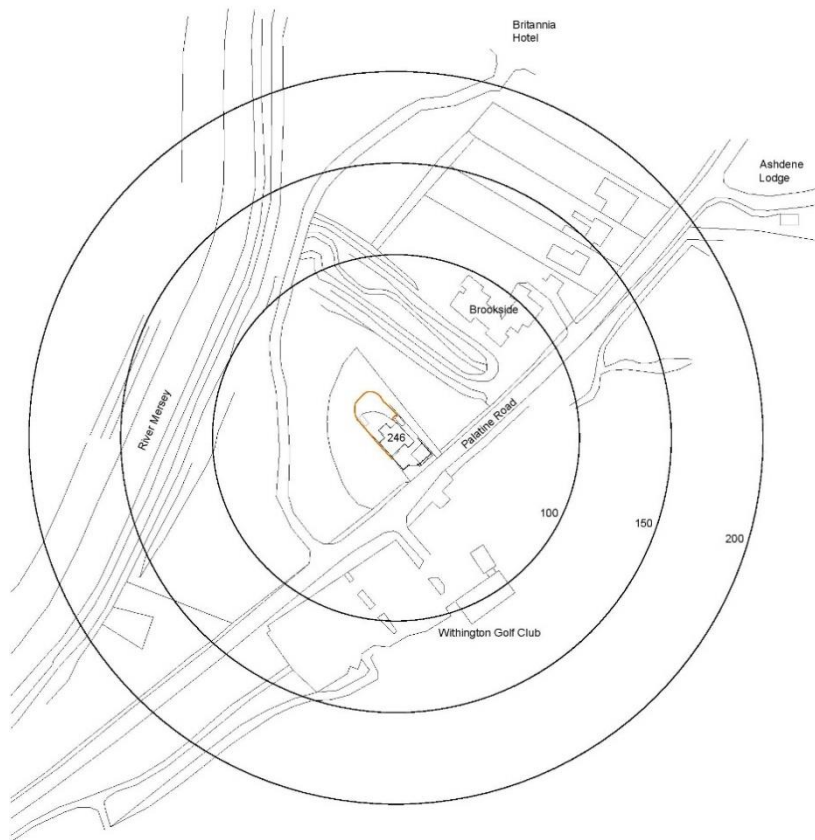


Construction Management Plan

PROPOSED REPLACEMENT DWELLING, 246 Palatine Road Didsbury MANCHESTER M20 2WF



CLIENT – Adele Lock

Doc Ref: /545-06-CMP– rev B

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1. Scope of Works

- 1.1 **The scheme involves the demolition of the existing detached dormer bungalow and garage and the construction of a new 2 storey detached dwelling proposed to be located within the site in the area of the existing dwelling. The existing access is to be retained off Palatine Road.**
- 1.2 **Existing and Proposed Plans are included in the Appendix to this document for reference.**

2. Enabling Works / Formation of Site Perimeter

- 2.1 At the commencement of site works the perimeter of the site will be established and securely protected with a good quality robust Heras fencing.
- 2.2 All necessary signage will be provided to the perimeter of the fence in accordance with the HSE requirements / guidelines.
- 2.3 The site area is to be stoned-up to provide a hardstanding for site vehicles, storage of materials, site cabins etc.

3. Site Parking, Storage of Plant & Materials

- 3.1 Contractor's will park vehicles within the site boundaries when possible in the designated parking area on the hardstanding, Parking is restricted along Palatine Road by virtue of the existing double yellow lines.
- 3.2 All materials and plant will be stored within the site boundaries. Materials such as cement and equipment will be stored in secure site cabins.

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

- 4.1 Access to the site will be via the existing vehicular entrance from Palatine Road, which will be protected during demolition and construction in accordance with the Approved Tree Protection plan.
- 4.2 Delivery vehicles will have accompanied access to and from site by a banksman. Generally, deliveries will be by smaller vehicles and the contractor will make the merchants aware of the site restrictions when arranging deliveries.

5. Wheel Wash Facility

- 5.1 Prior to leaving the site all contractor vehicles will be inspected and the wheels will be washed down using a high-pressure jet wash.
- 5.2 The contractor will manage the risk to Palatine Road by monitoring any debris from site from contractor vehicles. If required road sweeping will take place daily to deal with the issue.

6. Management of Dirt and Dust

Core Objectives of Dust Suppression

- **Health Protection:** Minimise exposure to hazardous particles like **Respirable Crystalline Silica (RCS)**, which can cause silicosis and COPD.
- **Regulatory Compliance:** Meet local planning conditions and prevent **statutory nuisance** claims under the [Environmental Protection Act 1990](#).
- **Operational Safety:** Improve visibility on-site and prevent equipment damage from particle ingress.

Works on site to be guided by the following dust suppression strategies where appropriate.

Key Suppression & Control Measures

Effective dust management follows a hierarchy of "Assess, Control, and Review".

1. Water-Based Suppression (Wet Methods)

Water is the most common and effective suppressant for preventing dust from becoming airborne.

- **Mobile Water Bowsers:** Used to dampen unpaved haul roads and large open areas regularly.
- **Misting Cannons & Spray Nozzles:** Strategic placement of atomising nozzles to capture airborne particles at the source.
- **At-Source Wetting:** Integrated water sprays on cutting, grinding, and sawing equipment.

2. Site Planning & Engineering Controls

- **Haul Road Management:** Install hard-surfaced roads where possible and enforce low speed limits (e.g., **10-15 mph**) to reduce dust entrainment.
- **Vehicle Trackout Controls:** Use **wheel wash systems** and rumble grids at site exits to prevent mud and dust from being carried onto public roads.
- **Stockpile Management:** Keep stockpiles dampened, sealed, or screened with wind barriers. Ensure they are located away from sensitive receptors like schools or homes.
- **Enclosures:** Use covered skips, enclosed chutes, and sheeted vehicles for transporting loose materials.

3. Administrative & Monitoring Procedures

- **Daily Inspections:** Site managers should conduct at least **two visual inspections daily**, increasing to four during dry or windy conditions.
- **Real-Time Monitoring:** High-risk sites may require automated particulate matter (PM10/PM2.5) monitors to trigger alerts if levels exceed limits.
- **Toolbox Talks:** Regular training for staff on specific dust-generating tasks and the correct use of suppression equipment.

Sensitive Receptor Management

Your plan should identify all "sensitive receptors" (e.g., residential areas, hospitals, or protected ecological sites) within at least **50m to 350m** of the site boundary. Access gates and high-dust activities should be located at least **10m away** from these receptors whenever practicable.

- 6.1 If dust emissions are generated in dry periods the contractor will utilise dampening down techniques to wet the materials and suppress the dust.
- 6.2 The site manager will take account of weather conditions and prevailing wind direction when organising operations to prevent and minimise dust nuisance to neighbouring properties.
- 6.3 All staff will be trained and be aware of the Dust Management Strategy.
- 6.4 The access road is to be stoned-up to provide a good, clean working platform and prevent road contamination.
- 6.5 In the event of a complaint from neighbouring properties in respect of concerns regarding dust there will be considered and action taken to prevent future occurrences.

- 6.6 All site staff will have appropriate PPE wear to protect them from the effects of dust.

7. Excavation and Ground Works

7.1 Location of underground services

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

7.2 Excavations

- Trenches with a depth exceeding 1.0m will be either battered back or suitably shored and the shoring maintained.
- Trenches will be inspected regularly and excess groundwater pumped out regularly during inclement weather.
- Vehicle plant will be kept to a safe working distance from the trench to prevent potential collapse.
- No site staff will work below an excavator.

8. Protection of Existing Trees to be retained within the plot and public grass verges to Palatine Road.

- 8.1 Tree protection will be provided in accordance with the approved Tree Protection Plan

- 8.2 No storage of materials shall be take place outside the site area.

- 8.3 The existing road crossing access shall be temporarily strengthened with 10mm thick sheet plates to protect the existing tree roots from heavy construction vehicles / traffic. The steel plates to remain in place until the development is complete.

9. Recycling / Disposing of Waste Resulting Construction Work

- 9.1 The contractor will develop a suitable traffic management system to be in place before work commences. The plan will include proposals for access for deliveries and unloading at the site, and waste removal.

9.2 Locations for waste skips will be found within the compound in the storage area identified on the site co-ordinated proposed construction site management plan.

9.3 On site the contractor will monitor all waste by the use of a site waste management plan. The plan will include the following:-

- An outline of the type/s of waste the contractor has tried to minimise on previous projects, who took those decisions and intended results.
- Naming the contractor doing each task as identified.
- Name the waste contractor removing the waste and give an estimated as to amounts of waste for each section / waste stream.
- By waste type amounts of tonnage removed, recycled, & recovered and recycled, etc.
- All waste notes issued by the appointed waste management companies will be retained.
- Project review.

10. Noise Control

10.1 - Key Noise Reduction Strategies

Works on site to be guided by the following noise reduction strategies where appropriate.

- **Engineering & Operational Controls:**
 - **Quiet Equipment:** Use modern, silenced machinery and regular maintenance to avoid rattling.
 - **Barriers/Screens:** Install temporary acoustic barriers or sound-absorbing cladding around the site perimeter or specific, high-noise activities.
 - **Alternative Methods:** Utilize lower-impact techniques, such as bored piling rather than driven piling, and "munching" instead of percussive demolition.
 - **Simultaneous Use Reduction:** Limit the number of machines operating at once to lower overall decibel levels.
- **Management & Scheduling:**
 - **Sociable Hours:** Adhere strictly to local council-approved working hours.

- **Strategic Positioning:** Locate static noisy plants (e.g., generators) away from noise-sensitive receptors (homes, schools, hospitals).
- **Noise Monitoring:** Conduct baseline surveys before starting and real-time monitoring throughout the project.
- **Site Management:** Implement sequential start-up procedures for equipment and manage vehicle routes to avoid rough surfaces.
- **Community Relations:**
 - **Communication:** Notify residents early about potential noise, schedules, and provide contact details for complaints.
 - **Action Plan:** Ensure site managers can implement immediate mitigation (e.g., additional boarding) if noise issues arise.

10.2 Whilst working on site the contractor will adhere to the recommendation of BS5228-1, clause 9.3 to minimise noise levels during the excavation of the works.

10.3 The project is a relatively simple scheme with no notable works which would cause significant noise pollution. The close proximity of residential houses has been noted and there will be no operation of heavy plant etc outside normal working hours of:-

- Monday – Friday 0800 – 17.30
- Saturday – 0900 – 1300 except for Bank Holidays
- There will be not working on site on Sundays or Bank Holidays.
- A School and local park is located near to the site, all deliveries and collections will be made Mon-Fri 0930-1430 and 1600-1730; Sat 0900-1200 only.
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11. Health and Safety

11.1 First aid facilities to be available on site

11.2 A appointed first aider to be on site at all times when personnel are on site.

11.3 Emergency protocols to be in place clearly identified for all contractors to see, advising what to do in the event of an emergency and where emergency medical treatment can be sort. ie. The nearest hospital.

- 11.4. Accident and emergency book to be available at all times to report accidents on site.
- 11.5. Emergency signage to be erected notifying on site personnel of fire exit routes and muster point.
- 11.6. Contractor signing in and out book to be made available.
- 11.7. All contractors to receive site induction on first site visit.
- 11.8. Toilet and washing facilities to be provided on site.

12. Risk Assessments

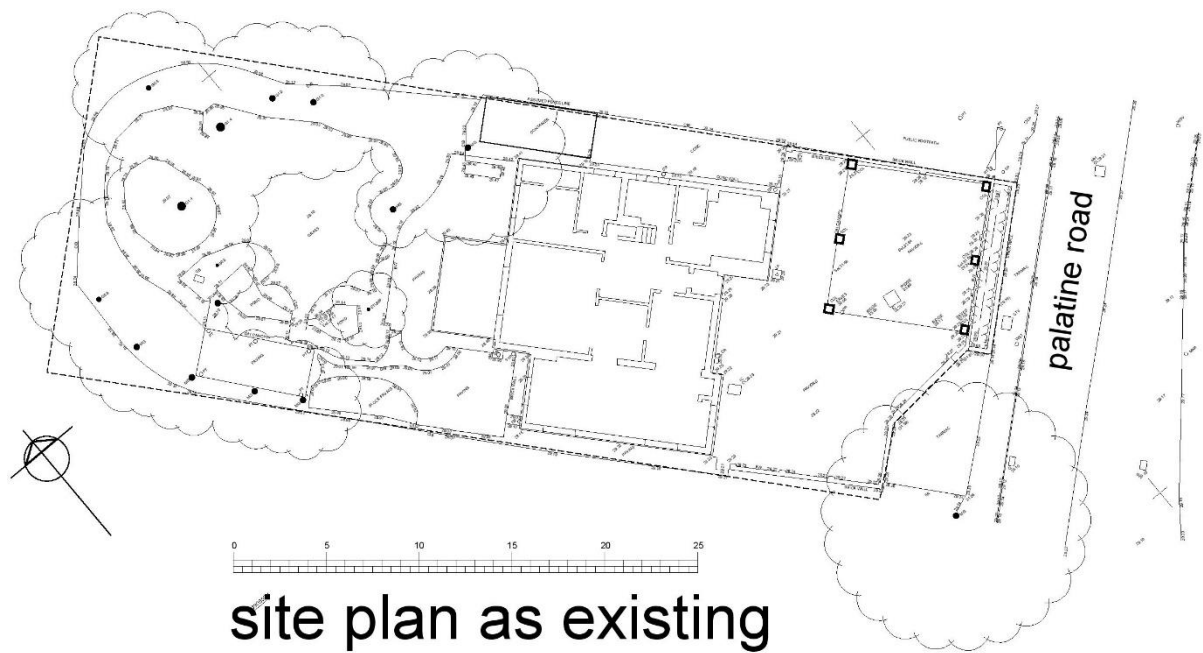
- 12.1. Risk assessments to be carried out on all materials and aspects of work on site.
- 12.2. All sub-contractors to provide risk assessments before commencing work on site.
- 12.3. Records to be kept on site of all risk assessments for reference purposes..

13. Planning Conditions

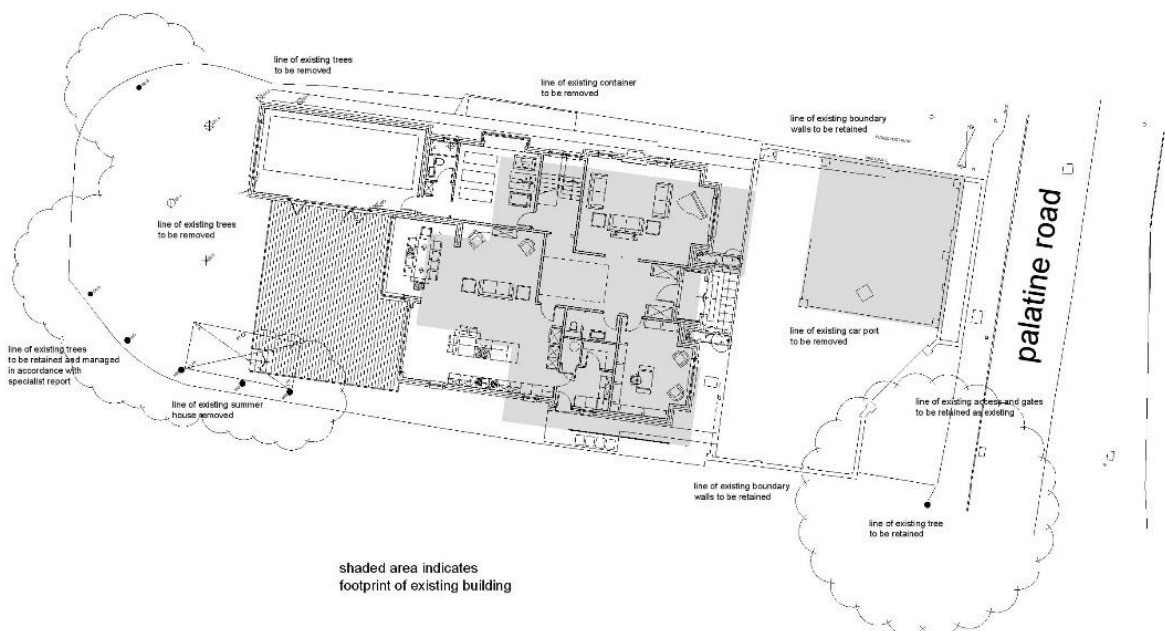
- 13.1. Prior to any demolition or construction works commencing on site. All conditions of the decision notice, shall be addressed and responded to accordingly. Any additional information requested by way of pre-commencement conditions shall be obtained and subjected to the local planning authority for discharge of the relevant condition, the recommendations of which, to be implemented on site or incorporated as part of the construction works.
- 13.2. The developer / contractor has appointed an appropriate consultant to carry out a phase 2 Intrusive Ground Investigation. The results of which, to be submitted to the local planning authority. Any remedial work referenced within the report, shall be implemented in full.
- 13.3. A full SUDS report shall be prepared and submitted to the local planning authority, along full drainage proposal, including both foul water and surface water. The surface water runoff is to be controlled by attenuation, at a rate at 50% reduction in runoff compare with the existing. Surface water on site storage, to cater for a 1 in a 100 year storm.
- 13.4. A tree protection measures are to be in place before any work commences on site and remain in place for the duration of the work.

Appendix A

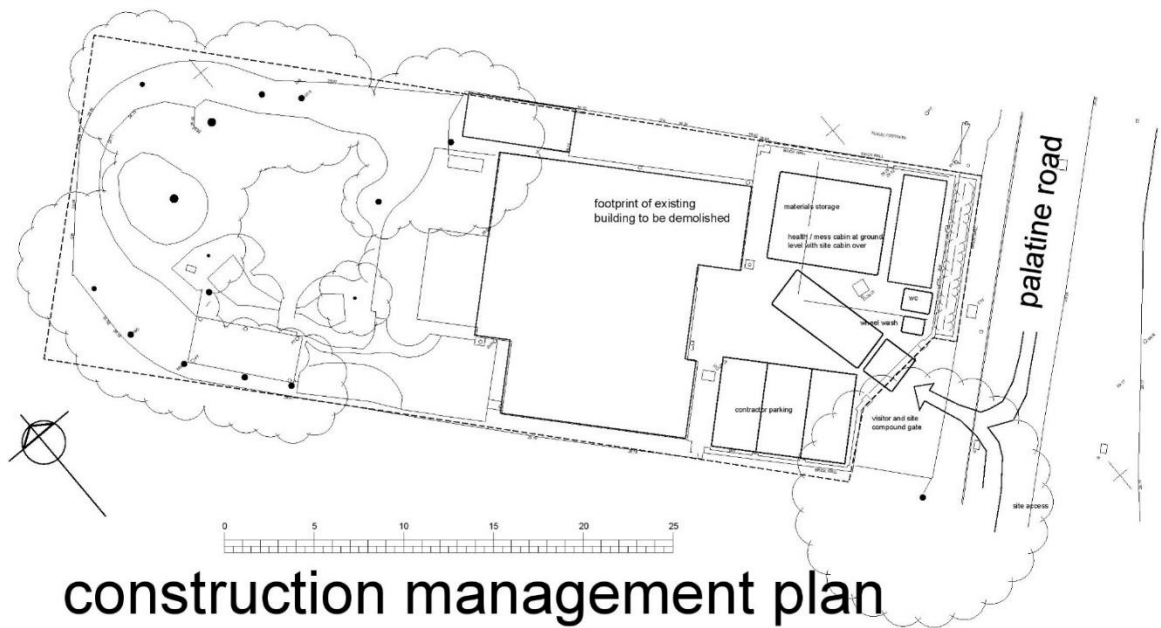
As existing



As proposed



Appendix B



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