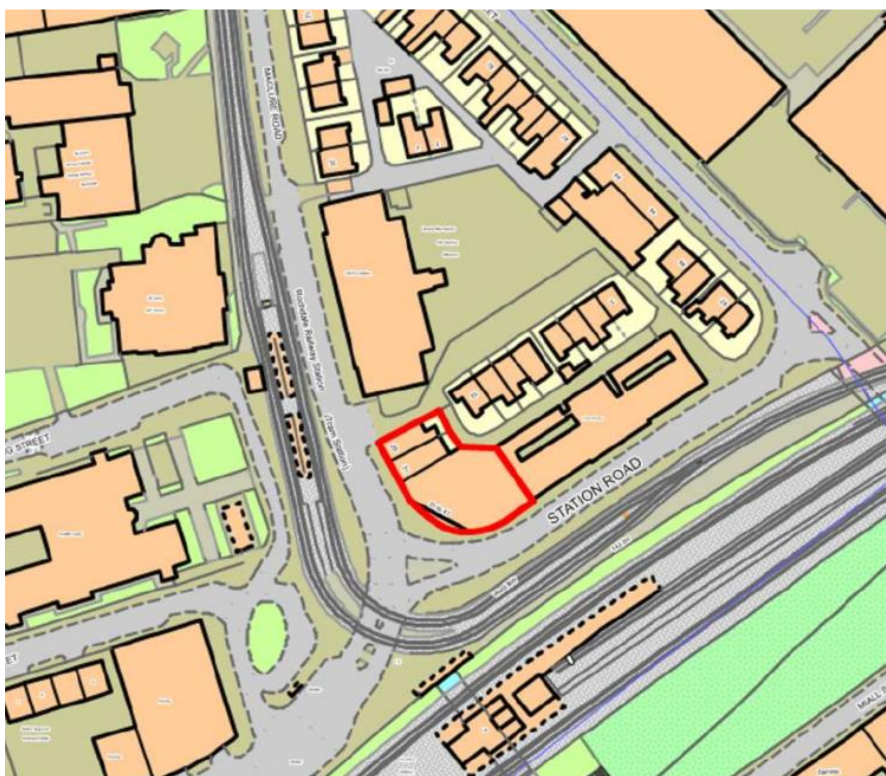
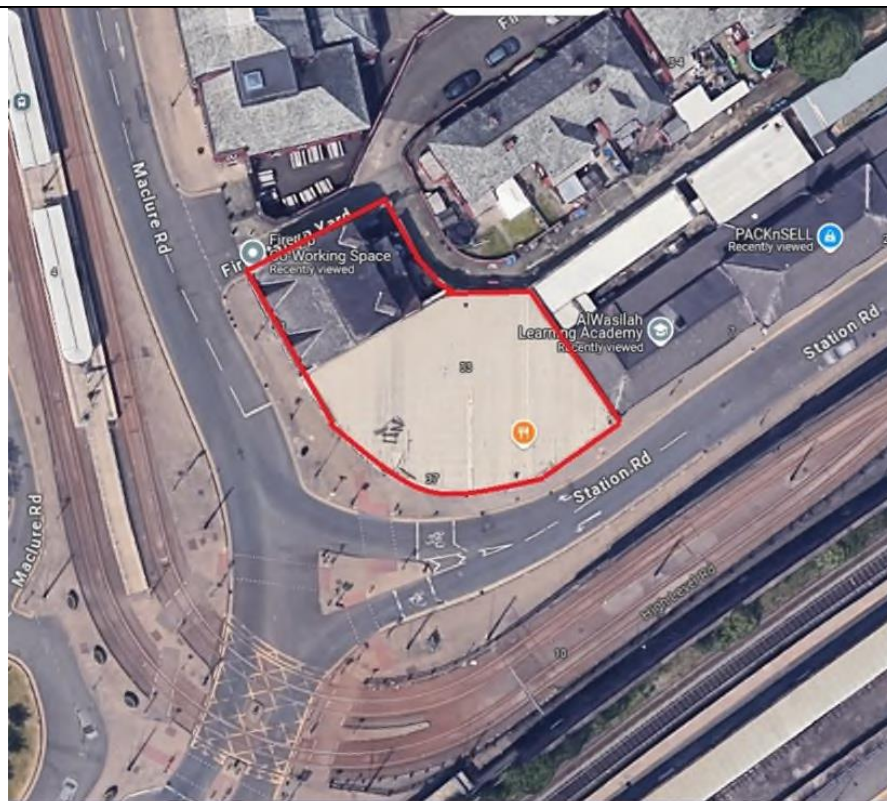


Construction Phase Health & Safety Plan

Project Name	Rochdale Corner Plot	Project No	OCP 004
Project Address	Rochdale Corner Plot, (29-41) Maclure Rd, Rochdale OL11 1DN		
Site Location & detailed breakdown	Location: The Corner Plot is situated on a brownfield site on the junction of Station Road and Maclure Road, directly opposite Rochdale Railway Station. Development: The project involves demolishing existing buildings and constructing a new apartment block, including one- and two-bedroom flats, along with ground-floor commercial units, the existing 3 story building is being refurbished and turned into apartments and retail units. Purpose: The development is part of a wider regeneration strategy for Rochdale, aiming to revitalise the town centre and create new homes, including affordable options, and public spaces. Accessibility: The site's proximity to the train station provides easy access to Manchester, Leeds, and the rest of the borough.		
Map of Site			

Construction Phase Health & Safety Plan



Please also refer to **Appendix A** Site Logistics Plan

Authorised by	Title	Signature
Christopher Sheelan	Health & Safety Manager	Christopher Sheelan
Darren Perkins	Construction Director	Darren Perkins

Rev	Date	Purpose	Amendment	Updated by	Initial
Rev 1	08/10/2025	Initial Issue			CDS
REV 2	07.11.2025	Issued for Planning Discharge of Conditions.	Planning Consultants comments addressed.	Chris Sheelan	CDS

Important

Construction work shall not commence until the client is satisfied that this construction phase plan has been satisfactorily developed.

Further guidance & information relating to the construction phase plan and CDM requirements is located within the [Oak Construction Project's Safety Management System](#)

Circulation Record			
Copy Nº	Issued to		Date
1	Safer Sphere	Principle Designer	07.11.2025
2	Richard Stanton	Managing Director	07.11.2025
3	Darren Perkins	Construction Director	07.11.2025
4	Ben Williams	Commercial Director	07.11.2025
5	Roy Kershaw	Senior Project Manager	07.11.2025
6	Marcus Bunting	Pre Con and Technical Manager	07.11.2025
7	Sion Parry	Project QS	07.11.2025
8	Isabelle Smith	Document Controller	07.11.2025
9			
10			

Contents	Page
Project Details	4
Targets	5
Project team details and organisation	6
Existing Records	8
Project Structure	9
Project establishment	15
Project security	15
Arrangement for controlling significant project risk / Hazard Risk Summery	15
Environmental Restrictions and Existing On-site Risks	21
Subcontract management	33
Co-ordination, communication and co-operation	35
Handling design change during the project	36
Information and training	36
First aid and accident reporting	36
Project rules	37
Fire management	39
Monitoring and audits	40
Temporary Works	40
Community Engagement	29

Site logistics plan	Appendix A
Current programme	Appendix B
Site rules	Appendix C
Fire / emergency plan	Appendix D
Inspection and test plan	Appendix E
Site specific Aspects Register	Appendix F
Traffic management plan	Appendix G

1. Project details	
Scope of project	
A high-quality residential development of 33 apartments for the 'PRS' / "Build to rent" Market. The scheme sits on a key regeneration site within a commercial area in Rochdale city centre adjacent to the main train station. The site consists of a highly visible frontage onto the main approach to the station, fronted with a tram stop, with the existing building sited within a conservation area. The site sits opposite St. Johns' The RC Church, a building of historic significance. The area is referenced in the masterplan and SPD as the Fire Station Block. Most of the site sits outside of the conservation demarcation. The buildings consist of an early 1900s masonry building to the North of the site consisting of 4 stories, Basement to Second Floor. The majority of the site is a single-story low-quality clad commercial unit. The existing building will be stripped back and refurbished, with GF retained as commercial and the 1st floor upwards being retained as residential (4 units). The single-story element will be demolished, and a new 29-unit residential scheme will be constructed, with commercial designation at the ground floor flowing through from the existing building.	
1.1 Project programme dates	
Planned commencement date	02/02/2026
Planned completion date	Circa 52 weeks after start date
Other key project dates	Please refer to the contract programme for further information.
	Other Key Project dates to be agreed

2. Targets	
2.1 Common targets	
To complete the works:	
- Safely, and on time - to specification - within budget - to ensure that no persons, or the environment, is put at significant risk - to ensure that all relevant legislation is complied with	
2.2 Project specific targets (Health & Safety)	
1	To achieve, as far as is practicable, a site with zero harm, and zero accidents
2	To ensure safe access and egress to and from the site
3	To ensure all persons visiting the site have been given basic safety induction/information on any hazards associated with the current phase of work.
4	Ensure operatives act in a safe manner and wear personal protective equipment appropriate to the task in hand.
5	To investigate any accidents or incidents on site and take note of any recommendations coming from accident and incident investigations
6	To provide regular toolbox talks throughout the project

3. Project team details and organisation	
3.1 Professional team	
Client	Rochdale Development Agency
Name	Lucy Langford
Address	Number One Riverside, Smith St, Rochdale OL16 1XU
Contact Information	L.langford@investinrochdale.co.uk 01706 927 018
Project Manager	Walker Sime
Name	Charlie Chu & Georgina Geraghty
Address	The Cornerhouse, Fourth Avenue, Trafford Park, Manchester M17 1DB
Contact N^o	CChu@walkersime.co.uk 0151 243 3640 - 07939 919 614
Principal Designer	Safer Sphere CHS Limited
Name	Peter Graham
Address	1st Floor 105 Leaside Saint Helens WA9 5GG
Contact N^o	peter.graham@safersphere.co.uk 07808 650 605

Construction Phase Health & Safety Plan



Architect	Leach Rhodes Walker
Name	Daniel Gillespie – Project Lead
Address	Ground Floor West 50 Dearmans Place Manchester Salford M3 5LH
Contact N^o	daniel.gillespie@lrw.co.uk - 0161 833 0211

Structural & Civil Engineer	Booth King
Name	Lee Kierans
Address	9C Bridge Street Ramsbottom Bury BL0 9AB
Contact N^o	lee.k@booth-king.co.uk 01706 822 022

MEP Engineers	Team Civic
Name	Dan Watt
Address	Carvers Warehouse, 77 Dale Street, Manchester M1 2HG
Contact N^o	dan.watt@team-civic.com 07944 342 776

Fire Engineer	OFR Consultants
Name	Lewis Strachan
Address	Sevendale House Lever Street Manchester M1 1JA
Contact N^o	lewis.strachan@ofrconsultants.com 07546 415 080

Party Wall Consultants	Proximity
Name	Tom Kibblewhite
Address	Kennedy House 31 Stamford Street Altrincham. WA14 1ES
Contact N^o	info@weareproximity.co.uk 0161 444 3950

3.2 Principal Contractor: Oak Construction Projects

Position	Managing Director
Name	Richard Stanton
Address	STOK Offices, 53 Prince's Street, Stockport, SK1 1SL
Contact N^o	07876 345586

Construction Phase Health & Safety Plan



Position	Commercial Director
Name	Ben Williams
Address (project)	STOK Offices, 53 Prince's Street, Stockport, SK1 1SL
Contact N^o	07850 430001

Position	Construction Director
Name	Darren Perkins
Address (project)	STOK Offices, 53 Prince's Street, Stockport, SK1 1SL
Contact no	07825 414817

Position	Pre Construction & Technical Manager
Name	Marcus Bunting
Address (project)	STOK Offices, 53 Prince's Street, Stockport, SK1 1SL
Contact no	07870 971575

Position	Head of Health & Safety
Name	Christopher Sheelan
Address	STOK Offices, 53 Prince's Street, Stockport, SK1 1SL
Contact N^o	07399 093888

Position	Senior Project Manager – Site Based
Name	Roy Kershaw
Address (project)	STOK Offices, 53 Prince's Street, Stockport, SK1 1SL
Contact N^o	07885465256

Position	Site Manager – Site Based
Name	TBC
Address	STOK Offices, 53 Prince's Street, Stockport, SK1 1SL
Contact N^o	

Position	Quantity Surveyor
Name	Sion Parry
Address	STOK Offices, 53 Prince's Street, Stockport, SK1 1SL
Contact N^o	07765176460

Construction Phase Health & Safety Plan

Position	Document Controller
Name	Isabelle Smith
Address	STOK Offices, 53 Prince's Street, Stockport, SK1 1SL
Contact N°	07788375181

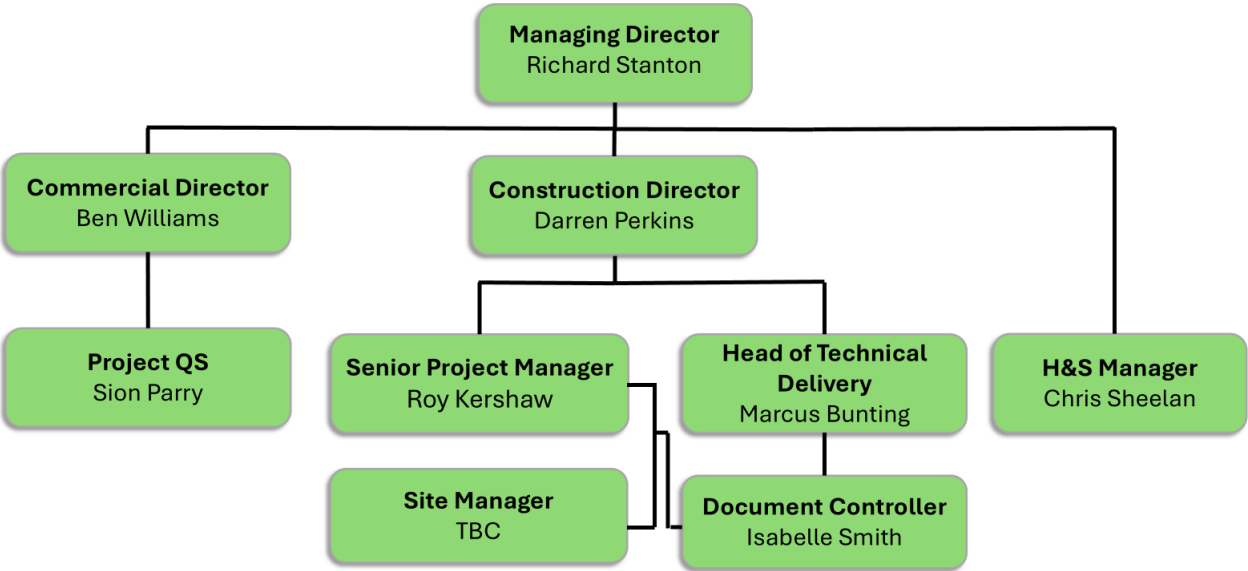
Existing Records:

Record	Number/Reference	Origin	Location
CCTV Report - Letter	6 th November 2023	Drain Alert	Appendix F of the PCI
Manhole Record Card	1 st November 2023	Drain Alert	Appendix F of the PCI
Plan JN34410 Investigation Works CCTV Scope	1 st November 2023	Drain Alert	Appendix F of the PCI
MSCC5 Sewers & Drainage GB (SRM5 Scoring) - CCTV Drainage Survey	1 st November 2023	Drain Alert	Appendix F of the PCI
Topo Survey / Measured Surveys (29-31) - 14834 1st Floor Survey		Booth King Partnership	Appendix F of the PCI
Topo Survey / Measured Surveys (29-31) - 14834 2nd Survey		Booth King Partnership	Appendix F of the PCI
Topo Survey / Measured Surveys (29-31) - 14834 Basement Survey		Booth King Partnership	Appendix F of the PCI
Topo Survey / Measured Surveys (29-31) - 14834 Elevation 1		Booth King Partnership	Appendix F of the PCI
Topo Survey / Measured Surveys (29-31) - 14834 Elevation 2		Booth King Partnership	Appendix F of the PCI
Topo Survey / Measured Surveys (29-31)14834 Elevation 3		Booth King Partnership	Appendix F of the PCI
Topo Survey / Measured Surveys (29-31) - 14834 Elevation 4		Booth King Partnership	Appendix F of the PCI

Construction Phase Health & Safety Plan

Topo Survey / Measured Surveys (29-31) - 14834 GF Survey		Booth King Partnership	Appendix F of the PCI
Existing Building Condition Report (29-31)	S1 / P01 3rd November 2023	Booth King Partnership	Appendix F of the PCI
Crime Impact Statement	2006/1349/CIS/01 18th December 2023	Greater Manchester Police	Appendix F of the PCI
Asbestos Management Survey: 33-41 Maclure Road	May 2019	Rochdale Borough Council	Appendix F of the PCI
Underground Services Survey (page 7)	April 2021- 56653 Utility Survey (04-08-21) Corner plot	Malcolm Hughes	Appendix F of the PCI
Underground Services Survey – (rear services)	December 2023 60987 Utility Survey (01-12-23) - rear update	Malcolm Hughes	Appendix F of the PCI
Commercial Drainage and Water Enquiry	22nd November 2018	United Utilities	Appendix F of the PCI
Certificate of Bulk Material Analysis, Corner Plots	19th August 2024	Airborne Environmental Consultants	Appendix F of the PCI
NX570 Outline Remediation Strategy for Rochdale Corner Plot	11th October 2024	NX Consulting Limited	Appendix F of the PCI
Phase 1 Desk Study, Ground Stability Risk Assessment & Preliminary Phase 2 Geoenvironmental Report for Rochdale Corner Plot	30th September 2024	NX Consulting Limited	Appendix F of the PCI
Preliminary Party Wall Act Report: 33- 41 Maclure Road		Proximity	Appendix F of the PCI

4. Project Structure



4.1 Roles and responsibilities of the Oak Construction Projects project team

This must be used as a check list throughout the various stages of the project.

Responsibilities – General	Role
Read and comply with the Oak Construction Project's Health and Safety Policy and Safety Management System.	All members of the project team

Actions / responsibilities – Pre- construction	Role
Organise / chair project start up meeting	SPM
Obtain any tender Health & Safety information such as pre-construction information pack Issued by Stuart Allen of Rawlings. Prepare and maintain the Construction phase plan.	HHS
Identify significant hazards and read the relevant sections within the safety management system.	HHS/SPM
Once complete, issue the Construction phase plan to project team and all contractors.	SPM / QS
Prepare a site logistics plan and transport and traffic management plan	SPM
Obtain and display a copy of the F10 addition notification from the Client/ notify other authorities as required	HHS/SPM
Hazardous waste notification to Environmental Agency	SPM / QS
Obtain and display a copy of the Oak Construction Projects Health and Safety policy statement	SPM
Obtain and display the current insurance certificate	SPM
Contact the service authorities and establish the location of existing services	SPM / QS
Prepare a project directory.	SPM
Notify third parties e.g. adjacent projects, neighbouring houses, schools, businesses, etc. where necessary.	SPM
Plan and arrange site welfare facilities	SPM / SMs
Plan and arrange temporary services of electrics and water	SPM / SMs
Check that the temporary site building(s) complies with the requirements of the code of practice for fire prevention on construction sites.	SPM
Ensure a comprehensive fire risk assessment is carried out.	SPM

Actions / responsibilities – Procurement	Role
Ensure that all subcontractors that are put onto the tender list are competent, they have a good Health and Safety record and have passed the pre-qualification procedure and that they have carried out similar work to this project	HHS /SPM / QS
Review subcontractors Pre-Qualification questionnaire that was issued with the tender enquiry	HHS
Ensure Health and Safety compliance forms part of the successful sub-contractor's contract	SPM / QS

Actions / responsibilities – Procurement	Role
Conduct all subcontract pre-start meetings	SPM / QS
Supply the appointed subcontractors with a copy of the project Construction phase plan, site rules, meeting agenda and schedule of meeting dates	SPM

Actions / responsibilities – Health & safety planning	Role
Obtain Designers risk Assessments were appropriate and issue to the subcontractors	HTD
Arrange working hours access/egress	SPM
Display emergency telephone numbers on the site notice boards.	SPM
Ensure subcontractors have produced method statements and risk Assessments prior to any work starting	SPM / SMs
Ensure all subcontractor method statements and risk Assessments are reviewed before work starts and any lifting requirements are reviewed.	SPM
Ensure all operatives, staff and members of the professional team attend the project inductions	SPM
Ensure all subcontractors have identified hazardous substances and issued the associated COSHH assessment and material data sheets	SPM
Review all COSHH Assessments	SPM
Ensure areas have been allocated for material storage and that precautions and measures are in place for the storage of any hazardous materials	SPM
Ensure adequate PPE is available for visitors	SPM / SMs
Ensure transport and traffic management plan implemented and communicated to staff	SPM
Ensure lifting operations are planned, always controlled & supervised.	SPM
Maintain construction programme and ensure subcontractors are working to the latest programme	SPM / SMs

Actions / responsibilities – supervision and co-ordination	Role
Ensure all risk Assessments, method statements and COSHH Assessments are communicated by the subcontractors to their operatives.	SPM
Issue requirements for toolbox talks to subcontractors	SPM
Implement red, yellow and green card system	SPM / SMs
Implement and maintain monthly subcontractor performance league table	SPM
Organise, attend and manage the following meetings as detailed in Section 9.2 of this Construction phase plan.	SPM
Carry out daily inspections and review subcontract compliance with method statements and risk Assessments	Project team / subcontractors

Actions / responsibilities – supervision and co-ordination	Role
Where necessary, issue improvement / prohibition notices to subcontractors.	All Oak Construction Projects staff

Actions / responsibilities – inspections / records / audits (Part 1)	Role
Ensure welfare facilities are provided and maintained to the required standard (in accordance with Schedule 2 of CDM 2015)	SPM
Obtain and maintain up to date plant registers from all subcontractors	SPM
Maintain an up-to-date register of operative training certificates	SPM
Maintain and keep up to date the construction phase plan, transport plan, traffic management and major incident plan	SPM
Maintain an up-to-date accident book	SPM
Complete the company accident report form(s) in the event of a reportable incident.	SPM
Investigate reportable accidents/incidents.	HHS
Ensure an F2508 is completed and submitted to the HSE for all reportable accidents/incidents.	HHS
Notify the H&S department of all reportable accidents/incidents and near misses	SPM
Carry out daily inspections of the site boundary and hoardings	SPM
Carry out daily inspections of all work areas	SSPM
Carry out weekly fire safety checks and inspections	SPM
Ensure inspections are carried out on scaffolding (By Independent 3 rd Party): - every 7 days - before use - after any modification / alteration - after any event that could have affected its stability	SPM

Actions / responsibilities – Inspections / records / audits (Part 2)	Role
Ensure all mobile towers have a 'Scaff Tag', recorded on a plant register and that they are inspected: - every 7 days - before use, including after and adjustment. - after any event that could have affected stability	SPM / SC
Ensure all hoists and lifts are recorded on a plant register and inspected: - before first use and visual daily check - weekly by operator - every 6 months by manufacturer / installer - in accordance with manufacturers recommendations	SPM / SC

Ensure that all lifting equipment is identified and recorded onto the project lifting plan and that inspections are carried out on all lifting equipment and accessories i.e. cranes, slings, chains, eye bolts etc in line with the lifting procedure and project lifting plan	SPM / SC
Carry out and record weekly site safety inspections	SC
Carry out inspections on excavations daily prior to work, and after any event that could have affected stability	SC
Inspect confined spaces prior to any works*	SC
- ensure all plant is recorded onto a plant register and that it is inspected before use and: - in accordance with manufacturers recommendations and planned maintenance schedule	SPM / SC
Ensure all electrical equipment is PAT tested and inspected before use and: every 12 months	SC / SPM
Carry out safety inspections/system checks on the site conditions	HHS
Carry out Health and Safety system audits on the implementation of the safety management system	HHS
Report Health & Safety performance to the client within the project reports and client meetings	SPM
Provide the Client with the relevant documentation required for the H&S file.	SPM
Chair the project four weekly Health, Safety & Environmental review meeting	HHS
Attend the project four weekly Health, Safety & Environment review meeting	SPM / SMs

Roles and responsibilities of the design team

The design team will be responsible for:

- not commencing work on a project unless the client is aware of his duties
- avoiding risk to construction workers, cleaners, maintenance workers, and anyone affected by their activities, together with anyone using the structure if it is designed as a workplace
- eliminating hazards, and reducing the risk from remaining hazards, giving priority to collective measures
- providing sufficient information regarding the design to assist the client, the Principal Designer, other designers and contractors
- not carrying out design (other than initial design) for a notifiable project unless a Principal Designer has been appointed
- providing information regarding a notifiable design promptly so that the health and safety file may be prepared and issued on completion of the project

5. Project establishment – project offices, welfare and storage

cabins will be provided, which consist of (size and number of units): we will also be fitting out the existing building as a welfare area for operatives.

Project office(s)	TBC
Meeting room	TBC
Canteen	TBC
Drying room	TBC
Toilets / Storage	TBC
Heating food	Microwaves, etc. will be provided as required
Electric supplies	Temporary welfare provisions (electric, etc). will be provided
Water supplies	Temporary welfare provisions (water, etc). will be provided

Note: All temporary electrical supplies to project accommodation are to be checked annually.

Project Layout (access roads, walkways & traffic management plan).

Once the construction site boundary has been agreed upon a suitably developed Traffic Management Plan will be included within this Construction Phase Health and Safety Plan and put in place prior to works starting on site and shall conform to the requirements of Regulations 27 and 28 of CDM 2015.

Safe access, egress and good visibility for plant and vehicles entering and leaving the site will be ensured. Trained vehicle marshals will be used on busy highways near public footpaths and elsewhere if reversing is necessary. Suitable warning signs will be posted at entrances and exits. A one-way systems or other means of controlling site transport and avoiding the need to reverse, will be set out.

Where possible, separate site entrances will be provided for pedestrians and vehicles; pedestrians will be excluded from vehicle circulation routes with physical barriers guiding them to crossing points which are clearly identified through signage and/or road markings for both pedestrians and vehicles. Arrangements will be made to provide areas where vehicles and vehicle wheels can be cleaned, and drivers can ensure their loads are secure or loose materials covered before the vehicle leaves site. In addition to a wheel washing facility a road sweeper may need to be deployed.

Consideration will be placed on any construction traffic entering the site and the adjacent facilities in relation to members of public. Timing will be considered for times where the existing buildings are being served.

Specific consideration will be made accessing through the neighbouring streets and the associated risks of site delivery vehicles.

6. Project Security

The security needs are considered for the project at the planning stage and reviewed throughout the contract. Special attention is made to deter access by children and to protect the members of the public. All visitors are directed to the project office from where access into the construction area is controlled.

Project security arrangements

Security arrangements for the project boundary are (see also Measures to protect children/public below)

Access to and from the working area is controlled by creating a working zone with Heras Type fencing, 2m high hoarding or barriers will be established, to prevent persons other than those involved in the task (including members of the public) from entering the task area

Security arrangements for compound, materials, stores are

- Ensure that the minimum amounts of materials are stored on site at any one time
- Clear working area of materials at the end of the working day and place in storage area
- Ensure storage compound is always kept clean and tidy
- All materials are to be stored on flat level ground.
- Materials are not to be stacked more than two high, where palletised.
- Designated person to be responsible for the materials storage area and clearing the work area, ensuring the above is addressed

Security arrangements for the plant and equipment are

- Prior to commencement of work on site a detailed traffic management plan illustrating parking, unloading, reversing & turning areas; pedestrian routes and vehicle routes will be made available
- All drivers are required to have the necessary competencies to operate or drive plant, vehicles
- Maintain any site signage and barriers segregating vehicles and pedestrians
- All vehicles and plant will have a banksman to guide them when reversing unless all round visibility is possible (CCTV, mirrors)
- Where vehicles or plant are reversed in areas accessible to the public a banksman will always be in attendance
- Traffic routes and rules will be always observed
- All plant is to be shuttered and locked at the end of each day
- Vehicles are to be parked considerably when surrounding areas are congested

Security arrangements for the project during construction are

Oak Construction Projects will develop their site security measures to comply with the requirements of HSE Guidance HSG 151-Protecting the Public your next move. Account will be taken of unauthorised persons straying into work or compound areas while construction activities are taking place. It is worth noting that depending on the success of other planning applications to the front of the proposed development, there may be potential footpath closures and diversion of pedestrians subject to LA approval.

Under regulation 18 of the Construction Design Management Regulations 2015, securing the site is the duty of Oak Construction Projects, therefore, we will not begin work on the construction site unless reasonable steps have been taken to prevent unauthorised access to the site. Therefore, it is suggested that:

- Any boundary fence should not be less than 2m high,
- The boundary fence should not be capable of being easily climbed.
- It should be either close-boarded or covered with mesh not exceeding 30mm in size,
- The fence should be planned, designed and constructed to ensure that it is stable and will not fall over,
- Access openings should be fitted with gates which must be kept locked at all times when the site is unoccupied,
- The use of a turnstile access control or similar security card system should be considered to control unauthorised access,
- Gates should be clearly signed and positioned with good sight lines, well illuminated and with either security personnel or surveillance of the gates maintained when they are open,
- Pedestrian access gates should be separate for vehicular access gates; particularly where full boarded hoarding is used for fencing that will restrict visibility at site entrances

- Video surveillance equipment and monitoring may be considered, with permission from the Client.
- Fencing will be regularly inspected and properly maintained,
- Materials will not be placed or stacked near the fence where they could allow it to be climbed over,
- Suitable signage and warning notices will be fixed to the fence.

OCP will also consider any temporary work implications with regard to fencing and signage. It should also be noted that fencing and signage, as well as trench supports, falsework, etc., are items of Temporary Works which can be subject of unauthorised modification or high winds and will be recorded on OCPs Temporary Works Register, The Corner Plot site will follow BS5975:2019 requirements.

If there is any chance of harm from any security measures, the police or a reputable security company may be consulted first, and written permission will be granted from the Client

Measures to protect children/public are

- All members of the public will be excluded from the Working / Compound area.
- Gates and barriers will be kept locked out of hours; A Gateman/ Banksman may be used during the working day and ladders covered or removed
- Deliveries and material / waste transfer routes will be established to keep the work activities away from members of the public
- For short duration work in public areas an operative will be appointed to supervise / control the public to separate them from the works.

7. Arrangements for controlling significant project risk

Refer to Risk Assessment and Method Statement Programme (attached as **Appendix B**) and the Pre - Construction information for details of the significant risks and the planned controls.

The following existing restrictions have been identified from the pre-construction information pack and supporting information, such as designers risk Assessments and project visits.

Hazard/work activity	Risk control measure	Further action required by Principal Contractor	By whom
Contact with Asbestos Containing Materials	Review all Asbestos R&D surveys.	Instruct all operatives attending site to be aware of ACM's situated within the building at Induction. Ensure Asbestos Surveys are available to be reviewed prior to works commencing to establish the location of the ACM's. All operatives to hold Asbestos Awareness training Cat A. Management strategy in place to address any suspected materials or disturbance of strongly presumed Asbestos or actual ACM's.	OCP

7. Arrangements for controlling significant project risk			
Manual handling of materials and equipment	OCP & Contractor to consider, size and weight of materials and specify lighter materials where practical. Consideration to be given to materials transfer to upper floors, which will reduce manual handling. Waste materials to be cut into manageable sizes and taken down in designated hoists.	OCP to liaise with design team and establish safe system. Sub-contractors to provide risk assessments and method statements	OCP and sub-contractor.
Interface with existing services.	Reference to be made to utility service drawings available. Liaison to occur with statutory service providers for any diversions or new connections.	Sub-contractors to provide risk assessments and method statements Works to be undertaken by competent NICEIC (electrical) contractors.	OCP & Sub-contractors
Interface with non-construction personnel	The works must be segregated as much as is reasonably practical and kept separate from adjacent land uses. Physical segregation of the works to be provided by use of hoardings. Under no circumstances will any non-construction personnel come into direct contact with OCP's construction activities.	Close liaison with affected occupiers within the immediate vicinity of the site. The works will be undertaken so as to cause minimal impact. Site to be registered with the Considerate Contractors scheme. Proposed hoarding lines, delivery and access routes, servicing zones around the building, etc all need consideration.	OCP
Slip/trip hazards from materials/Waste disposal etc.	All waste to be managed and controlled as per OCPs procedures within our Safety Management System.	OCP to consider how they will manage the site to ensure that it is kept in good order, including the proposals for waste disposal. Environmental considerations' to be made for waste reduction, recycling, and disposal.	OCP & Subcontractors
Fire	Consideration to be given to the early installation of warning detection systems (or at least a temporary wired or wireless system) and temporary fire doors/frames on single staircase blocks to aid safe evacuation during construction.	Fire risk assessment and fire plan to be produced prior to commencement of works on site WES System to be used	OCP and Sub-contractors

7. Arrangements for controlling significant project risk			
	Escape routes and travel distances to be confirmed during the construction phase. Fire strategy to be developed for end use of the scheme.		
Vehicle and plant movement on site.	The traffic management plan will be included within the developed (construction phase) Plan, and this will define site access and egress routes, including the arrangements for the delivery of materials, unloading, storage and transportation on site. The traffic management plan will also establish what potential impact there may be on existing traffic systems and the measures are in place to reduce such impact where practical.	Traffic management arrangements to be clear (Including to non-site personnel) and be communicated to all relevant persons.	OCP
Deliveries, etc. (including deliveries to the art gallery - up the haul road for the setting up of exhibitions)	PLEASE NOTE: All deliveries etc. must only be carried out during site working hours. The TMP will take into consideration: Banksman: A dedicated Banksman will be always made available. Scheduled deliveries: Accurate delivery scheduling can help ensure materials arrive on time and in the right place. By considering the community: OCP endeavor to be a good neighbor by managing the timing and flow of traffic Following safe practices: Ensure drivers report to the site office, and are given a induction. Drive below the speed limit: Drive below the speed limit, especially in built-up areas. Keep roads clean: OCP to ensure that delivery vehicles have clean wheels before they access public highways.	Traffic management arrangements to be clear (Including to non-site personnel) and be communicated to all relevant persons.	OCP

7. Arrangements for controlling significant project risk			
	Smooth deliveries are important for project success because they help keep projects on track, within budget, and keep all stakeholders happy.		
Work at height	All WAH will be managed and controlled as per OCPs procedures within our Safety Management System. This will include (but not limited to) ensuring that Scaffolds – MEWPS – Hop-Ups, etc. are identified and controlled	Sub-contractors to provide risk assessments and method statements Works to be undertaken by competent contractors (see training section below). Close liaison with ‘other’ trades. The work will be undertaken so as to cause minimal impact.	OCP & Subcontractors
Occupation health exposure, noise, hand/arm vibration etc	Designers to consider ways to eliminate or reduce occupational health risks at the design stage OCP to engage with contractors at pre-start to ensure that they are considering and managing occupational health risks.	Consider relevant health surveillance both pre-employment and during works Provide information, instruction, and supervision, and promote occupational health issues, i.e. signage, awareness days, literature. Consider mechanisms	OCP, and Sub-contractors.
	Identify occupational health risks and produce the relevant risk assessments	of monitoring health surveillance systems and procedures	
Dust	At the Source	Substitution: Use pre-cut materials or dustless alternatives to reduce cutting and preparation. On-Tool Extraction (LEV): Fit vacuum attachments to tools to capture dust instantly at the point of generation, ensuring they are properly maintained and H or M Class rated for finer particles. Water Suppression: Use water sprays, cannons, or misting systems to damp down dust clouds during	OCP, and Sub-contractors.

7. Arrangements for controlling significant project risk			
		activities like cutting or grinding.	
	Containment and Housekeeping	Barriers and Enclosures: Use dust barriers, sheeting, and enclosed work areas to contain dust and prevent it from spreading. Covering Materials: Keep stockpiles of aggregates, dry soil, and waste skip contents covered to prevent dust clouds. Damp Cleaning: Clean surfaces with vacuums or damp methods instead of dry sweeping or compressed air, which can re-suspend dust.	OCP, and Sub-contractors.
	Work Practices and Management	Worker Training/TBTs: Educate and train workers on dust risks, control measures, and the proper use of RPE. Personal Protective Equipment (PPE): Provide appropriate RPE, such as FFP3 face masks with an assigned protection factor of 20, and protective clothing.	OCP, and Sub-contractors.
	Compliance	Reporting: Engage with RDA and report any incidents of dust exceedance, implementing corrective actions as needed.	OCP
Re-Roof to 29-31 Maclure Road	Any roof tiles relating to 29-31 will be undertaken by hand, to allow for potential bat roosts to be identified. If any roosts are identified, work will STOP IMMEDIATELY	Reporting: Engage with RDA and report any incidents of roosting, implementing corrective actions as needed.	OCP
Further risks, etc.	Further risks/hazards to be listed and identified once the pre-construction information has been received from the Principal Designer	Significant design and construction hazards – Arrangements to control and manage the significant design risks identified as part of the design process as well as particular materials where precautions may need to be assessed.	OCP

Environmental Restrictions and Existing On-site Risks:

Boundaries and access

At the time of writing this report, the exact construction site boundary is still to be confirmed due to potential other construction activity in the vicinity of the proposed development. However, the proposed development abuts existing access roads, structures, and buildings, which will impact the construction work and overall site boundary. See the below screenshot taken from 'Preliminary Party Wall Act Report: 33- 41 Maclure Road

5.5 Access to Land

- 5.5.1 As confirmed earlier in this Report (see Section 3.6 above), Section 8 of the Act creates legal rights to temporarily enter / occupy neighbouring land for the purpose of undertaking Party Wall Act regulated building works, so long as the access is necessary and the Adjoining Owners in the neighbouring land do not experience "unnecessary inconvenience" (see Section 3.7 above) because of the access.
- 5.5.2 Inevitably, access to neighbouring land will be required to complete the redevelopment of the Site.
- 5.5.3 The Site interfaces with two public highways. If road or pavement closures are needed, then this will need to be achieved through permit and consultation with Rochdale Borough Council's Highways Department.

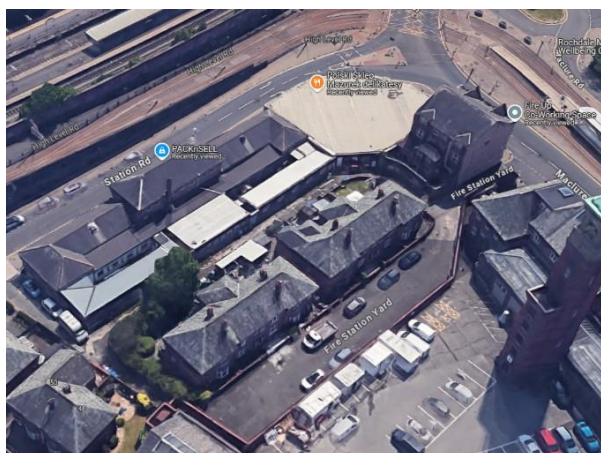
Fire Station, Maclure Road

Located to the north of the site. There is a masonry boundary wall adjacent to the gable of 29-31 Maclure Road, and with notifiable distances', as stated within 'Preliminary Party Wall Act Report: 33-41 Maclure Road



Fire Station Yard Road

Located to the north of the site. The roadway abuts the gable of 29-31 Maclure Road. There are no boundary features associated with the roadway. There is a low-level masonry wall to the rear of 10 and 8 Fire Station Yard. The alleyway to the rear of the site is unregistered', as stated within 'Preliminary Party Wall Act Report: 33-41 Maclure Road



Deen House, Station Road

Located to the east of the site. There appears to be a party wall between Deen House and 22-41 Maclure Road. This was viewed from the pavement on Station Road and from within the site itself', as stated within 'Preliminary Party Wall Act Report: 33-41 Maclure Road



Maclure Road

Located to the west of the site, the pavement line of Maclure Road abuts the site. There are no joining structures and as defined under the Act, to be considered, as stated within 'Preliminary Party Wall Act Report: 33-41 Maclure Road



Station Road

Located to the south of the site, the pavement line of Station Road abuts the site. There are no adjoining structures, as defined under the Act, to be considered', as stated within 'Preliminary Party Wall Act Report: 33-41 Maclure Road



The Rochdale Station Metrolink Station to the West is within 25 meters of the development. At its closest point, the Metrolink line is within 15 meters of the proposed development. The Rochdale Railway station and associated railway line are within 40 meters of the proposed development. Please refer to the HARM Zero Register Summary in Appendix C of the PCI for this work element's relevant aspects and control measures



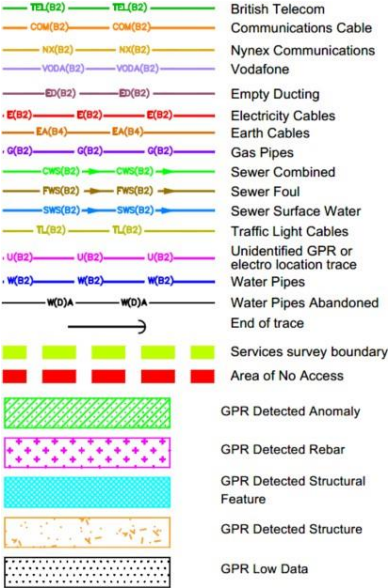
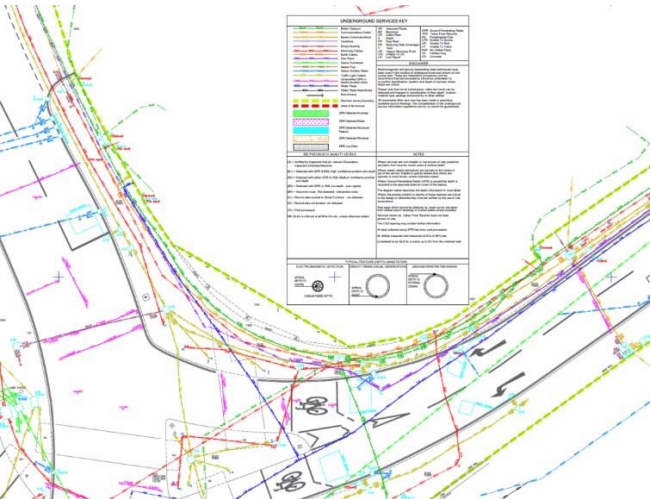
Adjacent land uses

Adjacent land uses are primarily described in the "Boundaries and Access" section. To summarise, the site is bordered to the east by Deen House, a single- and two-storey brick building. Residential properties are located to the rear of the site, accessed via Fire Station Yard. The existing buildings front the junction of Station Road and Maclure Road, with Rochdale Railway Station situated to the south and the Rochdale Railway Station Metrolink station to the west. Additionally, a current planning application proposes the partial pedestrianisation of the Station Road and Maclure Road junction, aimed at enhancing the public realm around the railway and Metrolink stations

Location of existing services

Underground Services

A PAS 128 Survey has been conducted, '56653 Utility Survey (04-08-21) Corner plot - page 7' in Appendix F, (screenshot below), which illustrates existing services to the front elevations/boundaries of the existing buildings



The updated PAS 128 survey, '60987 Utility Survey (01-12-23) - rear update' in Appendix F of the PCI, (screenshot below), illustrates, in more detail, services to the rear elevation/boundary of the existing buildings.



Existing Drainage

A Drainage CCTV was conducted in November 2023, 'CCTV Report JN34410' in Appendix F of the PCI, with supporting records such as the Manhole Record card, which provides the following conclusion and faults found



Conclusion

As requested, a CCTV survey and investigation of the drainage system serving the buildings and surrounding areas was carried out as instructed by client.

Upon arrival, visible inspection found numerous manholes to be located in the alleyway area to the rear of the buildings. Further investigation found silt and wastewater debris to be minimal, therefore due to this, no high-pressure water jetting was undertaken to remove debris prior to CCTV taking place. The survey was conducted upstream and downstream from manholes marked and identified on plan accordingly. Evidence from the survey found the drainage system to be combined foul and surface water serving various rwp's, gullies, svp's and other drainage lines around the building. The drainage lines were seen to be of various diameters and material construction throughout. The general condition of the lines surveyed was found to be reasonable and in expected working order throughout. Although a few faults were found in certain areas which will require remedial work to be carried out to prevent further deterioration and problems occurring in the future if drainage lines are to be retained.

Faults found

Section 1 MH 2 Branch A

Settled deposits seen at 4.30m causing restriction in flow through the drainage line.

Section 3 MH 2 Branch C

Settled deposits seen at 3.00m causing restriction in flow through the drainage.

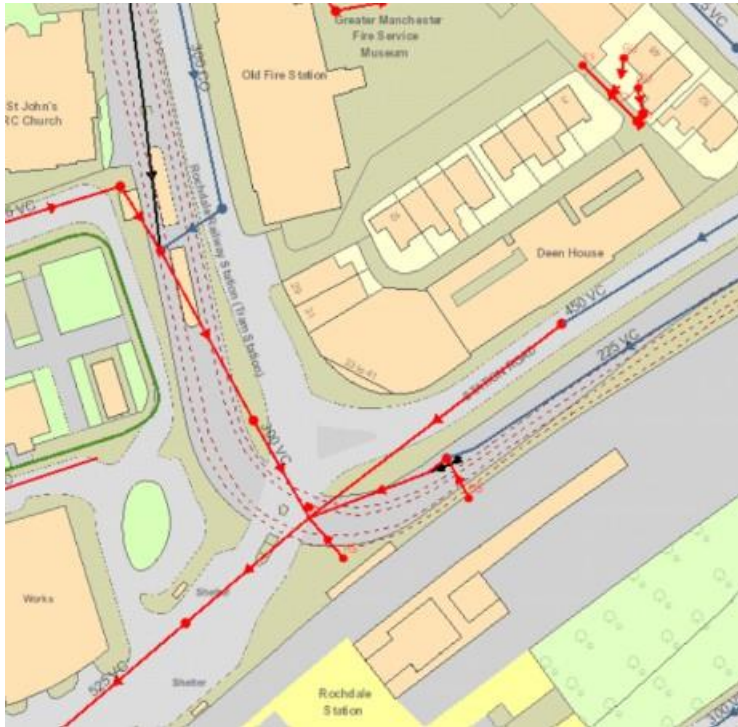
Section 4 MH 2 Main Line X

Displaced joint seen at 3.00m causing structural weakness and restriction in flow through the drainage line.

United Utilities

A Commercial Drainage and Water Enquiry has been completed for 33-41 Maclure Road, '18) Water and Drainage Search, Appendix F of the PCI, which highlights the following:

Sewers:



Water:



Existing Services within Buildings

At the time of writing this CPHSP, information on the existing services within buildings has yet to be provided.

Oak Construction Projects Ltd is to commission additional surveys as necessary to identify and, where possible, isolate services.

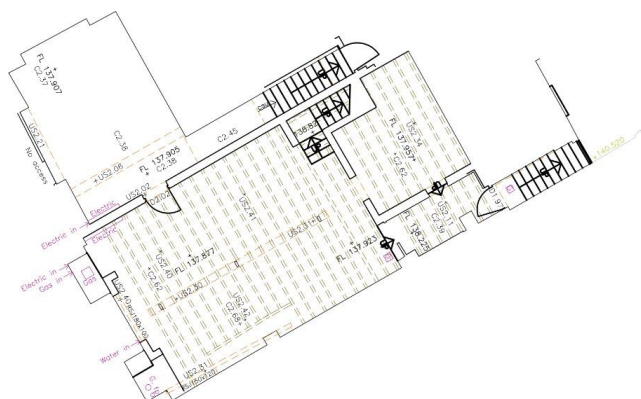
Ground conditions and underground structures

The reports below, in Appendix F of the PCI, provide information on Ground Conditions; however, no formal information has been provided on undergrounds aside from the basement area to 29-31 Maclure Road.

- NX570 Phase 1 Desk Study & Preliminary Phase 2 Geoenvironmental Assessment Report
- NX570 Outline Remediation Strategy for Rochdale Corner Plot 04.10.2024
- further verification reports will be undertaken by Ground tech Consulting.14.11.25

Basement and Topo Surveys

A Topo Survey, along with Measured Building Surveys, has been provided in Appendix F of the PCI; the screenshot is of the basement plan for reference.



Basement Plan

Flood Risk

The 'NX570 Phase 1 Desk Study & Preliminary Phase 2 Geoenvironmental Assessment Report' states the following:

Flood Risk	The site is not recorded to be at risk of flooding from rivers and the sea. The site is not located within a Flood Risk Zones 2 or 3. The site is stated to be at moderate risk from groundwater flooding. The site does not benefit from Environment Agency defined flood defences. The site is stated to be at negligible risk from surface water flooding. The highest risk on site from pluvial flooding shows a 1 in 30-year, risk of between 0.3 - 1.0m.
-------------------	--

Ground Conditions

The 'NX570 Phase 1 Desk Study & Preliminary Phase 2 Geoenvironmental Assessment Report' states the following:

5.1 Ground Conditions

A summary of ground conditions and respective water strikes, from the window sampler boreholes and cable tool boreholes are provided within the Table 5.1.1.

	Made Ground	SAND/GRAVEL	Clay	Sand/Silt	Groundwater Strike(s)
WS01	0.0-1.1m	1.1-2.6m	NR	2.6-5.00m	3.00m during drilling, 2.53m post drilling
WS02	0.0-1.45m	NR	3.55-5.00m+	1.45-3.55m	Observed at 5.0m bgl during and after drilling.
WS03	0.0-1.1m	1.9-2.4m	1.1-1.9m	2.4-5.0m+	NR
WS04	0.0-1.05m	1.05-3.00m	NR	NR	NR
CP01	0.0-1.0m	2.5-5.0m, 5.45-10.40m, 11-15.0m.	5.0-5.45m, 10.4-11.00m	1.0-5.0m+, 15.0-25.45	5.80m bgl. Water added throughout

Table 5.1.1. Ground Conditions Summary

Note – Bedrock was not recorded within any exploratory holes during the drilling works.

M – Denotes metres below ground level

NR – Denotes Not Recorded

Coal Mining

The 'NX570 Phase 1 Desk Study & Preliminary Phase 2 Geoenvironmental Assessment Report' states the following:

Mining Risk & Ground Stability	The site and surrounding area are within a coal mining area as defined by the Coal Authority. The Coal Mining (CON29M) Assessment considers the property to be low from coal mining related instability and ground gas risk, and that no further action is required with regards to past coal mining.
---	---

Soil Gas Monitoring

As stated within NX570 Phase 1 Desk Study & Preliminary Phase 2 Geoenvironmental Assessment Report, Appendix F of the PCI, states, 'Given the developmental history of the site and surrounding area, the risk from hazardous ground gas is considered to be low.' And provides the following summary.

A summary of the soil gas monitoring results is presented in Table 8.6.1 below and copies of the log sheets presented in Appendix G.

Table 8.6.1 – Summary of Gas Monitoring Results					
Borehole Reference	CO2 Range (%v/v)	Flow (l/hr)	Max GSV (l/hr)	CH4 Range (%v/v)	Max GSV (l/hr)
WS01	1.0-9.0	<0.10	<0.05	0.0-0.2	<0.05
WS03	1.4-4.7	<0.10	<0.05	0.1-0.1	<0.05

In line with CIRIA 665 Guidance on Methane and Carbon Dioxide, the site is to be developed for commercial end use and the ground gas investigation has identified a maximum carbon dioxide concentration of 9.0% with no flows recorded to date. The maximum-recorded concentration for methane was 0.2%. In addition, hydrogen sulphide and carbon monoxide concentrations of 0.0 ppm and 0.7ppm were recorded respectively.

Elevated GSV values, Carbon Dioxide concentrations within greater than 5.0% resulting in the determination of Characteristic Situation 2 classification were noted in WS1. The building includes a commercial ground floor building with residential entrance lobby, bike stores and apartments from 1st floor upwards (managed apartments / commercial). Gas protection measures should be installed in accordance with BS8485: 2015. Based on a Type B development and CS2 classification a gas protection score of 3.5 to will need to be achieved.

Table 8.6.2 Gas Protection – Rochdale Corner Plot

Building Type	Floor Slab Type	Ventilation	Available Points Score
C	Cast in situ monolithic reinforced ground bearing raft or reinforced cast in ground bearing slab	Full gas Membrane, ventilation installed to BS8485:2015 and validated to CIRIA 735	4.0 to 5.0

Gas protection measures should be installed as prescribed in BRE 414 with the ventilation of the sub-floor void designed to provide a minimum of one complete volume change per 24 hours.

However, note the elevated GSV values and the necessity for gas protection measures.

Radon

The 'NX570 Phase 1 Desk Study & Preliminary Phase 2 Geoenvironmental Assessment Report' states the following:

The property is not in a Radon Affected Area, as less than 1% of properties are above the Action Level. Therefore, no radon protective measures are necessary.

UXO Risk

The 'NX570 Phase 1 Desk Study & Preliminary Phase 2 Geoenvironmental Assessment Report' states the following

Unexploded Ordnance	The regional unexploded bomb risk map from Zetica indicates that the site is in an area at <u>low</u> risk from possible Unexploded Ordnance (UXO) resulting from the Second World War. (Zetica, 2020).
----------------------------	---

Further ground investigation is required once the single storey building (33-41 Maclure Road) has been demolished

Information on existing structures

29 - 31 Maclure Road

See '29 - 31 Maclure Rd Existing Building Condition Report', in Appendix F of the PCI for information on exiting structures at 29 – 31 Maclure Road. The Conclusion and Recommendations from this report are shown in the below screenshot.

6. Conclusions and Recommendations

Initial non-intrusive visual survey of the existing 3-storey building was carried out by BKPL on 28.09.23; in general the building appears to be in reasonable condition, with no signs of significant structural defects. Where previous structural alterations and repairs have been carried these appear to be of reasonable quality (subject to further intrusive investigation works).

Further intrusive investigation works are recommended to further inform the structural design for alterations to the existing building and to further investigate area of potential minor defects as witnessed during non-intrusive visual survey. These intrusive works should be carried out prior to detailed design for proposed alterations and suggested locations / extents of intrusive works have been provided in Appendix D of this report.

Proposals for renovation of the existing building include alterations to existing internal spine wall (including full removal of this wall at ground floor), along with a number of minor structural openings to be formed in existing walls at all floor levels. Based on review of existing building information available at time of production of this report and findings of non-intrusive visual inspection, proposed structural alterations to the existing building are considered feasible as described in section 4 of this report and will have no detrimental impact on the existing building structure, providing these are designed in accordance with the recommendations of this report. All structural alterations are to be further informed by additional intrusive investigations and should be sympathetic with the existing building fabric.

Proposed new 6-storey concrete frame building directly adjacent to the south elevation of the existing building is to be designed to avoid any transfer of loadings to the existing building, both in the permanent case and in the temporary case as described in section 5 of this report. This includes consideration of cantilevered foundation system to avoid works in close proximity to the existing building basement wall. Temporary works relating to the new building construction is to be developed by the appointed main contractor and should be designed to avoid additional temporary loadings being applied to the existing structure.

33-41 Maclure Road

No existing structural information relating to the single-storey building (33-41 Maclure Road) has been provided at the time of writing this report. OCP to undertake all reasonable investigations to safeguard the site staff and others who may be impacted before work starts.

Construction Phase Health & Safety Plan

Asbestos:

An asbestos management survey has been provided for 33 – 41 Maclure Road, '33-41 Maclure Rd - Asb Mgt Survey-1729688627' in Appendix F of the PCI. A screenshot of the Asbestos detected is shown below. An Asbestos Demolition Survey is required to 33-41 Maclure Road before work starts

Client:- RBC – Planning & Development		ASBESTOS SURVEY			
Project Reference:- 2003728		Site:- Units 33-41 Maclure Road, Rochdale			
Sample Ref.	Location & Accessibility	Installation	Extent	Asbestos Type	Condition
KR0173 & Ref.	Unit 33/35 – Ceiling void Unit 37 – Ceiling void	1 – Textured coating	15m ²	NAD	N/a
KR0174	All units	1 – Roof sheets	500m ²	1	1
KR0175	Unit 33/35 – Shop	1 – Floor tiles	1m ²	1	2
KR0176	Unit 39/41	1 – Textured coating	12m ²	NAD	N/a
KR0177	Unit 37 – Ceiling void	1 – Textured coating	50m ²	NAD	N/a
KR0178	Unit 37 – Ceiling void	2 – Perforated ceiling tile	50m ²	NAD	N/a
KR0179	Unit 41 – External wall	1 - Render	3m ²	NAD	N/a
Presumed	Canopy	1 – Debris above canopy ceiling	40m ²	1	3
Ref = Refer to previous sample	Location within building or site; Accessibility & potential for damage.	Type of material 1) Vinyl, 'Bakelite', cement 2) AIB, rope, paper 3) Pipe insulation, spray coatings, friable debris	Approx. area or length of material	1) Chrysotile 2) Amosite or other amphiboles 3) Crocidolite NAD = No asbestos detected	0) As new 1) Slight damage 2) Moderate damage 3) Badly damaged

A certificate of analysis has been provided for a partially completed survey at Corner Plot, 'Bulk Certificate - N-304073' in Appendix F of the PCI. A screenshot of the Asbestos detected so far is shown below

Bulk material fibre analysis results

Sample No	Material location	Sample description	Laboratory comments	Asbestos type(s)
JS233	Basement - Switchgear**	Textile	White woven fibres	Chrysotile
JS234	Shop Front 1 - Dec Coving**	Textured coating	White fragments	NAD
JS236	Basement - AC Flue**	Cement	Grey fragments	Amosite, Chrysotile
JS237	Basement - Boiler Gasket**	Gasket(s)	Brown fragments	Chrysotile

END OF CERTIFICATE

A targeted Asbestos Refurbishment & Demolition Survey must be conducted in areas impacted by the proposed works. All surveys are to be conducted in accordance with HSG264.

No existing building fabric/equipment/plant/structures shall be disturbed unless it has been identified in an asbestos survey.

Any work with Asbestos must be conducted in accordance with the Control of Asbestos Regulations 2012.

All site operatives are to be trained in Asbestos awareness. When carrying out the works if a suspected ACM is present, work is to cease until further investigation. Any removal of asbestos is to be carried out by a licensed contractor.

Asbestos in the Ground

The NX570 Outline Remediation Strategy for Rochdale Corner Plot 04.10.2024 Report in Appendix F of the PCI, states, ‘Asbestos was not recorded during initial screening. Given the age of the building and limited investigation works to date, recorded exceedances are probable elsewhere within underlying made ground deposits post demolition and a potentially unacceptable risk may be posed to future end users of the site from shallow soils present within limited areas of P.O.S and landscaped areas.’

Contaminated land

The NX570 Outline Remediation Strategy for Rochdale Corner Plot 04.10.2024 Report in Appendix F of the PCI, states,

9.4.2 Contamination

Based upon the testing to date, soil concentrations are not considered to pose an unacceptable risk to human health.

No visual or olfactory evidence of hydrocarbon or solvent contamination was encountered during the NX Consulting investigation.

Asbestos was not recorded during initial screening. Given the age of the building and limited investigation works to date, recorded exceedances are probable present within underlying made ground deposits post demolition and a potentially unacceptable risk may be posed to future end users of the site from shallow soils present within limited areas of P.O.S and landscaped areas.

All Asbestos Containing Material (ACM) identified during the site enabling works must be dealt with in strict accordance with the Control of Asbestos Regulations (CAR) 2012, UK Waste Management Legislation and the Environmental Protection Act 1994.

Further Ground Investigation is required once the single-storey unit (33 – 41 Maclure Road) has been demolished

Existing structures containing hazardous materials

No Existing structures containing hazardous materials, aside from Asbestos, have been identified at the time of writing this CPHSP.

OCP is advised to undertake any reasonable investigations to safeguard the site staff and others on the site.

8. Subcontract management
8.1 Contractor selection
Contractors will be selected in accordance with Oak Construction Projects safety management system. Adherence to these procedures will ensure all subcontractors are competent to carry out the particular works based on the information available at time of placing order – no work will be carried out by Contractors unless they have filled out the PQQ, approved, and have been placed onto the supplier database by the Head of Health & Safety
8.2 Contractor co-ordination
Works involving all contractors on site will be incorporated into the contract and short-term programmes. Requirements for interface and segregation of contractors will be identified through risk Assessments and incorporated into method statements. Risk Assessments/ method statements must be produced by the

contractors and reviewed by the project team before the works commence on site. This information will be communicated by means of regular co-ordination meetings on site and during their progress meetings.

8.3 Contractor control

Control will be implemented through risk Assessments and method statements. Risk Assessments and Method Statements must be prepared and reviewed prior to the activity being undertaken on site. Refer to **Appendix B - Risk Assessment and Method Statement Programme**

Operatives must be briefed on their risk Assessments and method statements before commencement of the respective tasks. A record is to be kept of the briefing activity.

8.4 Inductions

All personnel (including visitors) wishing to access and work on this project must attend the project H&S induction. On this project, there will be 3 types of Induction:

- full project specific induction – which everyone **shall** attend
- project Supervisors induction – which the sub-contractor's foreman and project managers **shall** attend
- visitor's induction – which **all** visitors **shall** attend

The full project induction will be given on the following days at **Mon: Fri (at 08.00am)**

The **full project specific induction** informs all operatives, staff and management of the specific risks associated with this project together with the arrangements in place for Health, Safety and Welfare.

The **supervisors' induction** is specifically addressed to the project management and foreman and is to complement the full project induction. This communicates to the sub-contractor's project management and foreman what we expect from them, how we expect them to behave and set a good example to others.

The **project visitor's induction** will be given to every visitor that comes on to this project, including our own staff (no matter how senior), any HSE inspectors, any person from the client's team etc. This induction highlights specific risks to any visitor's health and safety whilst they are on this project. The visitor's project induction will be handed to each visitor as they sign in at the security / signing in point.

PLEASE NOTE: It will be included within the induction that there is **NO** Parking on site

Note: All visitors to the project will need to be always accompanied when they are not in a clearly designated safe route or area.

9. Co-ordination, communication and co-operation

9.1 Construction programme

All works will be carried out in accordance with the construction programme(s) ref:

TBC

(programme reference numbers, current revision and date of issue)

If this programme is updated, then the programme(s) will be re-issued to all subcontractors and parties involved in this project under an instruction. The construction programme sets a sequence to which all design and works are to be undertaken in a safe and logical approach.

To assist the design team in prioritising the release of design information and associated designers risk Assessments, an information required schedule will be produced. This will link the release of design information to the construction programme and subcontractor package procurement. The designers will be required to follow this schedule in order that each subcontract package obtains all the relevant information, including the relevant designers risk Assessments at the required time.

9.2 Project meetings

To assist in the Smooth running of this project the following project meetings have been implemented to assist in co-ordination, communication and co-operation between all parties involved.

Meeting	Purpose	Parties Involved	Frequency
Design team meetings.	Co-ordinate design Resolve design issues Monitor information release	LRW	Bi-Weekly
		Booth King	
		WECE	
		Walker Sime	
		RDA	
		Oak Construction Projects Project Team	
Director's meetings	Review project H&S, progress, and financial issues across all live projects.	Oak Construction Projects Management	Bi-weekly
Client meetings	Review progress against programme Resolve co-ordination issues Discuss key issues including H&S	Oak Construction Projects	Monthly
		RDA Walker Sime Safer Sphere	
Subcontractor progress meetings	Review progress against programme Resolve co-ordination issues Discuss key issues including H&S	Management Team	Bi-weekly
		Oak Construction Projects / Subcontractors	
Subcontractor Health and Safety Meetings	Review all aspects of Health and Safety on project with all sub-contractor's supervisors	Oak Construction Projects	Monthly
		Subcontractors	
Four weekly Health and Safety review meetings	Planning review for Health and Safety to ensure that H&S is planned for in advance.	Oak Construction Projects H&S	Monthly
		Oak Construction Projects Project Team	
		Oak Construction Projects Subcontractors	
Site Manager Inspections	To monitor co-ordination, housekeeping and material storage	Oak Construction Projects Site Management Team	Daily
		Oak Construction Projects Subcontractors	

9.3 Toolbox talks

To reinforce project Health & Safety issues and the requirements of the Method Statements / Risk Assessments, each subcontractor will be required to carry out Toolbox talks. The Project Leader / Nominated Manager will agree a programme for Toolbox talks with each subcontractor based on the 4 - weekly H&S planning review held each month.

All Toolbox talk will be recorded via Field View, with an electronic or physical copy available on request.

9.4 Third party and client considerations

Co-operation and communication with third parties will be maintained at all times throughout this project. The following third party and Client considerations will be taken into consideration:

Issue	Comment
Noise	To be controlled via Risk Assessment
Access	See section 7 above
Occupied building hazards	See section 7 above
Other	See section 7 above

10. Handling design changes during the project

The following arrangements will be implemented to ensure effective exchange of design information
These will be revised via review meetings and issued accordingly

Contractor's design – permanent - The following design activity is to be managed by Oak Construction Projects

Contractor's design – temporary - The following design activity is to be managed by Oak Construction Projects

11. Information and training

Induction training **shall** be provided to everyone wishing to work and visit this project (see Section 8.4 of this Construction phase plan). Refresher induction training **shall** be provided as project conditions change.
The following tasks have been identified as requiring specific training:

Task	Training required
Scaffolding	CISCS
Asbestos	Removal will require companies to have a current 3-year licence (HSE)
Hoist operator	CPCS
Plant operator	CPCS/NPORS
Crane operator and banksman	CPCS/NPORS

Statutory notices and health & safety awareness posters **shall** be displayed in both the Site Office and the Canteen's

A copy of this Construction phase plan, together with the project specific project safety rules **shall** be formally issued to each subcontractor prior to their start on the project.

12. First aid and accident reporting

12.1 First aid

- The first aiders on Project will identify themselves by wearing a sticker on their hard hat

- The first aid boxes are in the project office and canteens
- A copy of all first aid certificates will be maintained within the project office.
- The First Aid and accident reporting forms will form part of the site safety 'pack'
- The following Oak Construction Projects first aid personnel will be deployed on this project:

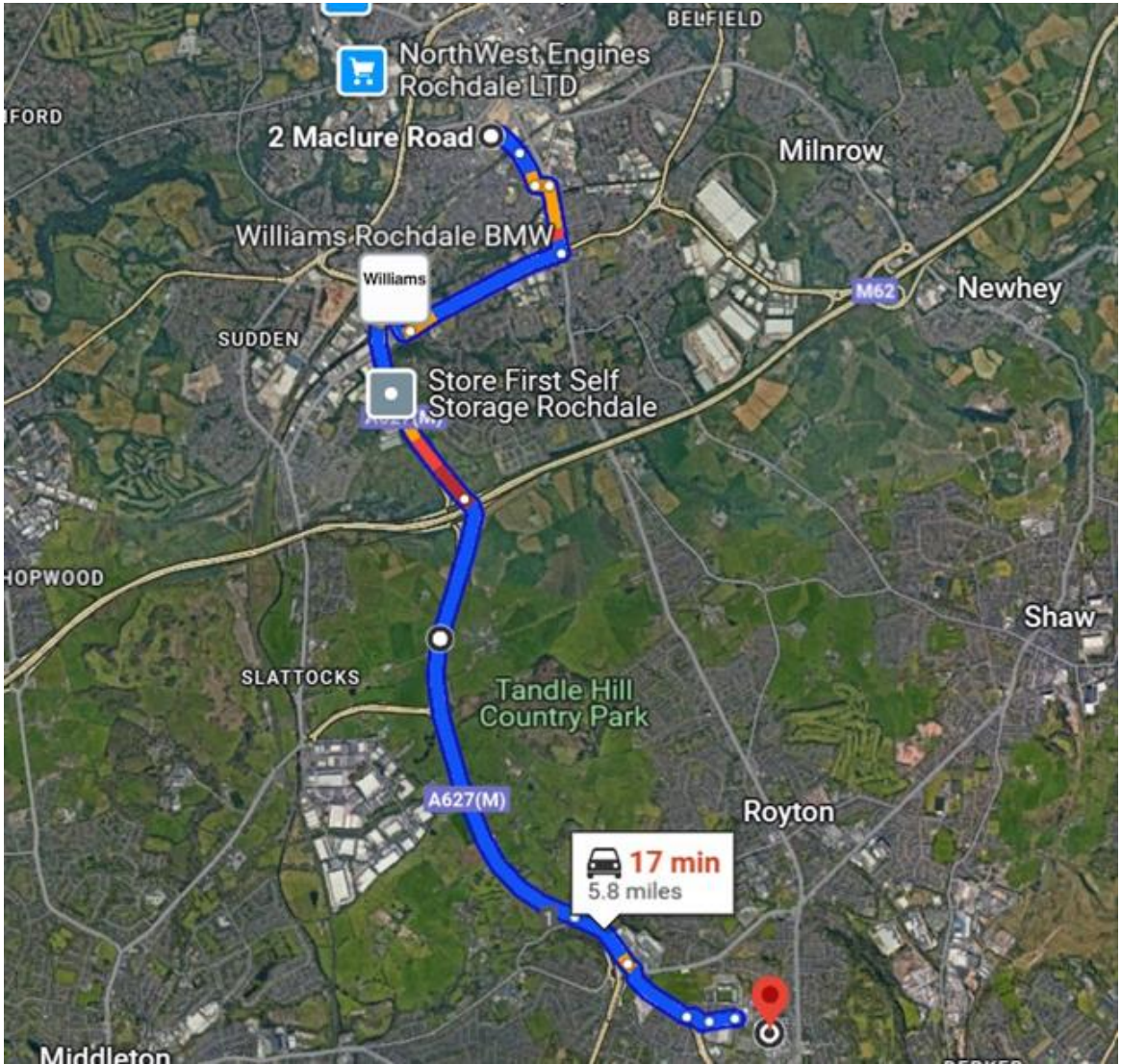
Name	Certificate expiry Date
Roy Kershaw	October 27

12.2 Accidents, incidents and near miss reporting

Accidents, incidents and near misses shall be reported to / by the Site manager, in accordance with internal company escalation procedure. Subcontractors are required to comply with the requirements of this procedure and inform project management of any accident / incident. The project accident book is located in the site manager's office. All Oak Construction Projects reportable accidents will be reported to the HSE by the HSM

12.3 Project emergency references

Contact	Name/Address	Contact number
Health & Safety Executive	Redgrave Court (Head Office) Merton Road Bootle, Merseyside L20 7HS	0151 951 4000
Environment Agency	Richard Fairclough House, Knutsford Road Latchford, Warrington. Cheshire. WA4 1HT	0370 8506506
Police	999	
Fire	999	
Hospital	Royal Oldham Hospital	0161 627 8933
Hospital address	Rochdale Road, Oldham, Lancashire, OL1 2JH	



13. Project rules

The site manager will ensure the project rules are displayed in the project office and the canteen. All project staff and operatives will receive a copy of the rules as part of their induction.

14. Fire management

Fire extinguishers **shall** be located at fire points. Fire points will be located within 30 metres of any point in the building, ideally near fire exits and in corridors. Each fire point **shall** contain water and a carbon dioxide fire extinguisher.

The same principles will also be implemented in relation to the Site Cabins.

A fire extinguisher trolley will house the fire extinguishers and **shall** be placed at each fire point.

Each fire point will be numbered and identified with a fire point sign. Each fire extinguisher will also be numbered to correspond with the fire point to where it has been allocated. A missing sign will be placed behind the fire extinguisher trolley, to discourage subcontractors from moving / using our extinguishers.

All extinguishers **shall** be maintained and inspected weekly. A record of inspections **shall** be kept.

All fire point locations and fire exits will be clearly identified on laminated project layout plans, and displayed on each floor’s information board and at the project entrance. The location of the muster point will also be clearly displayed.

14. Fire management

Fire point locations, fire exits, and the muster location **shall** be given to all operatives at the project induction. All projects will utilise a WES Bluetooth Alarm system comprising of heat detectors and a central control point positioned within the site managers office.

Mess rooms in which hot food is prepared **shall** have a foam extinguisher provided and kept within the kitchen area, together with a fire blanket.

Temporary accommodation will be constructed from non-combustible materials and all walls and doors **shall** achieve 30 mins fire resistance.

Heaters in project offices and welfare facilities must be fixed above floor level have enclosed elements and be fitted with metal guards. Drying racks and coat hooks will be located safely away from heaters.

Smoking will not be allowed in any part of any building. Smoking while on duty will only be allowed outdoors in designated areas and while on official breaks

For the Project Fire Plan please refer to **Appendix D**.

15. Monitoring and audit (health, safety, quality and environment)

15.1 On-site monitoring

The Nominated Manager shall ensure that performance is monitored on site on an on-going basis, through regular inspections of the site and works in progress, commensurate with the nature of the works and associated risks.

15.2 2nd party monitoring

Recorded Health & Safety inspections will be undertaken on a monthly basis by the company's H&S Manager, and one un-recorded advisory visit monthly. Non-confirming activities will be addressed in a timely fashion.

The Oak Construction Projects HSM will visit and inspect the works at any time, either of their own volition or by request.

15.3 Audit

Periodic audits to confirm the implementation of Health and Safety systems will be carried out in accordance with company procedures.

15.4 Contract review

Weekly contract review meetings will take place to review all aspects of all live Oak Construction Projects by the Directors

15.5 Non-conformance

Non-conforming subcontractors or suppliers will be managed via the company's PQQ processes.

15.6 Health and safety file

The Principal Designer will collate the required information and prepare a Health and Safety File for the project based on the remaining hazards and risks. The Designers and Oak Construction Projects Ltd has a duty to obtain relevant information for the health and safety file as required by the Principal Designer. It is important that this information is provided promptly, and all parties must ensure that any contractors and or designers appointed by them are aware of what is expected from them and when to deliver it. The Health and Safety File will be part of the handover documentation, and as such handover will not be accepted without this completed document.

15. Monitoring and audit (health, safety, quality and environment)

A template for the Health and Safety File giving guidance on information to be provided is provided in Appendix E of the PCI.

16. Environmental management & Environmental Restrictions and Existing On-site Risks

16.1 Environmental aspects and impacts

The identification and control process relating to the project aspects and impacts are outlined in the Oak Construction Projects Safety Management System – A FULL impacts/aspects register will be provided

17. Temporary Works (Scaffolds, Hoarding, etc) & Demolition Management

the following items of Temporary Works are expected:

- Temporary access scaffold – Construction of gable ends over existing buildings
- General excavations
- Steel frame and light gauge steel erection, inc temporary bracing/support
- Propping of floors
- General Scaffolding
- Pile Mat
- Site hoardings/fencing
- Site accommodation
- Temporary Supports for partially demolished structures

As a minimum standard, project Temporary Works should comply with, BS5975:2019 Code of practice for temporary works procedures and the permissible stress design of falsework.

(<https://www.twforum.org.uk/blogs/david-thomas/2019/06/11/bs-5975-2019-new-edition>)

Oak Construction Projects will appoint a temporary works coordinator and implement a basic safety management system to cover the requirements of BS 5975:2019.

Note that depending on the final construction boundary, temporary works extending over the existing roads and pavements may need to be considered.

Temporary works design will be issued to the Principal Designer along with design health and safety information.

18. Community engagement (TBC)

The following process will be adopted as part of the project community engagement approach

Activity	Yes	No
Newsletters	☒	☐
Liaison meetings	☒	☐
Feedback questionnaire	☒	☐
School visits	☒	☐
Project website	☐	☐

Legislation:

The Head of H&S has considered the following Legislation during the development of this CPHSP:

- The Health and Safety at Work Act 1974
- The Management of Health and Safety at Work Regulations 1999
- The Construction (Design and Management) Regulations 2015
- The Work at Height regulations 2005
- The Control of Substances Hazardous to Health Regulations 2002
- The Electricity at Work Regulations 1989
- The Noise at Work Regulations 2005
- Provision and use of work equipment regulations 1998
- Lifting operations and lifting equipment regulations 1998

Appendices

- A** Site Logistics Plan
- B** Programme
- C** Site rules
- D** Fire / Emergency Plan
- E** Fire Risk Assessment
- F** Site Specific Aspects Register
- G** Traffic Management Plan