CubicWorks

Construction & Environmental Management Plan

Manchester One Development



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1.0) Introduction

1.1) Purpose and Implementation

This Construction and Environmental Management Plan (CEMP) is purposed for the construction phase of developments at Manchester One, 53 Portland Street, Manchester, M1 3LD and is in place to ensure the secure and safe operation of the site, thereby protecting staff, existing building occupants, the environment and the businesses that operate on site, from unnecessary harm. This document describes the site rules, security arrangements and intended methods of effectively managing potential environmental impacts arising from construction activities.

The works comprise the replacement of all windows to the existing building and the construction of a new four storey side extension.

The responsibility for implementation of the CEMP lies with the Principal Contractor, working in conjunction with other key personnel (construction director, sub-contractors, suppliers etc.) on the site, to ensure it is implemented effectively. To ensure this CEMP remains current and relevant, the Principal Contractor, shall take control of the document and regularly revise/update as necessary to reflect any new information which arises from construction activity.

1.2) Objectives

The overall objectives of this CEMP are to ensure that:

- All practicable steps are taken to minimise disruptions to users and occupiers of Manchester One and adjacent parties caused by construction activities.
- All practicable steps are taken to minimise the environmental effects of construction works.
- All activities are conducted in accordance with the CEMP, relevant legislation, Codes of Practices, Guidelines, and any local environmental procedures.
- Licenses, permits and consents and other statutory requirements are obtained prior to works commencing, and fully complied with.
- All staff (including sub-contractors) are aware of the environmental issues relevant to the project through the provision of site specific information on the environmental impacts of construction and the mitigation measures to be applied during inductions, briefings and tool box talks.
- Environmental controls remain adequate throughout the duration of the project.

This CEMP is part of a governance framework that includes UK law and generally accepted Code of Conduct and industry best practice. They are to be followed in this context and also taking into consideration company requirements and to safeguard the amenities of nearby residents and highway safety, pursuant to policies SP1, EN9, EN19 and DM1 of the Manchester Core Strategy (July 2012).

2.0) Site Operations

2.1) Site Operating Hours

The Site operating hours for Site shall be:

06:30 to 18:00 on Monday to Friday

07:00 to 13:00 on Saturdays

07:00 to 13:00 on Sundays

Outside of these hours by prior agreement for potentially intrusive works that may affect members of the public including, but not limited to scaffold erection, mast climber installation, craneage and lifting operations.

These working hours cover operations and work activities which are audible at the Site boundary.

Any noisy operations outside of these hours shall not be undertaken without prior agreement from the Client and where applicable, from the local planning authority with written approval provided.

These hours may be amended where local circumstances demand as necessary, with prior agreement from the Client and where applicable, the local planning authority.

2.2) Site Segregation / Security

The site compound is to be located at the rear of the building, secured with Heras fencing to create a secure compound for material storage and deliveries. This compound will also accommodate the hoist for vertical transportation of materials.

The main site entrance for operatives will be through the rear of the building throughout all phases of the works. This is to maintain separation between construction activities and existing building occupants who will continue to use the main front entrance during Phase 1.

During Phase 2 of the window works, when works are being undertaken to the front elevation, the main customer/tenant entrance will be relocated to the rear of the building via a covered walkway.

The building on all other sides is secure. Should any works to any sides of the building involve the removal of existing security measures i.e. doors, then temporary measures will be installed locally to ensure the site remains secure.

For additional security a temporary CCTV system is to be installed protecting the compound area, which is to be active for the duration of the main works.

Street lighting is prevalent in all external areas.

All materials are to be stored within the site compound or within the building and not on any road or pavement.

All display/advertising/screening branding on any hoarding is to be approved by Bruntwood Limited.

2.3) Site Boundary

All construction activities are to be contained within the designated development site boundary, except for specific boundary construction works where access outside the boundary is required (such as mast climber installation on elevations). Approval to proceed with these works will be required and appropriate permits issued by Bruntwood Limited.

2.4) Construction Related Information and Construction Phase Plan

All relevant information and the Construction Phase Plan will be provided to all Contractors and Subcontractors prior to attending Site. Relevant Site Related Information, including Emergency Procedures, Welfare Arrangements, Traffic Management, Deliveries, Site Hazards & Risks, etc.) will be communicated to all attending Site within the Site Specific Induction.

Other Relevant information will be provided throughout the duration of the project within Daily Allocation Meetings and Delivery of Toolbox Talks.

2.5) RAMS

Method Statements and risk assessments for construction works are to be provided by all sub contractors on site before any works are undertaken. These are to be approved in writing by the Principal Contractors site manager and H&S manager.

2.6) Permits

Permits will be required to connect to utilities or local services. The permit will need to be requested by the developer. Any activities requiring a permit to work e.g. permit to dig, should allow sufficient time to be coordinated.

2.7) Welfare Facilities, inc. offices, meeting rooms, canteen and toilets

- Canteen / Welfare Area is to be located within the building on the 1st floor small wing. The facility will provide seating and a self-service/non-catered kitchen for all site staff. The facility is to have suitable fridge, microwave, water-boiling and potable water.
- The site office is located within the building on the 1st floor small wing.
- Contractor cubicles and hand washing are to be provided within the existing building and to remain in use throughout the duration of the project. As the project progresses the contractor cubicles may be relocated to another floor to aid with the works to certain areas.

2.8) Accident / Incident Procedure

All accidents and incidents are to be reported on site to the lead Site Manager/Supervisor active at the time. At all working times, a minimum number of First Aiders will be on site, to ensure first line first aid can be administered appropriately. First Aid kits are to be kept on site in the Site Managers office, plus in

assessed locations as the project area extends. First Aid information will be passed to all working on site during the induction.

The Reporting of Injuries, Diseases and Dangerous Occurrences Regulations 2013 (RIDDOR) requires the 'responsible person' to notify any death, reportable injury, disease, or dangerous occurrence to the relevant enforcing authority. Accidents/incidents outlined above (RIDDOR) will be reported to CubicWorks by the Injured Person (IP)/ IP Supervisor/Manager (if IP is unavailable) and the CubicWorks Accident/Incident Report Form will be completed with the IP in attendance. Copies of this will be issued to CubicWorks H&S Manager.

In the event of an accident/incidents outlined above (RIDDOR), CubicWorks Health and Safety Manager and/or Subcontractors will conduct necessary investigation into the incident, report findings and implement necessary controls where and however applicable.

Discover or witness an accident or health incident (Including personal health incidents)

Discover a Fire

Break the glass on the nearest fire alarm call point.
Telephone **999**, give your name and inform the site manager of the location of the fire. Exit the building by the nearest safe fire exit and proceed to the nominated fire assembly point. Do not return to the building until the incident is confirmed over.

On hearing a fire alarm sounder:
Intermittent

Prepare to leave the building, collect personal belongings and make safe your workstation.

Continuous

Immediately exit the building via the nearest safe fire exit and make your way to the nominated assembly point to hear further direction. Do not return to the building to collect any personal belongings.

Discover theft of company or personal effects or report suspicious activities

Telephone **999**, inform the property manager of the theft details.

2.9) Nearest A&E

The nearest A&E hospital is located at Manchester Royal Infirmary Accident and Emergency Dept, Manchester Royal Infirmary, Upper Brook St, Manchester M13 9NZ.

2.10) Fire Evacuation Procedure

A Fire Risk Assessment will be undertaken once the Site has been set-up to ensure all required items are in place and monitored throughout the construction phase.

Necessary fire evacuation procedures will be highlighted to all personnel during Site Health and Safety Induction. This will include but not limited to the following information will be susceptible to change where necessary (notification will be given):

The existing building fire alarm system will remain operational throughout the works and will be used for the construction phase. Any temporary impairments to the system will be coordinated with building management and appropriate fire watch procedures implemented.

All personnel are to follow the outlined evacuation route through the relevant exits. Personnel are to gather at the muster points located at the front of the building and side of the building, where a roll call will be undertaken using the Daily Site Register.

No admittance will be permitted back to the building until such a time confirmed by the CubicWorks Site Manager/Supervisor.

2.11) Site Personnel and Visitors

All persons attending site to conduct work activities are required to attend a Site Specific Induction to be carried out by the CubicWorks Site Manager. Inductions will be carried out in the site office / meeting area at pre-agreed timings prior to commencing works.

All visitors to Site are required to contact the Site Manager on arrival. All visitors to Site will be required to attend a visitors induction conducted by the Site Manager.

Visitors to Site will be required to remain with their designated responsible person whilst on Site. Under no circumstances are visitors to access areas of work unattended.

2.12) Personal Protective Equipment

Site PPE Requirements will be set at a minimum standard of 3 point PPE for the duration of all works. This is to be worn at all times on site (except within the Welfare facilities). This requirement may be subject to change (increase / decrease) as the programme progresses and dependent on activities taking place and site conditions.

Further Personal Protective Equipment and / or Respiratory Protective Equipment may be required on a task specific basis, where identified by a risk assessment and method statement and dependent on Site Conditions.

Site Visitors attending site will be required to wear appropriate PPE as defined by the Site (as above requirement states). CubicWorks keep an additional supply of hard-hats, hi-visibility vests and gloves on site. However, all visitors will be required to ensure suitable safety footwear fitted with steel toe-protectors and mid-soles are worn when attending Site.

The wearing of PPE / RPE will be strictly monitored by CubicWorks Site Manager as part of his/her supervisory duties.

2.13) Tools, Work Equipment and Electrical Equipment

Tools and work equipment used on the site must be compliant with UK legislation and the user must be able to demonstrate competence prior to using the tool/equipment. This includes hand tools, office equipment, laboratory equipment, ladders etc. All electrical items plugged into the mains must be tested by a competent electrician prior to use on site and be PAT tested.

2.14) Smoking

CubicWorks adopt a strict No Smoking Policy on / in Site Premises. Smoking will only be permitted in designated smoking areas in the public demise and outside of the site.

2.15) Removal of goods from site

No items are to be removed from the site without prior written permission from the site manager, inc. waste and scrap materials.

2.16) Security of personal electronic equipment and valuables

Personal effects brought on to site remain the responsibility of the individual. CubicWorks and Bruntwood take no responsibility for the safeguarding of personal effects.

Items of portable electronic equipment and valuables should not be left unsecured/unattended for any length of time. Such items should be locked away securely out of sight when not in use. Lockers are to be provided to secure such belongings.

2.17) Mobile phones and Wireless Technology

Use of Mobile phones and wireless technology is permitted on the site except in clearly identified areas and buildings. For items with built-in camera technology, please refer to the 'Photography and Video Recording' policy section of this document.

2.18) Lost and Found

All items found on the site including cash and documents must be handed to site manager and must not be removed from the site. Lost property items will be stored for a maximum of 3 months, after this time, the items will be offered to the finder or given to charity.

2.19) Parking

There is to be no contractor parking on site. All contractor parking is to be within local car parks, such as the adjacent NCP car park.

Under no circumstances are non-emergency vehicles to be parked on double lines anywhere on or around the site.

All contractors are to be made aware of no parking onsite during the tender phase and to allow for all necessary parking offsite in private or public car parks. All contractors to park in local car parks, such as NCP.

2.20) Traffic/ Highway Management

- Pedestrian routes are to remain clear from obstructions, parked vehicles, skips etc. other than those within the approved site boundary / compound.
- All roads are to remain clear from obstructions, parked vehicles, skips etc.
- All roads are to be cleaned and maintained. Any mud/waste should be cleaned up immediately. A road sweeper will be employed as required to ensure no muck or debris is left outside of the site boundary.

2.21) Vehicle Demand

The vehicle access demand to the site will be limited to the supply of materials / goods and the removal of excess materials and / or waste. All access to the site for operatives, management and clients will be on foot only, as there is to be no parking onsite, with all parking to be in the local car parks, e.g. NCP Chorlton Street.

The largest vehicles will be an 18 tonne wagon and 12m rigid vehicle, for the delivery of glazing, window frames, plasterboard and long lengths of metal, and timber stud. The vehicles will likely deliver materials twice a week, with an additional 2nr fortnightly to collect and dispose of the existing glazing and frames.

General period demand:

12m Rigid vehicle – 2nr to 3nr per week

18 Tonne Wagon – 2nr per week (+ 2nr fortnightly)

Transit van – 8nr to 10nr per week

Peak period demand:

12m Rigid vehicle – 8nr to 10nr per week

18 Tonne Wagon – 2nr per week (+ 2nr fortnightly)

Transit van – 15nr to 18nr per week

All deliveries are to be organised through the site management team, to ensure different delivery slots are agreed to avoid multiple vehicles arriving at any one point and causing unnecessary congestion.

2.22) Driver Rules

- No person is allowed to operate vehicles and plant unless trained to do so.
- No passengers are to be carried unless the vehicle is specifically designed to do so.
- No children or animals are to be brought onto the project in delivery or other vehicles.
- Drivers/operators must be familiar with all operating controls and safety devices of the particular piece of plant they are to use.
- Drivers/operators are to carry out pre-use safety checks of the unit prior to use each shift.
- All drivers/operators to drive carefully at all times and note the presence of pedestrians on site.
- All drivers/operators are to only operate the vehicle/plant strictly in accordance with manufacturers recommendations/instructions.
- All drivers/operators must comply fully with all safety signage including speed limits, stop signs, give way signs, one-way signs, loading restriction signs.
- Reversing is to be kept to a minimum and only undertaken when clear all round vision is available and or under the direction of a trained banksman.
- Hazard warning lights or flashing beacons to be on all times the vehicle is moving.
- Delivery drivers to remain with their vehicle at all times, in the cab when safe to do so.
- Outside the cab drivers must wear: Head protection, Foot protection, Eye protection, Hand protection, High visibility clothing, other PPE as required by the task method statement.
- Vehicles left unattended must be left in a safe condition and with the key removed or immobilised.
- No reversing onto public highways/roads.
- Open top lorries to be sheeted.

2.23) Drivers and Plant Operators

Driver & Plant Operators will be competent and trained to the appropriate standard required. They will drive with care and comply with the requirements of the Traffic Management Plan whilst on Site and use the correct equipment for the tasks taking place, ensuring they are suitable for use, marked with safe working load (where applicable), properly maintained and inspected and where applicable thoroughly examined by a competent person with Thorough Examination Certificate available.

2.24) Fuel Leaks

Any fuel leak observed or detected must be reported to security in order to prevent contamination of the local water course or to prevent ignition.

2.25) Booking in Deliveries

The site will operate a delivery booking system of all large deliveries (HGV based). This is to reduce traffic build up and ensure traffic does not build up within the site compound area. Materials will only be stored temporarily on a daily basis within the compound and will not be stored externally overnight. Deliveries should be planned to ensure that materials are taken into the building upon delivery where possible.

The majority of materials are to be delivered with a 'just in time' strategy wherever possible, to reduce the need for material storage on site.

Where materials are stored, it will always be within the site demise and/or site compound and in all instances secured. An up to date COSHH register will be maintained for the project.

3.0) Public and Pedestrian Considerations

3.1) Public Interactions

Public interfaces on the project exist in the following areas:

Portland Street (front elevation)

Rear of building (adjacent to NCP car park)

Side elevations

Adjacent occupiers/neighbours include:

- Manchester Bus Station
- NCP Car Park
- Yates Pub (connected to building)
- Various office occupiers within Manchester One

3.2) Public Protection

The works involve the replacement of windows to the existing occupied building. The building will remain in occupation throughout the works, therefore protection of both the public externally and the building occupants internally is of paramount importance.

Covered walkways will be installed to protect pedestrians during the window replacement works:

- Phase 1: Covered walkway to the front elevation (small wing area) to protect the main customer entrance which remains in use.
- Phase 2: Covered walkway relocated/extended to protect the rear entrance when the main customer entrance is temporarily relocated to the rear of the building.

Mast climbers will be installed on both front and rear elevations to provide safe access for operatives undertaking the window replacement works at height.

Cradles will be used for decorating works to the side elevations of the building.

3.3) Pedestrian Routes and Pedestrian / Vehicle Segregation

The site compound is located at the rear of the building, secured with Heras fencing. Operatives will access the site through the rear of the building throughout all phases.

During Phase 1, the main customer/tenant entrance will remain at the front of the building on Portland Street. A covered walkway will be in place to protect pedestrians from overhead works.

During Phase 2, when works are being undertaken to the front elevation including the main entrance area, the customer/tenant entrance will be temporarily relocated to the rear of the building. A covered walkway will be provided to ensure safe pedestrian access.

A traffic management plan will be produced that details the impact of the works on pedestrians. The plan will be reviewed and agreed by all parties before any construction commences.

4.0) Resources / Construction Team

4.1) Construction Team

The Construction Team will be managed and controlled by an experienced project manager and site manager(s) and in accordance with the requirements of the Construction (Design and Management) Regulations 2015.

Subcontractors will be employed and overseen by CubicWorks Site Team for the duration of the works.

The key personnel for this project are confirmed as follows:

Responsible Director – Mark Wright

Project Manager – Richard Barnes

Site Manager – Daniel Ruth

H&S Manager – Stewart Wakefield

Subcontractors and Suppliers are selected, procured and monitored as an integral part of CubicWorks Management System. All Suppliers and Subcontractors are approved prior to an order being placed.

If approved the Suppliers and Subcontractors are added to CubicWorks approved Suppliers / Subcontractors Database. Suppliers and Subcontractors are subject to regular monitoring and review and can be removed from the approved database if dissatisfaction occurs.

4.2) Tools, Plant & Equipment to be used on the Project

Normal battery operated power and hand tools will be the staple of most activities on site, supplemented by specialist tools and plant as required. Where plant/tools are electrically powered they will be on 110V. Plant items to be used on the project include:

- Mast Climbers (front and rear elevations)
- Cradles (side elevations for decorating)
- Hoist (rear of building for vertical material transportation)
- MEWPs (for lower level works)
- Forklifts (wagon mounted Moffett type) for deliveries, as required
- Mobile Cranes (as required for equipment installation)
- Road Sweeper

5.0) Community Liaison

5.1) Communication

All liaison is to be made with the Bruntwood client, who will then liaise with the local community / adjacent buildings as required.

A notice board on the external aspect of the site compound will be provided and display information relating to the ongoing works, along with displaying an emergency contact number.

For any works which affect existing building occupants or adjacent occupiers (including Yates pub, NCP car park and the bus station), the site manager will meet with the property manager to discuss proposed works and any impact it may have on building occupiers.

Due to the building remaining in occupation throughout the works, regular communication with existing tenants will be essential. A thorough floor by floor phasing plan is to be developed following engagement with existing tenants to minimise disruption.

Letter drops are to be shared with local buildings in the proximity of the site to make occupiers aware of the construction project and key people associated with the project. Regular reviews will be completed with buildings in close proximity for any new construction projects which may become live during the duration of the project.

6.0) Environmental Management

6.1) Air Quality and the Control of Dust

The development site is located within the boundaries of Portland Street in proximity to a large collection of occupied buildings which house an array of users - retail, food and beverage, and office. The adjacent Manchester Bus Station and busy Portland Street also present sensitive receptors.

The occupied buildings and public areas are considered to be sensitive receptors which may be adversely affected by the generation and dispersion of dust, resultant from construction activities.

Nevertheless, it is also recognised that in periods of high winds the receptors affected by wind-blown dust could be areas further away than those mentioned if suitable dust mitigation measures are not implemented.

The generation of dust outside of the site boundaries is a potential source of statutory nuisance and can lead to complaints being received which may be actionable through legal proceedings. Furthermore, dust can also have an impact on human health and similarly the local ecology.

Potential sources of dust during construction activities could include:

- Window removal and replacement activities
- Cutting, grinding, drilling etc. operations

- Traffic / plant

Nuisance caused by the generation of dust could be exacerbated by prevailing winds and a prevailing climate.

It is believed that particulate dust emissions from construction activities have the potential to impact on local site users and the local ecology and as such, mitigation and control measures should be implemented to minimise or totally negate this impact.

On-going monitoring should be undertaken by construction supervisors at regular intervals to assess the level of dust which escapes the site boundaries and settles in the nearby vicinity. Any received complaints regarding fugitive dust should be logged and dealt with appropriately.

With regards to mitigation measures, the following have been identified as appropriate actions:

- Ensure construction traffic follows specifically designated routes, is limited to slow speeds and is covered if transporting loose materials.
- Surrounding roads swept as necessary to remove any debris.
- Damp down or enclose stockpiles as appropriate. It may be necessary to spray with chemical bonding agents to prevent the escape of fugitive dust.
- Site stockpiles away from sensitive receptors as identified above.
- Introduce enclosures where safe and practicably possible around activities which are deemed to generate high levels of dust.
- Cutting and grinding should employ dust mitigation measures where possible (i.e. wet cutting).
- Complete prohibition of burning of any materials on the site.

It is anticipated that there will be insignificant use of diesel generated plant on site (majority electric), however where required these will again be used to ensure good air circulation and at pre-agreed times causing less impact on the public.

6.2) Noise

Similar to the ramifications of excessive dust noted above, excessive levels of noise outside the construction site boundaries can constitute as statutory nuisance and lead to complaints and potential subsequent legal action. The sensitive receptors to noise have been identified as the same identified as sensitive receptors for dust, being the local occupiers of Manchester One and nearby environment. Tenants, customers and users of Portland Street and surrounding areas are gifted the legal right to free use and enjoyment of their relative demises which could be impeded by the intrusion of excessive noise.

A simple control measure to limit the exposure of the nearby population to noise would be to perform 'noisy' and disruptive works outside the usual working hours for the site, however, it is also imperative that construction works do not impact on the nearby domestic population. Therefore, any works which are considered to be excessively loud should be communicated to supervision and managerial staff at Manchester One to procure a sensible and appropriate way forward.

Control measures which should be implemented, as necessary, are listed below and are based on guidance from the BRE Pollution Control Guide: Part 1- Pre-project Planning and Effective Management:

- Acoustic barriers to be implemented for static activities where necessary and practicable.
- All construction plant and machinery must comply with EU noise emission limits.
- All vehicles used for construction purposes should be fitted with effective exhaust silencers and attenuators.
- All generators should be 'sound reduced' models and fitted with acoustic covers.
- Ancillary plant should be positioned so as to cause minimum noise disturbance to identified sensitive receptors.
- Drop heights of materials should be minimised.
- No plant or machinery should be left running unnecessarily.

The following activities are assumed to be significant noise generators and the principal contractor should take sufficient practicable measures to ensure noise generation is minimised/controlled as best possible:

- Window removal
- Drilling into concrete and masonry structures
- Loading of skips
- Unloading of materials
- Impact drills and other 110v tools

6.3) Vibration

The issue of vibration and suggestive implemented measures of mitigation and control is closely linked to the above matter regarding excessive noise. As such, it is likely that by diligently controlling the emission of noise, the contractor will inherently limit the emission of vibration which could constitute a statutory nuisance if it adversely affects the nearby population or ecology. Please refer to the CubicWorks HAVS monitoring guidance for further information.

6.4) Waste Management

The Principal Contractor is to develop and implement a site waste management plan (SWMP) which describes the procedures for management of waste arising from the construction activities. The SWMP shall comply with the relevant regulatory standards.

Each phase of the project will generate different amounts of waste and as such the waste sorting strategy will alter as the project progresses. In all instances a waste hierarchy is to be utilised and wherever possible waste is to be sorted for recycling.

The window replacement works will generate waste in the form of removed windows, frames, glass, internal fittings (cills, blinds etc.). All waste is to be

segregated into different types for recycling where possible, with minimal going to landfill.

Hazardous waste removal, e.g. in the form of asbestos removal works, may take place in the early phases of the project alongside strip out work, prior to any demolition taking place.

6.5) Vermin

Maintenance of a clean and tidy site including vermin control is essential. An appropriate pest control measure will be adopted as necessary if required.

7.0) Protection of Existing Services

7.1) Measures to Protect Existing Services

As the building will remain in occupation throughout the works, all existing services will remain live and operational. Care must be taken to ensure no disruption to:

- Electricity – The incoming supply and distribution throughout the building must not be disturbed. Any temporary isolation for specific works must be coordinated with the building management and affected tenants.
- Gas – Any gas supplies within the building must be identified and protected.
- Water – The existing water main and distribution must be protected during the proposed works.
- Data/Communications – Existing IT and communications infrastructure must not be disturbed.

All services are to be identified and marked up to ensure they are not disturbed and/or damaged during the works.

8.0) Prohibitions

8.1) Photography and Video Recording

Photography and video recording on site is prohibited without prior written approval from Bruntwood Limited and CubicWorks management.

8.2) Gambling

Gambling is not permitted on the site under any circumstances.

8.3) Smoking (inc E-Cigarettes)

Smoking inside any buildings is prohibited and subject to the requirements of UK Law. Smoking is not permitted within 10 metres of any building. Local smoking areas outside of site must be used by any smokers.

8.4) Alcohol and Illegal Substances

Alcohol is not permitted to be opened or consumed on the site. Illegal substances of any nature are not permitted on the site. Breaches will be dealt with as a criminal offence under UK law.

8.5) Fire Arms and Explosives

Firearms and explosives including fireworks are not permitted on the site under any circumstances.

9.0) Appendix

9.1) Specific Risks

This Section highlights the Significant hazards that remain during the works on site which require additional control. These will be highlighted and communicated (where appropriate) to people working on Site and Managed by CubicWorks Site Management Team.

Hazard	General Comments	Specific Controls	Action By
Delivery and removal of materials, including vehicular traffic	A managed system is to be implemented for vehicular traffic around the site. Banksman are to be employed in all areas where there is vehicular traffic.	All traffic movements are to be planned wherever possible. Reversing of vehicles is to be prohibited wherever possible. Designated site pedestrian access routes are to be put in place.	Main Contractor
Working at height / falling debris	Window replacement works at height using mast climbers on front and rear elevations. Cradles for side elevation decorating. All works to be coordinated with site management and property manager.	Covered walkways to protect public. Exclusion zones during high-risk activities. 5 point PPE minimum. Debris netting where required.	Main Contractor / Property Manager
Noise, Dust and Vibration	All activities are subject to assessments and appropriate controls are to be put in place subject to these.	Equipment selected for lowest vibration and noise. Dust suppressed tools used where feasible. Machinery switched off when not in use. Hours of work in line with planning restrictions.	Main Contractor
Fire	A detailed fire plan is to be produced prior to Main Contract works commencing. Building remains occupied so coordination with existing fire systems essential.	Hot works permits will control any cutting, grinding, braising. Wherever possible hot works to be avoided. Fire risk assessment to be carried out.	Main Contractor
Lifting Operations	Various lifting plans will be produced for the project, including hoist operations and crane lifts for mast climber installation.	Lifting plans for each phase. Exclusion zones and segregation in place. All lifting equipment tested per LOLER/PUWER.	Main Contractor
Manual handling	Assessments of all activities to take place, to ensure manual handling is avoided/removed wherever possible by using mechanical equipment.	Mechanical lifting equipment utilised wherever possible. Two person lifts where required. Loads assessed to ensure safe lifting.	Main Contractor
Trespass/protection of members of public and building occupants	The construction site compound is demised to the Principal Contractor. Building remains occupied so clear segregation between works areas and tenant areas essential.	Secure access to compound. Heras fencing. Warning signage throughout. CCTV coverage. Clear demarcation of work areas within building.	Main Contractor / Client