identified, will attend recognised asbestos awareness training.

PML must only use licensed contractors when dealing with notifiable asbestos in line with company standards. PML will ensure that they obtain relevant information, including appropriate Asbestos survey reports, and carry out checks before beginning work where asbestos is or may be present.

4.4. Certification of Operators / Plant Operators

Before being allowed to work, all site personnel and operators of plant must present proof of competence, e.g. CPCS, IPAF cards for entry into site file records. Periodic checks of competencies will be carried out by site managers and project supervisors.

4.5. Confined Spaces

Work in confined spaces can be a high-risk activity. Therefore, entry to an identified confined space will be avoided whenever feasible. When this cannot be avoided, no work will be started until activity specific RAMS are approved. In addition, no work will start until the relevant permit to work has been issued.

Construction Phase Health & Safety Plan

Emergency and rescue personnel and equipment must be in place before work starts.

The calibration of equipment to test the atmosphere of confined spaces must be regularly checked in accordance with manufacturers' instructions.

It is not envisaged that the modular building will generate any areas that would be specified as a confined space.

4.6. Control of Substances Hazardous to Health (COSHH) and Asbestos

PML utilises industry leading company Sevron365 for the generation of specific CoSHH assessments. Assessments will be administered by the HSE department.

Site supervisors will ensure that assessments for all substances are available to those who may come into contact with them and that they have been made aware of those assessments. All sub-contract teams are to ensure that any substances brought on to the site, that you have a valid CoSHH assessment. If no assessment exists, then one must be obtained using the Sevron system, in line with the company standards.

4.7. Demolition

Not Applicable for this project.

4.8. Electrical Supplies and Equipment

The design, installation, use and maintenance of electrical systems and equipment will be in accordance with regulatory requirements and current standards (IET Wiring Regulations BS7671 18th Edition).

Details of the site's electrical duty holder (specified sub-contractor) will be appointed for the project and identified on noticeboards, distribution boards and sub-stations, as applicable.

In every case where work must be carried out on electrically isolated equipment it will be carried out under a permit-to-work procedure. This procedure is mandatory to all PML employees and designated subcontractors.

Contractors should only use 110v electrical tools or battery powered devices.

No 240v tools are to be used unless no other alternative exists, and only then with suitable electrical protection. All extension leads must be properly terminated with the appropriate plugs / sockets and be otherwise un-jointed.

Contractors must demonstrate that they meet all the requirements of the Provision and Use of Work Equipment Regulations 1998 (PUWER) and have a means of indicating, (e.g. by labelling), that where appropriate, equipment has undergone Portable Appliance Testing (PAT) and has been examined.

4.9. Excavations and Services

Appendix A of the PCI is available detailing the 'Exploratory Hole Logs' as conducted by Southern Testing' (ST Consult). Additionally, page 257 of the PCI provides 'Below Ground Services Survey – GPR Survey' is available for review.

For any groundwork, no work will commence until details of overhead and buried services likely to affect those works are either obtained from service providers or by direct investigation. Details will be available

Construction Phase Health & Safety Plan

from plans, drawings, cross sections and other information, including DNO's.

All excavations will be done following the relevant PML process standards and guidance. Service and cable avoidance will be carried out according to HSG47 and PML standards. The precautionary principle will apply where there is uncertainty about buried services.

A permit to break ground will be used before beginning any excavation, which includes trial holes and investigation.

If suspect material is discovered in an excavation, the supervisor will stop work, record and investigate the occurrence and agree actions before continuing.

The use of specialist equipment and explosives for excavations must be the subject of specific risk assessment and controls and consultation with the relevant SHE team.

4.10. Emergency Arrangements

PML will appoint an emergency coordinator, this will normally be the site manager and will be identified within the site induction along with any deputising arrangements.

The emergency coordinator will be responsible for:

- Production of the fire and emergency plan;
- Ensuring that suitable individuals are appointment to fill key positions under the emergency plan;
- Arrange drills and exercises to ensure the effectiveness of the plan;
- Review and update the plan as conditions change;
- Ensure any equipment essential to the operation of the plan is tested and maintained.

4.11. Fire Precautions

The project's site manager will (if not undertaking the role themselves) appoint a fire coordinator who will ensure that a fire risk assessment is conducted, that emergency preparedness against fire is adequate and that a fire safety plan is in place and briefed to all parties.

The fire coordinator will complete the emergency arrangements and review this on a regular basis referring deficiencies to the site manager for action.

Site inspections of emergency arrangements against fire will be carried out not less than fortnightly.

Where fire escape routes are long, involve stairs, buildings that have multiple occupancy, or may be used by the disabled or the public, fire drills will be carried out not less than 6 monthly.

4.12. Hand Arm Vibration Syndrome (HAVS)

PML has adopted a HAVS strategy, guidance is given in the IMS standard operating procedure. This strategy will be taken into consideration when using equipment that could potentially cause HAVS.

Where prolonged use of vibrating tools or where vibration exposure is likely to regularly exceed the action level for a particular tool / activity, the items listed below should be considered and implemented:

- Tool selection;
- Vibration control;
- Maintain blood circulation;

Construction Phase Health & Safety Plan

- Selection of operatives;
- Training and awareness;
- Health surveillance.

4.13. Health and Safety Rules

Site health and safety rules shall be included in the site start up pack and developed for the project by the site manager in conjunction with the HSE department as necessary. Rules will be posted on site notice boards and explained at induction.

Site rules will cover as a minimum:

- Policies;
- Access and egress;
- Personal Protective Equipment (PPE) requirements;
- Emergency Evacuation Plan;
- 1st Aid;
- Incident & Accident Notifications;
- Site boundaries;
- Training and competence
- Risk Assessment & Safe Methods of Work;
- Traffic management;
- Waste Management; and
- Visitors.

4.14. Health Surveillance

Risk assessment will identify circumstances when health surveillance is required (unless already identified by existing legislation) and should it be deemed necessary, an occupational health surveillance programme will be undertaken. Occupational health surveillance for individuals undertaking high risk activities will include screening for any or all of the following:

- HAVS;
- Noise induced hearing loss;
- Manual handling;
- Dermatitis from onsite operations; and, or
- Repetitive strain injuries.

Additional health issues may arise as a result of CoSHH assessments and, or individual situations. Such surveillance will be conducted as identified by risk assessment.

Construction Phase Health & Safety Plan

4.15. Health and Safety File

In compliance with CDM Regulations, the health and safety file will be developed throughout the contract in a format agreed by relevant parties early in the contract.

The contents of the health and safety file may include:

- A brief description of the work carried out;
- Residual hazards and how they have been dealt with; and
- The nature, location and markings of significant services, including firefighting services.

4.16. Hot Works

Works that generate heat or sparks that could create risk of fire require issue of a hot works permit and the provision of fire extinguishers and emergency arrangements.

4.17. Housekeeping

All site personnel will be responsible for maintaining a clean and tidy site that poses no unnecessary slip, trip and fall hazards and presents an acceptable visual impression to the workforce, visitors and the general public.

Material and equipment will only be delivered to site as required to reduce the required storage space.

Failure of contractors to maintain standards may result in work being undertaken on their behalf and those contractors being recharged accordingly.

Time will be allowed within the detailed programme of works to ensure that housekeeping is afforded high priority and each section of the works is left clean, neat and tidy at the end of each work shift. An end of shift inspection regime will be implemented.

4.18. Site Induction

PML will prepare a site-specific induction for this project, in video format via an online portal (PowerPlus).

The purpose of this induction is to:

- Familiarise individuals with the health and safety requirements of the project;
- Establish procedural controls specific to the project;
- Specify any permits to work;
- Identify emergency arrangements;
- Instruct on accident reporting;
- Identify site specific safety rules;
- Identify the mandatory PPE requirements; and
- Identify significant hazards at the worksite.

This induction will be delivered to all PML employees, subcontractors, and visitors on site. Records of this induction will be maintained within the site safety file.

All visitors to the site, whether invited or not, must identify themselves to the site manager in the first instance, prior to entering the worksite. The site manager must ensure that all such visitors are in possession of the relevant certification, site equipment (including PPE) and are fully inducted and briefed before accessing the work location.

Construction Phase Health & Safety Plan

4.19. Interfaces with Visitors, the Public and Others

Interfaces between site activities, visitors and the public will be considered when developing the site plan, planning points of site ingress / egress and works outside the site boundaries to ensure that site operations do not endanger visitors and the public. Such consideration will apply to others such as the client's personnel who may need access to or through the site.

The following measures to protect the public from site activities will be taken:

- External access doorways will be locked and boarded over;
- Access to the site will be via the service yard which will have a gateman in attendance;
- All visitors will have a visitor induction;
- All operatives attending the site will be inducted and access the site via a biometric turnstile;
- Site will be secured overnight.

4.20. Lifting Operations

All lifting operations will be planned and authorised in accordance with company processes, standards, and guidance. The project's commercial team will issue a 'Contract Lift' for the installation of modules that make up the building. This will be done in accordance with a CPA Contract Lift, which means the subcontractor insures the plant against damage, takes legal liability for any injury, loss, damage or destruction to the property that takes place during the lift, including damage to goods and materials lifted.

Under the Contract Lift, an appointed person for cranes, a crane supervisor and a crane operative will be provided by the subcontractor.

All lifting machinery, equipment and gear must be checked prior to use and on arrival on site. All Statutory Thorough Examination certification is to be available for inspection, and checks and inspections of lifting plant and equipment to be recorded in the site register. All lifting plant and equipment that lifts operatives shall have an inspection dated within the last 6 months and be subject to 6 monthly statutory inspections thereafter. All lifting accessories shall also fall within the 6-month timeframe and subject to periodic inspections at the same intervals. Cranes are subject to 12 monthly inspections and should come to site with a valid statutory thorough examination certificate for the period of lifting.

PML recognise the issues likely to be incurred during use of the helipad, which is for emergency use only. We shall request notification of any such occurrences, and in the event of use, we shall immediately cease lifting operations, making safe the load and the crane (typically by grounding the load).

All Statutory Thorough Examinations (certificates) shall be received and filed by the PML Site Manager for reference.

4.21. Lone working

Lone working must be avoided whenever feasible. If it cannot be avoided, a specific risk assessment and method statement for the activity is required, to include the arrangements for lone working.

4.22. Manual Handling

Manual handling risk assessments must be carried out prior to manually lifting a load and must include load weights and dimensions. Methods of assessing the risks of manual handling and consideration to alternative methods will be considered where practical. Task specific risk assessments should also include manual handling operations within the content, including the specific controls to be adopted.

Construction Phase Health & Safety Plan

Operatives likely to be engaged in some form of manual handling are to have undertaken a Manual Handling course within the last 12 months.

4.23. Material Storage and Distribution

The storage of materials will be planned before the site is established to meet logistical and safety requirements and to ensure that wastage of materials through poor storage, damage or theft is minimised. Suitable and adequate means of distributing materials about the site when needed will be planned beforehand.

4.24. Mechanical Plant

Site plant and equipment operated on behalf of PML will be subject to Planned Preventative Maintenance (PPM) schemes, in accordance with manufacturers recommendations (Hirer responsibility). All plant will be recorded in the PML plant register, with details of inspections etc. recorded within the register.

Records of plant inspections will be maintained on site and will be available for inspection.

Plant and equipment operated by contractors must be similarly maintained in line with legislation and PML minimum standards.

Details of plant and equipment operators shall be maintained and evidence of periodic checks from plant hirers that the plant has been adequately maintained shall be obtained.

4.25. Monitoring, Inspection & Exchange of Information

The following arrangements describe our intention to ensure safety delivery, compliance and traceability throughout the project life cycle.

Safety performance and compliance will be assessed regularly. Records of audits, inspections and visits undertaken will be available on site.

Project Monitoring Schedule					
Type of monitoring	Frequency				
	Ad Hoc	Daily	Weekly	Bi-Monthly	Monthly
SHE Inspections – (PML Site Manager)		X①			
Safe Start Meetings – (PML Site Manager)		X			
Exclusion Zones / Site Hoarding – (PML Site Manager)		X			
Toolbox Talks – (Site Teams)			X		
Formal SHE Inspection – (PML Site Manager)			X		
SHE Audit - (Client)				X	
SHE Audit - (PML Project Manager)				X	
SHE Audit / Inspection – (PML HSE Manager)					X
SHE Meetings					X
Liaison / Stakeholder meetings (i.e. with Trust)	X				
Project Progress Meetings				X	

Construction Phase Health & Safety Plan

SHE Inspections – Contractors (self-audit)					X
Emergency procedure drills					X
Design Changes / Design Information	X				

① Site Manager's inspections shall cover housekeeping, access/egress, temporary works, working at height, plant operations, site security, clinical interface conditions

Records of ALL safety elements will be maintained both on and off-site in digital format, with typical documentation including:

Required Records	Records Maintained
Daily Records	Site Diary, Delivery Logs, Worker Sign-In Log
Training	CSCS Card, Induction Record, CPC/NPORS (plant), IPAF, PASMA, Asbestos Awareness
Permits to Work	Lifting, Working at Height, Electrical Isolation, Excavations, Pressurised Systems
Plant & Equipment	LOLER certifications, PUWER inspections (pre-use), MEWP (pre-use), PAT Register
HSE Documentation	RAMS, TBTs, Incident/Accidents & Near Miss Reports
Compliance	Fire Risk Assessment, Fire Alarm Checks, FFE Checks, Fire Drill
Audits & Inspections	All weekly, monthly, bi-monthly inspections/audit reports

Records will be retained for the duration of the project.

4.26. Noise

If work environments are likely to exceed occupational action levels specific noise assessments will be carried out prior to commencement of works.

Potential sources of noise on this project include:

- Crane lift;
- Tooling within the build;
- Waste movements.

Noise generation, which may impact the existing working hospital is primarily from the lifting operations and vehicles delivering the modules. Noise from within the site will be minimal during the install and final fix, as most operations will be conducted within the modules.

4.27. Occupational Health Monitoring and Surveillance

Requirements for occupational health monitoring will be assessed on a task specific basis and in line with the PML company policies process, standards, and guidance. Risk assessments may identify circumstances when additional health surveillance is required (unless already identified by existing legislation).

Construction Phase Health & Safety Plan

4.28. Permits to Work

The use and issue of permits shall be in accordance with PML permit to work systems and contract specific requirements.

Risk assessments will identify operations or areas where permits to work are required as part of the control procedure. Only qualified and competent persons are to operate and be employed on 'permit to work' systems. These include for this project:

- Excavation / Demolition (Permit to Break Ground);
- Electrical Work;
- Hot works;
- Working at Height;
- Lifting Operations;
- Work on Machinery/Plant & Equipment;
- Permit to load (temporary works).

4.29. Personal Protective Equipment (PPE)

PML will supply to and ensure the use of PPE by all employees and visitors. Contractors will be required to supply PPE to their own personnel to the minimum requirement noted:

- Safety Helmet (Hard Hat)
- Light eye protection (LEP) (EN166 Class 1)
- Gloves (EN388)
- Safety Footwear (S3, must have midsole protection)
- Hi-Visibility Clothing (EN201471 Class 2)

Other PPE required will be specified in activity RAMS.

4.30. Piling Operations

Not Applicable on this project.

4.31. Pressurised Systems

Pressurised systems can contain potential energy that may be released under certain conditions. When working on pressurised systems specific risk assessments and precautions will be taken.

4.32. Safety training

Specific health and safety training will be identified in the contract specific training and competence plan. As directed within the context of this document the following training is likely to be required:

- Asbestos Awareness;
- Manual Handling.

Where required, site supervision and appropriate subcontractors will ensure safety training associated with specific tasks such as abrasive wheel training has been completed by operatives prior to attending site. Records of all specific training whether delivered on or off site will be recorded.

The project manager will ensure that United Kingdom Contractors Group (UKCG) standards of competence for persons employed on PML projects are achieved, i.e. working towards 100% CSCS or equivalent.

Construction Phase Health & Safety Plan

4.33. Scaffolding

If applicable, the project team will ensure that scaffolds are erected in accordance with BSEN 12811, CDM2015, National Access and Scaffolding Confederation (NASC) Guidance SG4:22, company standards and temporary works requirements.

4.34. Site Office Safety

An assessment for the requirement of site offices and welfare will be carried out. This will identify any specific requirements to be adopted at that location. The site establishment and welfare will be in accordance with the PML minimum standards.

4.35. Site security

Security arrangements which require consideration, include but not limited to:

- Site boundary – hoarding / heras fencing (classed as Temporary Works);
- Welfare / Offices Compound;
- Site Storage;
- Plant / equipment;
- Building under construction;
- Children / public;
- Trespassers.

The contract specific arrangements are:

- None specified by the Client. PML to manage the security of the site.

4.36. Smoking

PML will not allow smoking or vaping on the site, in any building or vehicle.

PML will obtain the F10 notification from the client.

The contract manager will arrange for a copy of the following to be posted on site noticeboards:

- F10 notification to HSE;
- Health and Safety Law - what you should know poster;
- Employers liability insurance certificate;
- Fire action notice;
- First aid notice;
- Site specific safety rules.

4.37. Temporary works

Temporary works will be coordinated by an appointed Temporary Works Co-Ordinator (TWC) who will be responsible for ensuring that the planning, erection, use, maintenance and dismantling of temporary works is undertaken in line with PML temporary works process as agreed in [SOP-HS-002 Temporary Works Procedure v1.00 dtd 03.2023](#). A temporary works schedule will be produced, reviewed and updated at regular intervals.

Details shall be listed in the temporary works register.

Construction Phase Health & Safety Plan

A detailed RAMS including calculations and designs, and pre and post loading checks will form the control measures for all defined temporary works which are required for the execution of permanent works or temporary structures i.e. not directly connected with the permanent works.

4.38. Traffic management

The project will have a specific Traffic Management Plan (TMP) (Appendix L). The TMP will be managed by the site manager.

The site layout will be planned to provide safe segregation between plant, vehicles and pedestrians wherever practical. The reversing of site plant, vans and lorries will be avoided if possible but where this is necessary will be under the supervision of a vehicle banksman / controller.

Car parking arrangements and access routes will be clearly identified in the plan. Particular consideration will be given to the delivery, loading and offloading of materials.

4.39. Visitors, Public Protection and Interface with others

Measures will be developed as required to ensure the protection of the public, client staff and visitors, which will be continually reviewed as work progresses. Security and public protection will be achieved as follows:

- Hoarding and signage in accordance with client / PML standard requirements;
- Traffic management 'best practice'; and
- Security arrangements.

4.40. Welfare and first aid

PML will provide welfare and first aid that exceed the regulatory minimum standards of Schedule 2 of CDM2015, and the Workplace (Health, Safety & Welfare) Regulations 1992.

Welfare facility	Quantity	Type / comments
Offices	1	4 No. 32'
Drying room	1	2 No. 32'
Lockers		
Toilets – male	15	
Toilets – female	2	
Showers		
Canteen Unit	1	Provision of Table & Chairs, Sink, Utensils
Hot water for washing hands		Within welfare units
Drinking water supply		Potable metered supply
Means of boiling water		Kettle
Facilities for warming food		Microwave
LEP Cleaning Station		Spray / Wipes
Hand Care Station		Soap, Barrier Cream, Aftercare Cream, Suncream
Other		

PML will ensure that adequate numbers of first aid trained personnel and first aid kits are available at:

- Site Manager's Office;
- External to Welfare Facility (tie wrapped, so if open, denotes use and need for incident report);
- In strategic locations within building setup.

Construction Phase Health & Safety Plan

Facility	Size / quantity	Facility	Size / quality
First aid boxes	2	Eye washes	1
First aiders	2	Dowsing shower	1
Appointed persons	1	Stretcher	1
First aid room	1	Other - state	

Posters are displayed stating location of first aid boxes, first aiders, appointed persons and action to be taken in case of an incident.

First aiders (identified thru' helmet stickers)	
Name	Certificate expiry date
TBC	
TBC	

4.41. Working at Height

PML will ensure that all areas that can be deemed working at height hold a suitable risk assessment and method statement in place. Working at height may include working from platforms, structures and or above excavations, shafts, manholes and voids. Permits to Work will be issued for all working at height activities upon approval of activity specific RAMS by either PML Site Manager, PML HSE Dept.

4.43 Escape Of Water – Prevention and Management

This section only becomes applicable if the original contract value for any single building (or connected group of buildings) is £2.5Million or above, but smaller contracts shall benefit from the proportionate application of the relevant guidance.

5. Design

5.1. Design Safety Considerations

Designers are required to avoid foreseeable "so far as is reasonably practicable taking due account of other relevant design considerations" The greater the risk, the greater the weight that must be given to eliminating or reducing it. Coordination and recording of information will be recorded by PML and provided to the PD.

5.2. Design Phase

5.2.1 Design Allocation

For the purpose of this contract design has been allocated to Vaughan Architects.

5.2.2. Designers Key Tasks and Responsibilities

- Ensure that they are competent and adequately resourced to address the health and safety issues likely to be involved in the design;
- Check clients are aware of their duties;
- Ensure the design avoids foreseeable risks to those involved in construction and further use of the structure;
- Provide adequate information about any significant risks associated with the design;
- Co-ordinate their work with that of others to improve the way in which risks are managed and controlled.

Construction Phase Health & Safety Plan

5.2.3. Design Philosophy

Premier Modular recognise that the designer's earliest decisions fundamentally affect the health and safety of construction work. These decisions influence later design choices, and considerable work may be required if it is necessary to unravel earlier decisions. It is therefore vital to address health and safety from the very start.

With the above in mind, our modules are all built to the same standards, ensuring compliance with building and health and safety regulatory requirements, plus any planning consents established for the project; plus any client specifics.

5.2.4. Design Risk Assessments

These are used to formulate the final design drawings and form part of the controlled documentation which is held by the Senior Management Team in Brandesburton.

Construction Phase Health & Safety Plan

Appendix A – Project Directory –

COMPANY	CONTACT S	TELEPHONE	MOBILE	EMAIL
CLIENT				
Turner and Townsend	Becky Potter			
PROJECT MANAGER				
Premier Modular	Richard Keeting			
COST MANAGER				
STRUCTURAL AND CIVIL ENGINEER				
Alan Wood & Partners	Jack Lawtry			
ACOUSTICIAN				
TOWN PLANNING				
BUILDING CONTROL				
Enevo	Chris Tongue			
ENABLING CONTRACTOR				
Ellison Construction	Alex Binns			
MODULAR / MAIN CONTRACTOR				
Premier Modular	Neil Langton			
Premier Modular Limited, Catfoss Lane, Brandesburton , YO25 8EJ	Richard Keeting Jonathan Silversides Poppy Pearson			

Construction Phase Health & Safety Plan

COMPANY	CONTACT S	TELEPHON E	MOBILE	EMAIL
	Kate Cornwell Matt Smith Corey Pottage Emma O'Connor Dominic Harle Simon Dennis Warren Fothergill Dean Smith Chris Christian Phil Wicks			
ARCHITECT, LEAD DESIGNER & PRINCIPAL DESIGNER				
	Vaughans			
SERVICES ENGINEER				
BREEAM CONSULTANT				
FIRE ENGINEER				
LANDSCAPE ARCHITECT				

Appendix B – Hazard Elimination Register

See H&S File

Appendix C – CTP Designer's Risk Assessment

See H&S File

Construction Phase Health & Safety Plan

Appendix D – Designer’s Risk Assessment

See H&S File

Appendix E – Health & Safety File Requirements/Directory/Procedures

See H&S File

Appendix F – Project specific health and safety objectives and targets

Objectives / targets	Control	Action / responsibility
Zero Harm – People, Plant, Environment		Site Manager

Construction Phase Health & Safety Plan

Appendix G – F10 Notification



Notification of construction project

Created Date: 05/02/2026

About the location of the site

Address of the construction site	YEW TREE ROAD, WITHINGTON, MANCHESTER, ENGLAND, M20 3FG
In which local authority is the site address?	Manchester City Council

About the project

Description of project	New Build: NB - Other
Description of the construction work	8 modular bay scout hut
No of people on site	30
No of contractors on site	10
Start Date	07/04/2026
Time Allowed by Client (in weeks)	10
Duration (in weeks)	6

About those involved in the project

Name	Manchester City Council	Role	Client
Email		Tel. Number	
Address	MANCHESTER CITY COUNCIL, OLDHAM ROAD, MANCHESTER, ENGLAND, M60 2LA		

Name	P and Hs Architects	Role	Principal Designer
Email		Tel. Number	
Address	MARLOW FOODS LTD, STATION ROAD, STOKESLEY, MIDDLESBROUGH, ENGLAND, TS9 7AB		

Name	Premier Modular Ltd	Role	Principal Contractor
Email		Tel. Number	

Construction Phase Health & Safety Plan

Address	PREMIER MODULAR LTD, CATFOSS LANE, BRANDESBURTON, DRIFFIELD, ENGLAND, YO25 8EJ
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Declaration details

Name	Emma O'Connor
Declaration	I have been asked by the client to notify on their behalf, and they have confirmed they are aware of their duties
Date	05/02/2026
Confirmation Email	

Client Signature (Can be used for your own records, ONLY if required)

Declaration (as stated above)

Name:

Declaration Signature:

Date:

Construction Phase Health & Safety Plan

Appendix H – Project Risk Assessment Summary

Prepared in conjunction with the pre-construction information pack, risk register and other relevant information.		Hazards			Risk assessment required			Method statement required		
		Safety	Health	Environment						
The RAMS identified below may be prepared during the contract period.					Y	N	N/A	Y	N	N/A
Ref	Trade / activity									
	Site establishment									
	Temporary hoarding / fencing									
	Existing buildings adjacent to works									
	Overhead services / obstructions									
	Underground services									
	Piling									
	Excavations									
	Haul road crossings on site									
	Bulk earthwork									
	Reduced level dig / imported fill									
	Contaminated ground									
	Environmental issues									
	Working on public roads									
	Concrete works and reinforcement									
	Scaffolding									
	Steel erection									
	Welding and burning of steelwork									
	Roofwork and working near openings in floors									
	Infilling floor openings									
	Roofwork (flat roofs)									
	Roof structures (plates, trusses, timber)									
	Roof coverings (felt / baten / tile)									
	External cladding (including glazing)									
	Lifting operations									
	Manual handling									
	Site Plant Movements									
	Tools (electric / pneumatic / cartridge)									
	Confined spaces									
	Lift installation									
	Electrical / mechanical services									
	Plumbing works									
	Carpentry / joinery									
	Plastering/ rendering									
	Ceiling fixing									

Construction Phase Health & Safety Plan

	Floor and wall tiling									
	Painting and decorating									
	Radiography									
	Commissioning plant									
	Paving slabs, block paving, kerbs, edgings									
	Roads / paths surfacing									
	Fire prevention on site									
	Fire prevention in offices									
	Work in offices									
	Young persons									
	Cable pulling									
	Working in chemical / radioactive situations									
	Brickwork and blockwork									
	Cleaning / builders clean									
	Use of ladders									
	Lead burning / plumbing									
	Use of mobile elevating working platforms									
	Unloading of vehicles									
	Use of stepladders									
	Traffic management									

Appendix I – HSEQ RAMS Review

[illegible]

Construction Phase Health & Safety Plan

Any activity that has a significant risk shall have a risk assessment accepted prior to work starting.

Appendix J – Construction programme

See H&S File

Appendix K – Site Set Up, Fire and Emergency Plan

Emergency arrangements

1.1.

In the event of fire, the construction staff evacuate to the assembly point and report to the person in charge.

DO NOT CONTACT THE FIRE BRIGADE OR EMERGENCY SERVICES DIRECTLY

- Shout for assistance and alert others nearby. Operate the nearest fire alarm to initiate the fire alarm sounders.
- If the fire is still small (waste paper bin size), attempt to extinguish it using the appropriate type of firefighting equipment and ONLY IF SAFE TO DO SO. If you find you cannot contain the fire, abandon firefighting and:
 - If the fire is too big to tackle, leave the site/building by the safest route and await the arrival of the fire service;
 - When the fire service arrives, direct them to the site of the fire and give any other assistance that they ask. You may have COSHH data sheets for any chemicals etc. that may be present in the building;
 - Report information about the fire to the building management / security staff.

1.2. Action in the event of a fall from height

- **Rescue from any working area in height in relation to the building works.** The main access routes up and down the building will comprise staircases, either the permanent stairs or in the case of scaffold structures, proprietary staircases such as Layher and Haki. Stairs formed from scaffold components are also acceptable. Secondary means of access may comprise ladders at the correct angle and properly installed. However, a means of rescuing a stretcher bound casualty from any area or level using stairs will be the minimum standard.
- **Rescue from suspension in a safety harness.** There may be instances where the use of fall arrest safety harness systems will be employed. Whilst it is acknowledged that these are a last resort, second even to restraint systems, there is a likelihood of their use e.g. by scaffolders during scaffold erection / dismantling. Other suspension rescue means will be provided by PML in the form of Mobile Elevating Work Platforms (MEWP) and scaffold towers. The means of proposed rescue will change throughout the project according to activities ongoing at the time but a means of rescue will always be available, with the aim of providing the quickest means possible to eliminate the risk of suspension trauma.
- **Rescue from personnel at height from safety netting.** The rescue provision for safety net containment will be agreed in advance of relevant work at height activities. It will comprise either scaffold tower or MEWP depending on other work requirements and ground / floor surface conditions. In the event that a person in the safety net could not climb out, the net would be cut from beneath whilst avoiding injury to the person in the net, and the person lowered onto the platform beneath.

Construction Phase Health & Safety Plan

1.3. Confined Space Rescue

Whilst it is not envisaged that any confined space works will be undertaken on this project, should this not be the case, the following protocols need to be adhered to:

- Entry into confined spaces would require rescue procedures and equipment and this is a requirement of the PML confined space entry permit. No such permit is to be issued without prior knowledge and involvement of the PML HSE Dept.
- Task Specific RAMS would need to be produced.
- All rescue provisions are to be practiced on a basis to be determined subject to SHE adviser guidance.

1.4. Action in the Event of a Service Utility Failure

If a service utility (gas, electricity and water) to the building and surrounding area fails, contact the local facilities management and/or service provider as listed at the back of this fire and emergency plan.

1.5. Action in event of a water leak On discovering a water leak:

- Discover where the water is coming from
- If the leak is not serious, place a suitable container to temporarily contain the leak and move or cover any materials, equipment or furniture to minimise water damage. Switch off or otherwise protect any electrical equipment or lighting that may be in danger of getting wet and thus becoming potentially dangerous to life
- If the leak is serious and there are not visible means of stopping it or turning off the source, take necessary steps to minimise further damage as in step 2
- Locate and isolate the source of the leak and take such measures as are necessary to contain the leak, or divert it from areas where it might cause damage
- For mains water leaks on deeds to wash basin taps and Water Closet's (WC's) etc., isolate the supply at the nearest upstream stopcock
- For hot water leaks, switch off the water heater and isolate the water intake at the upstream isolating stop valve to the water heater
- For Low Pressure Hot Water (LPHW) or chilled water leaks switch off the pumps and shut isolated valves to the circuit. This has the effect of slowing the rate of water loss.
- For sprinkler system leaks isolate the nearest stop valve or the main sprinkler control panel
- CAUTION: LPHW and Chilled Water (ChW) contain chemical inhibitors which may cause skin irritation. If splashed in the eyes – it must be washed out immediately. It may cause inflammation of the eye membranes.

1.6. Action in event of an Explosion

In the event of an explosion due to gas leak, volatile fuel leak, (or by a bomb), on site staff should proceed as follows:

- The responsible person should contact the emergency services – dial 999 or local arrangement. Inform

Construction Phase Health & Safety Plan

them of a major incident due to explosion within / outside the building

- Sound the alarm and evacuate the building / area as quickly as possible
- Be aware of additional explosions
- Ensure all access is freely available to emergency rescue services eg digital door lock codes
- Assess the need for any further action to make the area safe from damaged services
- Management staff is to inform the local HSE office of major incidents [SH PRO 2](#).

1.7. Action in event of a Structural Failure

The requirement for action in event of structural failure is dependent on the cause and degree of failure and its effects.

- In a catastrophic situation, with major structural collapse and severe damage, injury to public, etc., the worst-case needs will be similar to that for an explosion;
- For a minor structural collapse however, the action may be restricted to cordoning off the area from the public until the structure is made safe;
- Project management staff and security staff must assess the needs according to the arrangements and act accordingly;
- Project management staff: inform the local HSE office of all incidents involving structural failure and accidents occurring within a public area, or when persons are injured.

1.8. Action in the event of a spill

Emergency spill response procedure is as follows:

- Stop work immediately and prevent any further spillage;
- Eliminate any sources of ignition;
- Assess the situation. Ensure that appropriate PPE is worn. Do not put yourself at risk;
- Contain the spill has not entered any drains, ditches or watercourses;
- Notify your line manager giving the following information:
 - Danger of entering drainage / water
 - Danger of environmental harm
 - Materials involved
 - Location of incident
 - Reason for pollution
 - Quantity involved

A SPILL RESPONSE KIT will be provided and located on your site and in the site compound, as appropriate.

ALL accident/incident/near miss reports, including RIDDORS (including Dangerous Occurrences) are to be made to the PML Site Manager, this includes any subsequent investigations and corrective / preventative actions. These are to be notified to the Trust, by sending to [insert details](#)

Construction Phase Health & Safety Plan

Appendix L – Traffic Management Plan (TMP)

See H&S File

Appendix M – Review as necessary Project Safety / Security Site Rules & Essential Rules (inclusive of those identified in PCI) NOT OTHERWISE MENTIONED IN THIS CPP

1. Ensure site induction record completed;
2. Read, understand and follow the task specific method statement. If you cannot work safely, then stop and reassess the risk and adapt the method statement with your supervisor. Remember – no risk assessment or method statement – no work
3. Working at Height - step-ladders only to be used where identified by risk assessment and authorised by permit to work – utilization of hierarchy of control;
4. Work at height access equipment to be erected by trained personnel only e.g. PASMA/IPAF;
5. Remove waste and any materials not required as work proceeds and at the of every shift;
6. 'Permit to work' and associated control measures must be strictly adhered to at all times;
7. Maintain clear access / egress routes at all times, do not create slip, trip and fall hazards. Store material and equipment in the agreed allocated areas
8. Electrical plant, handheld tools and leads to be properly tested on a regular basis. Do not use unsafe equipment on site, report any defects and keep leads tidy
9. Safety helmets, high visibility clothing, safety footwear, gloves and light eye protection are mandatory on this site at all times. Additional items of PPE to be carried / used according to risk assessment requirements e.g. goggles, ear protection, mask / respiratory protection.
10. The wearing of shorts is not acceptable and a minimum of a short-sleeved t-shirt is required beneath high visibility clothing
11. Understand the site fire strategy, the interface with adjoining operational areas and the impact your work may have on others;
12. No Smoking on site;
13. The use or possession of drugs / alcohol on site is strictly prohibited – random and just cause can, and will be initiated under the PML Policy;
14. Only operate plant / tools if you are trained, competent and authorised to do so;
15. Avoid site loading of structures caused by stacking materials against fencing, hoarding and temporary structures such as scaffolds and falsework systems;
16. Eating and drinking is not permitted on site areas and must be restricted to the welfare facility provided;
17. The use of foul language and threatening behaviour will not be tolerated;
18. Mobile phones should not be used whilst operating plant or machinery, and calls should only be taken / made when in a position of safety;
19. The use of radios and personal music devices is not permitted.

Contractors Site Safety Rules

- Risk Assessment and method statements – ALL Contractors will supply RAMS that are suitable and sufficient for the activity they are to undertake, and provided 7 days prior to commencement of work;
- All contractors must report to the PML Site Office before commencing work;
- Contractors own corporate branding should be worn and clearly visible at all times whilst on site;
- Violence / Aggression / Equality - All Contractors are required to contribute to providing an environment free from
- harassment on the grounds of Race, Sex, Religion and Disability
- All contractors and their sub-contractors are required to conduct works in a professional and safe manner. Failure to do so will result in the works being stopped and individuals removed from site;

Construction Phase Health & Safety Plan

Fire Alarm Emergencies

Remember the ABCDE procedure:

- A – ALARM - Keep calm. The first thing you must do before doing anything else is to shout for assistance - shout
- "Fire!" and raise the alarm by operating the nearest fire call point, which is the little red box found on the escape route;
- B – BRIGADE - Ring 3333 (Maidstone switchboard) from any internal hospital telephone Slowly state, "I want to report a fire." Give your location (building, floor, room number) switchboard will contact the Fire and Rescue Service;
- C – CONSIDER D or E
- D – DEAL WITH THE FIRE - Fighting the fire should only be attempted if you are trained to do so and it is safe for you to attempt to do this. If the size of fire is larger than that of a small waste paper basket, close the doors and windows if it is safe for you to do so and leave the building by the nearest exit, leaving the fire to the local authority Fire and Rescue Service; and, or
- E – EVACUATE - Walk quickly to the nearest exit and alert others to do the same. Do not take the lifts if you are above the first floor. Always take the stairs. Leave the building and regroup with the other individuals of the building in the nearest fire assembly area. NEVER re-enter a burning building you have left until the all clear is given, regardless of what you may have left inside. Do not return inside unless directed to do so by the Projects or Estates Lead Officer, Clinical Site Manager, or the Fire Officer.

Fire Risk Activities

- All contractors involved in fire risk activities should ensure that they take all measures to minimise risk wherever possible by removing any combustible materials and providing adequate fire-fighting equipment. When undertaking any fire risk activity all such work should cease at least half an hour prior to the end of the working day – as per the CPP – a Permit to Work will be required;
- An individual must be designated to check the site prior to leaving – FIRE WATCH

Accidents and Incident Reporting

Contractors are responsible for their own safety and the safety of others whilst on site. Should an injury occur the contractor is responsible for taking appropriate action in the first instance.

Electrical Works

No electrical works are to be undertaken without prior notification or arrangement with the Authorised Person (Electrical).

- Electrical Equipment where possible should be Low Voltage (110v) or battery operated;
- All Portable Electrical Appliances must display a current valid test label;
- Evidence of inspection and testing of all other relevant plant and equipment shall be made available upon request;
- All extension leads must be properly terminated with the appropriate plugs / sockets and be otherwise unjointed.
- Any plant brought onto Trust premises must be in a safe condition and used / operated by a competent person.
- Any electrical equipment brought onto Trust premises is the responsibility of the contractor, this equipment must be safe to use and display a portable appliance test label.
- The Electricity at Work Regulations 1989 must be complied with.

Construction Phase Health & Safety Plan

Cordoning off Construction Site

The site will be fenced, and notices established on ownership and contact details around the perimeter of the CDM site

Materials and Storage

- Storage - ALL materials and equipment must be stored in approved and appropriate areas only.
- Gas Bottles must be removed from site at the end of each working day.
- Transportation - Contractors MUST provide their own means of safely transporting materials and equipment around the site.

Waste management

- Contractors are responsible for clearing their own work areas and operate a "Clean as You Go" process.
- Contractors MUST ensure that all waste and excess materials are removed to prevent an unacceptable build-up of waste.
- Contractors ARE NOT permitted to use any waste skips / carts / containers which do not belong to the CDM site. A charge will be made if found.

Smoking

- No smoking/Vaping on site.

Personal Protective Equipment (PPE) and General Attire

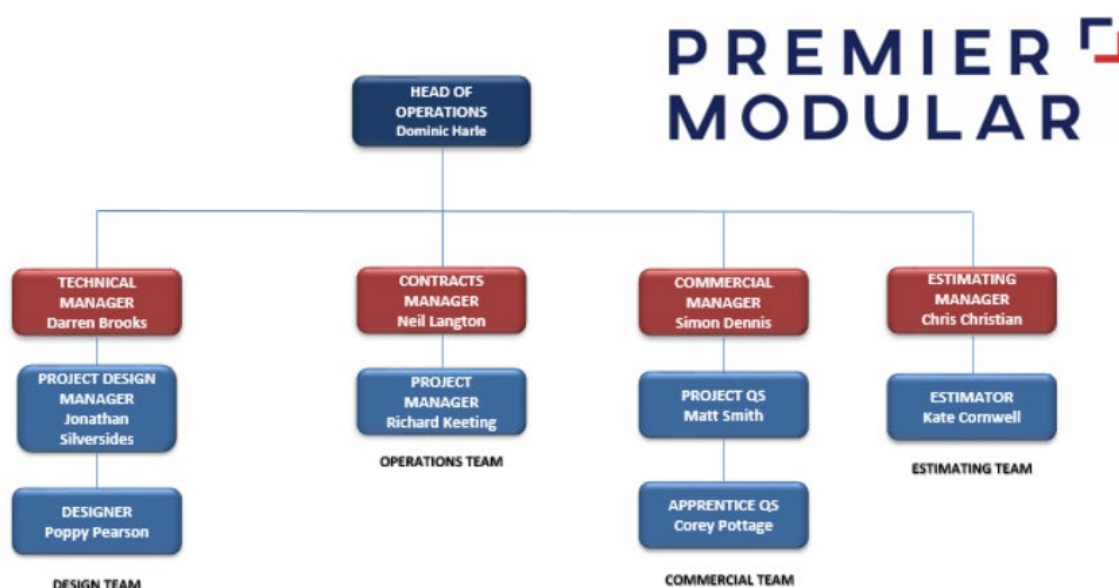
- All contractors will wear clothing that is suitable for the task being carried out. Personal protective equipment will be worn wherever applicable;
- Appropriate PPE MUST be provided by your employer and under no circumstance will be issued by PML;
- If appropriate PPE is not worn, we reserve the right to suspend works (notice may be issued);
- Shorts, vest tops, bare tops, open-toed footwear ARE NOT permitted;

Construction Phase Health & Safety Plan

Appendix N – Existing Project Documentation

See H&S file

Appendix O – Project Organogram



Appendix P – Biodiversity Action Plan v1.00

Introduction

The Premier Modular Biodiversity Action Plan serves two inter-related purposes as the Site Biodiversity Action Plan for the geographic area of this construction site; and as the Corporate Biodiversity Action Plan for the Premier Modular Group.

As an organisation we are aware of the Local Biodiversity Action Plans forming a national series with each Plan usually covering one geographic area. They link with regional and with the National Biodiversity Action Plan; and with individual Habitat Action Plans (HAPs) and Species Action Plans (SAPs). This, the first Premier Modular Biodiversity Action Plan was approved and published in 2022. Whilst Biodiversity Action Plans take a long-term outlook, often beyond fifty years, Plans are continually monitored and should be formally reviewed at periodic intervals. This initial Plan will highlight the organisational priorities from 2022.

Construction Phase Health & Safety Plan

As a 'group', Premier Modular recognise that biodiversity is a core component of sustainable development; and of economic, social and environmental sustainability. In working with several stakeholders, we shall look to raise the profile and visibility of biodiversity, to clarify existing commitments, and to make biodiversity a natural and integral part of policy and decision making.

Our Biodiversity Action Plan (BAP) is concerned not just with biodiversity in greens spaces, but with biodiversity throughout the environment including in urban areas and the built environment, all of which we operate on and within. In recognising that biodiversity contributes to improved environmental quality, thus not limited to species and habitats only, but includes improving air quality, influencing noise reduction, identifying walking routes for local journeys, landscaping, sustainable drainage systems and reduction in flood risks (all in collaboration with our clients and other stakeholders); plus direct and indirect economic benefits.

2.0 Initiating the BAP

Premier Modular Group are aware of the Biodiversity Action Plan and subsequent Biodiversity Audit of Yorkshire and the Humber, which includes the unitary authority of East Riding of Yorkshire. We are appreciative of the decline in year-on-year losses of species diversity and abundance, and as such we are situated in an agri-environment, on the edge of a business park, formerly part of the old RAF Catfoss. In looking at the Yorkshire and Humber Biodiversity Strategy, we look at matching our plans and aspirations, where we can influence the conservation, adopting the themes of:

Limiting the impact on the wildlife in the region and beyond;
Improving habitat networks and enhancing the wider environment;
Reducing our impact on climate change, thus limiting the impact on localised biodiversity.

We, and our stakeholders all have a role in the delivery of these biodiversity obligations, and as such, we need to recognise how we can play a key role in the implementation of this plan both through individual actions and via advocacy and influencing other stakeholders.

As a group, we understand the importance of BAPs within construction and as such we will always look to work under any special planning guidance initiated by the relevant authorities and, or client needs; whilst we are also aware of the significant weakness of including biodiversity into the management of the built environment.

Given our current legal duties, we are fully aware that climate change is expected to result from increasing CO₂ and other greenhouse gas concentrations in the atmosphere, the extent of resultant warming and other changes to the climate (many confirmed following COP26) including increased drought, flash floods and increasing average temperatures across all areas of our operations, all of which are difficult to predict. Thus we expect consequential changes to flora and fauna in and around the UK.

3.0 Proposed Biodiversity Action Plan

The plan should be implemented by ALL partners within the organisation, and where reasonably practicable, through our stakeholders, including those who hold or manage the land in which we operate and build. The focus of the Premier Modular Group BAP will include;

Focus on the implementation of the BAP through action and integration with our partners and stakeholders;
To provide a Premier Modular Group Biodiversity Action Plan for use throughout the business with links to more detailed plans, strategies and guidance as necessary. To save resources, we have not attempted to reproduce all the detail in the Premier Modular Group BAP, but links to other geographic, and to Habitat and to Species Action Plans can be accessed via the relevant Council Biodiversity Action Plan web-pages or via direct searches via the internet (e.g. for 'UK BAP');

The Planning consent system has an important role through the Development Policies and the Local Development Frameworks of representative communities;

Construction Phase Health & Safety Plan

To adapt and mitigate for the effects of climate change. Whilst this should be aimed at the conservation of biodiversity, the opportunity should arise to design for increased vegetation and tree cover to reduce atmospheric carbon dioxide, to provide shade, reduce winter cooling of nearby building exteriors. The role of biodiversity in ameliorating both the extremes of dry summers and of extreme flood events in the urban area should be considered.

Habitat and Species Action Plans are detailed below

3.1 Landscaping – for gardens and streetscene

We recognise gardens and streetscene's occupy a considerable land area in our builds. These areas provide either opportunities for relaxation or exercise or offer a transport corridor such as footpaths. Each area provides opportunities for reducing urban flooding and helping to store carbon dioxide and provide wildlife and biodiversity on our doorstep. There are opportunities for:

Gardening in a wildlife friendly and sustainable manner;
Enable the link between diversity and populations of birds on small urban sites with the diversity and vegetation;
Encourage habitat diversity;

Create small gardens into the build environment of new developments, on rooftops and between buildings;
Species can be attracted to gardens including birds, hedgehogs, butterflies, bees, ladybirds, invertebrates in the soil, frogs and newts, wildflowers and fruit trees;

Maintenance of grass verges and the trialling of more wildlife friendly flower/grass mixes to provide for low flowing plants adapted to frequent cutting.

3.2 Trees and Hedgerows

A wide range of habitats are associated with trees, and these include many varieties including broadleaved woodland, lowland mixed deciduous woodland, wet woodland, street trees, veteran trees, hedges and hedgerows, and occasionally scrub.

Trees and other vegetation are net absorbers of carbon during their lifetime which has the effect of reducing atmospheric carbon; and of potentially providing a carbon-neutral source of energy to substitute for the combustion of fossil fuels. Trees can also reduce winter heat loss around buildings; and provide summer shading for both buildings and people. Whilst Premier Modular Group have an Environmental Policy, and a Carbon Management Strategy Plan which includes a target to cut CO2 emissions; it doesn't consider tree planting.

We recognise that trees are important in the urban landscape. They help to reduce urban flooding by providing adherence for rainwater and helping to transpire water, provide for some humidity in dry urban streets, help to reduce urban dust, provide landscape, and sometimes timber and food, play a role in the carbon cycle; and provide habitat for many species of wildlife.

In developing a site, we will look to manage trees and hedgerows, and will look to ensure we manage and encourage an appropriate stock of trees and hedgerows in our builds through the planning system, though we recognise that on occasions trees may have grown in an inappropriate location. However, through this BAP we encourage, in the development of landscaping for which we are responsible:

Planting of trees;

In areas of grassland, we will look to encourage hedges, which are important features for birds in providing nesting /roosting sites, along with food e.g. berries and seeds;

Continue the restoration of hedgerows and their diversity;

Through planning permissions / planning system, encourage the retention and planting of trees.

Construction Phase Health & Safety Plan

3.3 Grassland

In appreciating that many of our sites have an amount of grassland cover which can provide benefits for recreation, urban flood reduction and soil conservation, only a minority is actively managed for wildlife. There is therefore much potential in terms of the selection of grass and wildflower species; and subsequent management of the grassland. In our area of influence we will look, during our construction to:

Maintain areas of rough grassland where practical, including verges and in any landscaping look to provide wildlife friendly wildflower and grass mixes e.g. provide for low flowing plants adapted to frequent cutting.

3.4 Wetland Habitats

Wetland habitats include habitats that provide for freshwater wildlife: rivers and streams, ditches, reed-bed habitats; and ponds. Each of these could be considered individually and as contributing to a richer wildlife in the localised area. We shall consider these habitats in terms of length of area, water quality, wildlife, access and specific projects.

All of our activities will minimise the impact on any wetland habitat.

3.5 Rail-side Habitats

Whilst these are inaccessible to both our construction activities and people in general, rail-sides can provide areas of scrub, rough grassland and other habitats. They may also be important corridors for wildlife. Our operations, through the planning system and our own commitment will ensure the retention of wildlife area on rail-sides.

3.6 Parks & Green Spaces

Whilst we don't typically conduct operations on these areas, given such spaces provide much of the area of publicly accessible land, whilst encompassing much of the semi-natural habitats including grasslands, trees, woodland, hedgerows and ponds. In areas of our operations, and where we hold influence in the design, look to either increase or maintain the habitats in open spaces.

3.7 School Grounds

We shall be aware that in some instances school grounds may include Sites of Nature Conservation Importance, and we shall be guided by planning permissions and the consents. We are acutely aware in the potential for taking a 'whole school grounds' approach to environmental education, sustainability and influencing biodiversity to increase the environmental quality of school grounds to achieve benefits for both education and the environment.

3.8 Buildings and the Built Environment

As a constructor, we recognise that buildings present opportunities for wildlife habitat creation, for example in green roofs, vertical planting, gardens, communal open areas and the spaces between builds. The use of our rental building stock provides opportunities to work towards environmental sustainability and an improved quality of life, with the potential for including provision for wildlife.

Construction Phase Health & Safety Plan

4.0 The Biodiversity Duty

This is the Premier Modular Group's generic biodiversity action plan, that we as a business and our stakeholders shall look to influence and wherever possible implement, across the activities where we hold the duty of Principal Contractor.

When engaged by a Public Authority, we as an organisation shall confirm that they are aware of their Biodiversity Duty as a public authority and their duty to have regard to conserving biodiversity, in accordance with Biodiversity 2020: A strategy for England's wildlife and ecosystem services.

A public authority can be a (for detail see www.legislation.gov.uk/ukpga/2006/16/section/40):

Local Authority, including a unitary, county, district, community, parish or town council;
Government department or one of their executive agencies;
Non-departmental government body;
NHS Trust;
Utility company; or
Body carrying out functions of a public character under a statutory power.

4.1 Implementing Biodiversity

This document is produced when under the Construction (Design & Management) Regulations 2015 (CDM215), one of the Premier Modular Group's organization's hold the duty holder role of Principal Contractor. Typically, we are engaged by, in many instances with a public authority (see above) who will hold the Biodiversity Duty. In other situations, this biodiversity action plan will be implemented wherever reasonably practicable, with our actions feeding through, directly or indirectly, to improvements in the natural environment of the build, and where reasonably practicable, look to achieve the targets of the local biodiversity action plans.

As such detailed timescales are not included within this appendix, however it is within the Construction Phase Plan.

Biodiversity benefits tend to include a high proportion of externalities; and the financial implications would be accurately represented by our clients where a cost benefit analysis is undertaken by economic, environmental and social accounting. There is a need to recognise there by be savings to the carbon footprint, and there needs to be consideration on biodiversity during the early stages of project management. As such, by considering biodiversity earlier rather than later there can be cost savings e.g. the creation of a green roof as an integral part of the build, rather than retro fitting later.

Construction Phase Health & Safety Plan

40667 - TDR 050		Text	14.1. What are your company's live-site methods for any associated works inc. service connections, daytime non-disturbance, out-of-hours cutovers, public protection, and decant/rollback plans		DH
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Live-Site Working Methodology (HSE Statement)

Premier Modular has extensive experience delivering works within live, operational environments and adopts a highly controlled, risk-led approach to ensure the safety of occupants, the public, and all personnel, while maintaining business continuity for the Client.

All live-site activities are planned and executed in full compliance with the Health and Safety at Work etc. Act 1974, CDM Regulations 2015, all associated health and safety legislation and relevant HSE guidance, supported by robust risk assessment, method statements, systems of work and supervision.

Service Connections and Associated Works

Service connection and interface works are subject to detailed pre-construction planning, including site surveys, service identification, and coordination with ISS, the Client, and relevant service providers. Existing services are positively identified, clearly marked, and protected prior to works commencing.

Isolations, connections, and reinstatements are undertaken only by competent and authorised personnel, using approved permit-to-work and lock-off procedures. Where continuity of supply is required, temporary services or bypass arrangements are provided to eliminate or minimise disruption.

Daytime Non-Disturbance Working

Where works are undertaken during normal operational hours, Premier Modular implements controls to minimise disturbance to building users. This includes careful task sequencing, use of low-noise and low-vibration techniques, dust suppression measures, and enhanced housekeeping.

Potentially disruptive activities are restricted to agreed time windows and are coordinated with ISS site management to ensure alignment with operational requirements.

Out-of-Hours and Cutover Works

Critical works that could impact services or operations are planned for out-of-hours delivery wherever practicable. Detailed cutover plans are developed and agreed in advance, setting out sequencing, responsibilities, communication protocols, and contingency measures.

All cutover works are fully tested and commissioned prior to hand back, with formal sign-off confirming systems are safe, operational, and compliant.

Public and Occupant Protection

Premier Modular prioritises the protection of occupants, visitors, and the general public always. Physical segregation is achieved through appropriate hoarding, barriers, controlled access routes, and clear signage.

Fire exits, emergency routes, and life safety systems are maintained throughout the works. Where temporary arrangements are required, these are risk assessed, approved in advance, and clearly communicated.

Decant, Contingency, and Rollback Planning

Where works necessitate temporary decanting, Premier Modular works with ISS and the Client to agree safe and practical decant arrangements. All live-site activities are supported by documented contingency and rollback plans to ensure that services and areas can be safely reinstated in the event of unforeseen issues.

Temporary installations are designed to fail-safe principles, and emergency response procedures are briefed to all relevant parties prior to commencement.

Management, Monitoring and Communication

Construction Phase Health & Safety Plan

Live-site works are overseen by experienced site management and supervision. Regular inspections, toolbox talks, and coordination meetings ensure controls remain effective and responsive to changing site conditions. Any changes to scope or risk profile trigger a formal review of RAMS, ensuring continuous compliance and risk control.

(466 Words)

Appendix Q – Construction Management Plan

Construction Management Plan (CMP)

1. Introduction

This Construction Management Plan (CMP) sets out measures to manage construction activities to ensure safe operation of the adopted highway network and minimise impact on neighbouring residents and businesses.

The approved plan will be adhered to throughout the demolition and construction period.

2. Parking of Site Operatives and Visitors

- Site operatives and visitors will not park on surrounding residential streets.
- Parking will be provided on-site where possible or at pre-agreed off-site locations.
- Parking arrangements will be covered in site inductions and toolbox talks.
- Access to neighbouring properties, footways and emergency routes will be maintained at all times.

3. Advisory Routes for Construction Traffic

- Construction traffic will use agreed advisory routes.
- Drivers will be issued with written route instructions.
- Residential roads will be avoided where possible.
- All drivers will comply with highway signage and speed limits.

4. Temporary Access Arrangements

- Access will be taken from the existing highway network.
- No permanent highway alterations are proposed.
- Any temporary access arrangements will be clearly signed and reinstated post-construction.

5. Loading, Unloading and Storage

- Loading/unloading will take place within the site boundary where practicable.
- Materials, plant and waste will not be stored on the public highway.
- Any unavoidable short-term loading on the highway will be actively managed.

6. Prevention of Mud and Dust

- Measures will be implemented to prevent mud and debris on the highway.
- A stone haul road will be installed limiting the amount of mud and debris.
- Wheel cleaning and road sweeping will be undertaken as required.
- Any debris deposited on the highway will be cleaned immediately.

Construction Phase Health & Safety Plan

7. Vehicle Turning Arrangements

- Vehicles will enter and leave the site in forward gear where practicable.
- Turning will occur within the site boundary.
- Reversing will be minimised and controlled by banksmen where required.

8. Abnormal Loads

- No abnormal loads are anticipated.
- Should abnormal loads be required, advance notice will be provided to the Highway Authority and deliveries timed to avoid peak hours.

9. Highway Condition Survey

- A pre-construction Highway Condition Survey has been undertaken and submitted.
- Any damage attributable to construction traffic will be repaired to the satisfaction of the Highway Authority.

10. Communication

- The CMP will be communicated through site inductions and toolbox talks.
- Neighbours will be informed of key activities and provided with Site Manager contact details.
- Complaints will be logged and addressed promptly.

11. Compliance and Review

- The Site Manager is responsible for compliance.
- The CMP will be reviewed and updated as necessary in consultation with the Local Planning Authority.

12. Vehicular Activity – Quantification and Classification

Construction traffic associated with the development will be limited in volume and controlled in nature. Vehicular movements are anticipated to fall within the following classifications:

Crane and Haulage Vehicles:

- A specialist crane and haulage contractor will be appointed for the delivery and installation of modular units.
- These activities will be short-duration and pre-planned.
- Anticipated vehicle types include articulated low-loaders, crane vehicles and escort vans if required.
- Crane and module delivery operations will be scheduled outside of peak highway hours where practicable.
- All abnormal or oversized vehicle movements will be coordinated in advance and managed by competent banksmen.

General Construction Vehicles:

- Light goods vehicles (vans) associated with site operatives and subcontractors.

Construction Phase Health & Safety Plan

- Rigid-bodied HGVs for delivery of materials and removal of waste on an infrequent basis.
- Vehicle numbers will be kept to the minimum necessary for safe and efficient construction.

Overall construction traffic levels are expected to be low to moderate and typical of small-scale construction activity. Traffic movements will be actively managed to avoid congestion, maintain highway safety and minimise disruption to local residents.

Highway Condition Survey

1. Introduction

This Highway Condition Survey has been prepared to establish the existing condition of the public highway, footways, verges and drainage features within the vicinity of the proposed development site prior to the commencement of construction works.

The survey forms part of the Construction Phase Plan and is submitted in support of discharging the planning condition relating to the protection of the local highway network from construction traffic damage.

The condition survey provides a baseline record against which any alleged or actual damage arising from construction activities can be assessed.

2. Survey Scope and Methodology

The survey comprised a visual inspection of the following areas likely to be affected by construction traffic, deliveries and site access movements:

- Adopted carriageways
- Footways and pedestrian crossings
- Kerb lines and dropped crossings
- Highway drainage features

The inspection was undertaken on foot and recorded by dated photographic evidence. No intrusive investigations were undertaken.

3. Survey Area

The survey area includes residential estate roads, junctions, footways, access routes and areas adjoining public open space and community facilities.

4. Existing Highway Conditions

Carriageways:

Bituminous surfaced roads in fair to moderate condition with minor fretting, cracking and historic patch repairs.

Footways:

Generally serviceable with minor cracking and edge wear.

Kerbs and Crossings:

Pre-cast concrete kerbs generally intact with minor chipping and settlement.

Drainage:

Construction Phase Health & Safety Plan

Gullies present and operational with minor silting noted in places.

Verges:

Grass verges show minor wear and are susceptible to damage during wet conditions.

5. Protection Measures During Construction

- Use of agreed access routes only
- Suitable vehicle sizes for residential roads
- Wheel cleaning as required
- Regular highway inspections
- Immediate debris removal
- Repairs to be undertaken if damage occurs

6. Conclusion

This survey establishes a baseline record of highway conditions prior to works.

Site Images



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