Rochdale Neighbourhood Enabling Works

Construction Management Plan

Matthew Littlewood
Construction Manager
Willmott Dixon Construction Manchester

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This Construction Management Plan indicates our proposals for undertaking the construction works on the Neighbourhood Enabling Works project. The scope of the project includes:

- Erection of perimeter hoardings to secure the site.
- Installation of tree protection measures
- Disconnections and diversions of existing utility services within the curtilage of the site.
- Excavations and investigations around the site perimeter to facilitate the physical verification of services at the site boundary line.
- Groundworks remediation with on-site reprocessing along with cut and fill re-profiling of the site to optimize retention of existing soils. Disposal of surplus arisings. Removal of redundant below ground structures and obstructions.
- Construction of site entrances – temporary and long term construction entrances and permanent entrance
- Construction of pile mat and haul road capping layers
- Diversion of existing UU and TFGM drainage within the curtilage of the site.
- New foul and surface water drainage connections.
- New utility connections including construction of a new HV Substation.
- Piling for future buildings
- Establishment of temporary CCTV systems to remotely monitor site security.

This statement is to be read in conjunction with the attached programme and site logistics plans, which detail our intended sequence of working.

This statement is intended to be a live document and moving forward will be incorporated into the project construction management plan. Detailed method statements and risk assessments will be developed in consultation with the appropriate Supply chain partners and principal designer and will be subject to approval by relevant statutory provider.

General Construction of the Work

The works will be constructed in the manner and sequence indicated within these proposals and in accordance with Willmott Dixon Construction's company policies.

The key periods of our Enabling Works programme comprise:-

Construction Period

We anticipate that the works will be completed within an overall 35-week calendar period, with site works commencing in September 2022.

Enabling works site set up



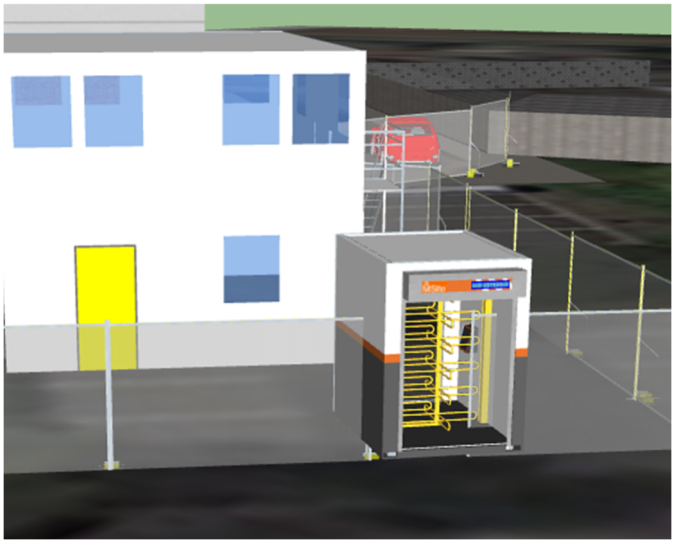
Willmott Dixons site office, welfare and compound shall be situated within the red line boundary of the site, within the retail park carpark. It is understood that parking is available within the Central Retail Park for free use by the site team and their visitors and this will extend into the main construction period. We have identified 14 spaces adjacent the site compound for operative and staff parking to be allocated within the retail park carpark.
Additional parking will be provided on site once the remediation programme has progressed.

The compound facility shall be patrolled of a nighttime by a guard or CCTV cameras, and marshalled during the day by a gateman. Access will be restricted with access via a turnstile or through signing in with the Gateman for visitors.

The site establishment will provide eco-friendly self-contained offices for Willmott Dixon Construction's Site Management team together with canteens, and associated welfare facility for our operatives.

We are aware that that service connections need to be progressed and need to be progressed from a point outside at the site boundary and these will be processed as part of these works.

Pedestrian Site Access



On initial entry, operatives and visitors are required to undergo a site specific induction, with all operative needing to have undertaken the WDC 'all safe to work online induction' prior to attending site. This induction will be carried out by an authorised member of the Willmott Dixon Construction project team and is intended to make all personnel aware of Health and Safety issues relevant to the site.

Pedestrian access to the construction site area will be through a biometric turnstile situated at the site compound. Only upon completion of the site specific induction will a person be registered and be able to gain access via the turnstile.

All persons entering the site must be equipped with adequate personnel protective equipment which consists of a minimum of; safety footwear, hard hat, gloves, and high visibility vests, all of which must comply with the relevant British Standard. Failing to possess necessary equipment

will result in access to the site being denied. Willmott Dixon Construction will provide a quantity of such equipment for those acting on behalf of the Employer.

Covid-19 Safety Measures & Practices

The safety and wellbeing of our site teams is our number one priority. All our sites are operating in accordance with strict Government guidelines to ensure the safety and welfare of people that work on them.

Our projects follow Public Health England guidelines and adhere to the Construction Leadership Council's Site Operating Procedures to ensure social distancing and other requirements are met.

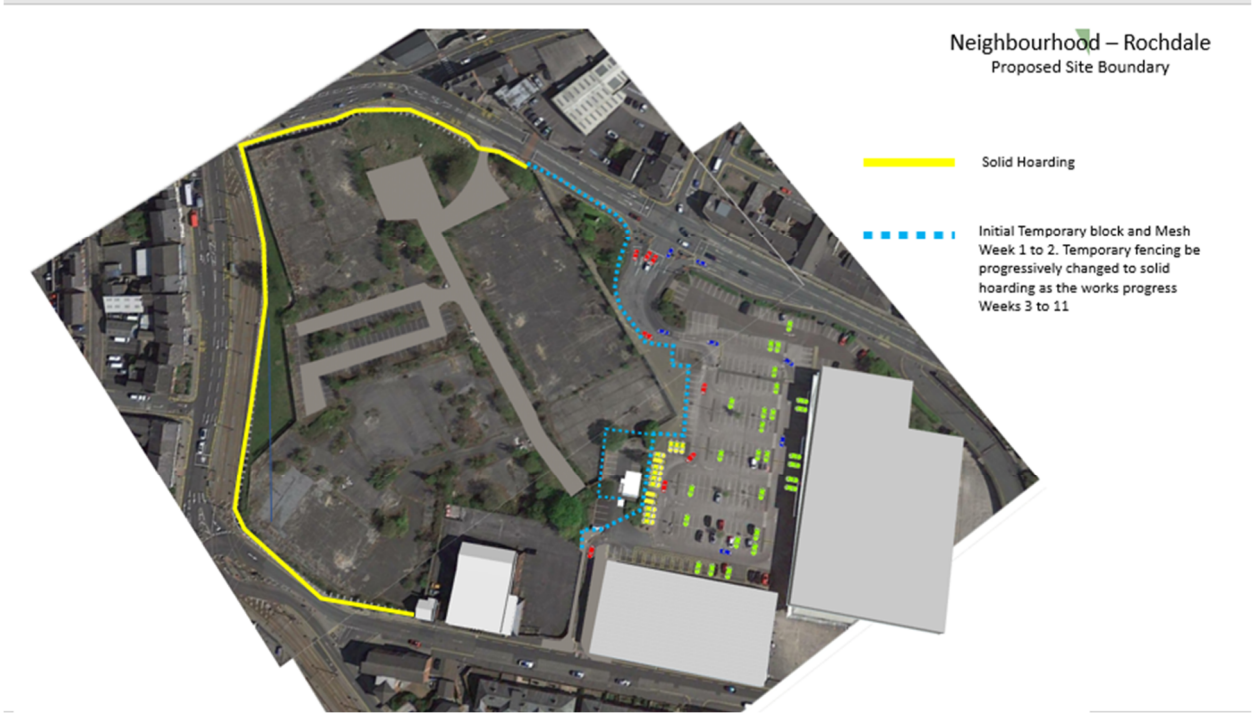
Working closely with customers and our supply chain, we have adjusted our welfare provision to ensure social distancing can be maintained in all places, including the canteen, and have increased our cleaning and hygiene regimes. On every site, this is reviewed throughout the day to ensure the strict guidelines are being met.

All our sites are stocked with a full range of soap, hand cream and light duty and heavy-duty cleaning materials and signs regarding hand washing are usual.

More detailed measures will be developed prior to start on site in line with Government guidelines and CLC Site Operating Procedures in force at the time.

Site Perimeter

The site compound shall be completely fenced off with site perimeter hoarding per the approved details under 20/00496/DOC. Materials for the project will be kept well within the site boundary to decrease the chances of thefts and arson occurring when nobody is on site. Around the construction site areas, the fencing will allow for flexibility to reduce digging around existing utility services. All hoarding and site fencing will be subject to rigorous weekly inspections accompanied by photographs undertaken by a WDC staff member and logged on Willmott Dixons Priority 1 system.



First Aid Facilities

It is the policy of Willmott Dixon Construction to ensure that adequate arrangements are made for the provision of First Aid and that suitable emergency procedures are implemented at all work sites. A fully equipped first aid cabinet will be provided within the site office establishment and where necessary within each section of the works.

A qualified 'First Aider' will be employed as part of the Project Team and will be available at all times when work is being carried out. The name of the 'First Aider' and the location of the nearest Accident & Emergency Hospital will be clearly displayed adjacent to the first aid cabinets.

The Site Manager will regularly check the first aid facilities for adequacy.

Personal Protective Equipment

Willmott Dixon Construction will provide adequate, suitable protective clothing for their employees, and those with whom they have a contractual agreement to do so.

The Personal Protective Equipment Regulations 2002, as amended, require that an adequate assessment is made of the need for protective equipment and it is the responsibility of the employing organisation to ensure that adequate supplies of protective equipment (including clothing) are available and issued as necessary to their employees. All such personal protective equipment must comply with the CE mark where applicable.

It is the duty of the employing organisation to ensure that PPE provided is compatible with each other and that their employees are trained in the correct use and maintenance of the equipment provided. The employing organisation must also ensure that the PPE provided is properly used, with any loss, defect or misuse reported.

It is the policy of Willmott Dixon Construction that safety helmets, protective footwear, safety gloves, and high visibility vests are worn at all times by all personnel on site, and there can be no relaxation of this rule. This requirement also applies to all sub-contractors and any other visitors to site.

Site Plant & Machinery

Plant used on the project will consist of excavators, dumpers and compaction rollers used to undertake the ground and remediation works to the project. Demolition crushing plant will be used to reprocess concrete and masonry materials to reuse on site. Suitable dust suppression equipment will be provided to the excavators and crushing plant to minimize dust on the site.

Plant such as the above will be securely stored in designated areas away from the site boundary. Whenever possible or at the earliest opportunity redundant pieces of plant will be removed from the project.

Materials and plant will be safely unloaded within the footprint of the site by a trained banksman with such deliveries where possible arriving out of peak hours. At no time will access onto the back of any delivery vehicles be allowed within adequate fall protection being in place.

Working Hours

The normal working hours for the contract will be Monday to Friday 7.30am to 5.30pm. No working on public holidays and limited working on weekends.

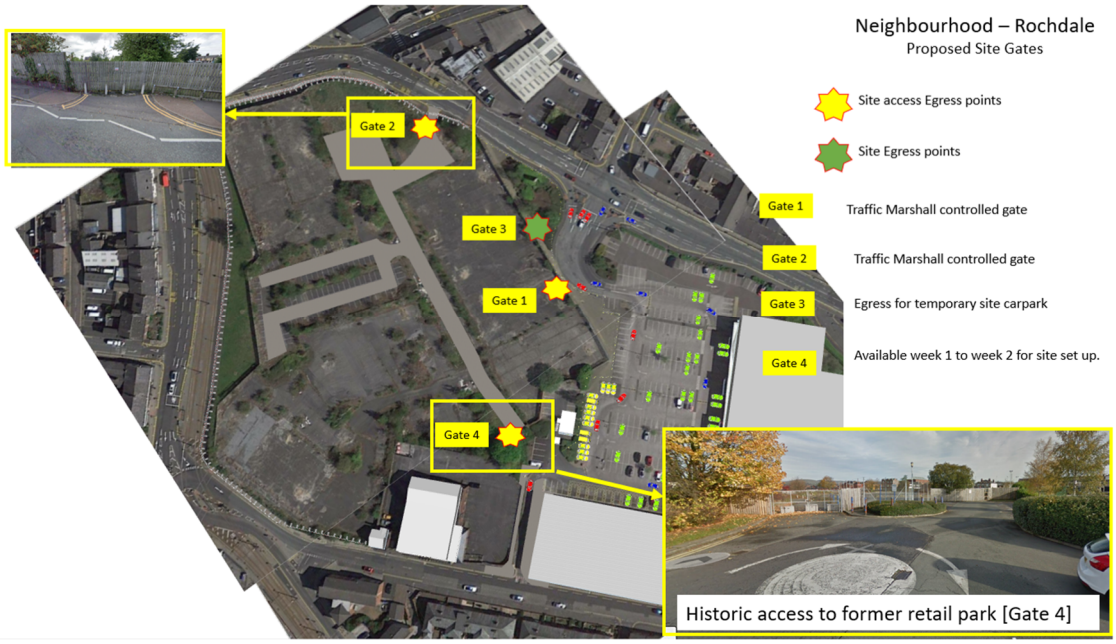
Temporary Highway & Footpath Closures

As part of the enabling works it is anticipated that for a period of time road closures will need to be in place for the drainage connection works within the public highway. It is anticipated that a section of Oldham Road will be required to close for the connection of new services.

It is further anticipated that for a short period of time foot path closures or diversions will need to be in place to allow these works to take place.

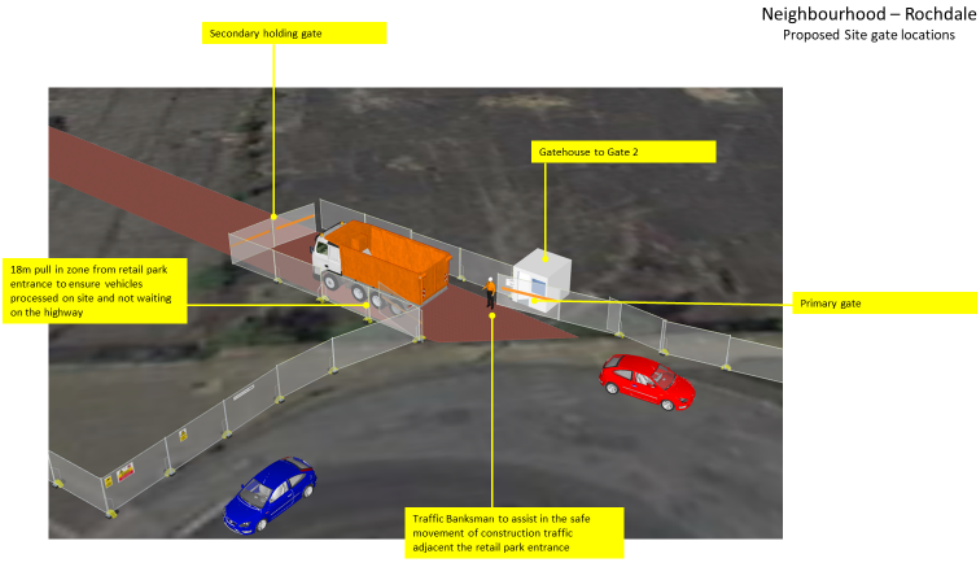
Delivery of Materials & Site Access

The project will be serviced by four gated points, the availability of each gate will change throughout the duration of the project.



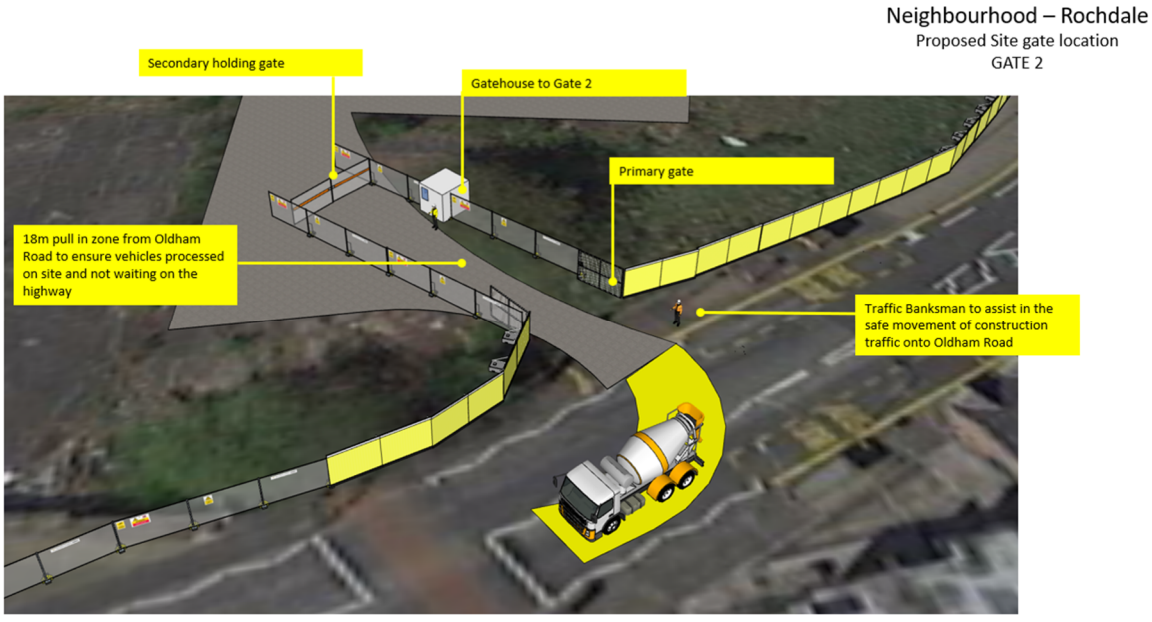
Gate 1 will be serviced through the existing retail park approach road accessed off Oldham Road and egressed back onto Oldham Road. This access route will be constructed during weeks 1 to 11 and will become operational from week 12. It will remain operational for the remainder of the enabling works site period. Once operational this will be the primary access gate for heavy plant and site traffic.

To avoid any construction traffic congestion, Gate 1 will have a primary gate adjacent the retail park road and a secondary gate set back into the site. The primary gate will remain closed when not in use. When a scheduled delivery is due the primary gate will be opened, allowing vehicles to drive directly onto site, but stopped at the secondary gate to be processed by the gateman.



Gate 2 will be located on Oldham Road, utilizing the former retail parks entrance. This will be the initial access point for heavy plant from week 2 to week 12.

Similar to Gate 1, Gate 2 will have a primary gate adjacent Oldham Road and a secondary gate set back into the site. The primary gate will remain closed when not in use. When a scheduled delivery is due the primary gate will be opened, allowing vehicles to drive directly onto site, but stopped at the secondary gate to be processed by the gateman.



Gate 3 will be an egress only point and will be located at the entrance to the retail park junction it is suggested that a box junction could be provided a safety feature at this point. This gate will be available for the latter weeks of the remediation works but will be used primarily as an ancillary exit during the next phase of works or egress from a temporary on-site carpark.

Gate 4 will be used for the first weeks of the project to allow the temporary site set up to be formed and access for plant to gain access to the site to allow the other entrances to be formed.

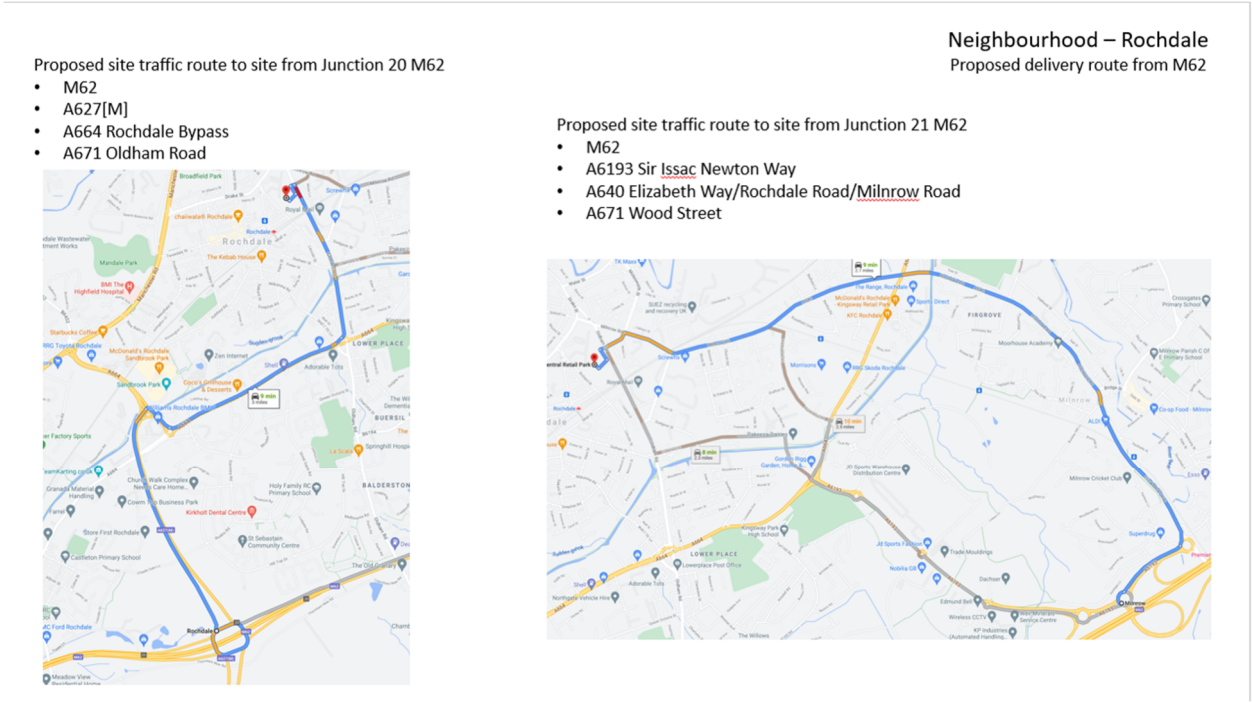
We would propose that deliveries for the site will leave the motorway network at either junction 20 or Junction 21 and have identified the following routes to avoid the TFGM assets on Drake Street.

Proposed site traffic route to site from Junction 20 M62

- M62
- A627[M]
- A664 Rochdale Bypass
- A671 Oldham Road

Proposed site traffic route to site from Junction 21 M62

- M62
- A6193 Sir Isaac Newton Way
- A640 Elizabeth Way/Rochdale Road/Milnrow Road
- A671 Wood Street



Both routes would allow for left turn approaches to both the main site gates, Gates 1 and 2.

When construction vehicles are leaving the site area, their movement will be controlled by a Traffic Marshal, employed directly by Willmott Dixon or by the appropriate supply chain partner.

Vehicles leaving from Gate 1 or Gate 3 will leave the site and access directly onto the retail park service road, then either turn right onto Oldham Road via the filtered traffic lights system if heading for Junction 20 or straight across onto Wood Street if heading towards junction 21.

Vehicles leaving via Gate 2 will turn right onto Oldham Road, under the supervision of a Traffic Marshal

When ordering materials, all suppliers will be given a location map of the site together with precise instructions for packaging and delivery.

On arrival all delivery drivers will report to the site office from where they will be instructed to a

position on/off site for off-loading. Where possible the delivery of plant and materials will be coordinated so it arrives out of peak hours to minimize disruption in the area.

Gate 1 – post remediation works

The location of Gate 1 will be moved to be in the line of the permanent road once it has been formed during the latter weeks of the Enabling Works period. The initial position of Gate 1 is adjacent to the permanent access road. This will allow the permanent road to be constructed whilst construction traffic accesses the site through the initial Gate location.

Neighbourhood – Rochdale
Proposed Site gate locations

Gate 1 Location for remediation works and Main works until new road formed



Gate 1 Location for main works oncel new road formed



Storage of materials

Material storage will be limited due to the nature of the works. Stone aggregates will be stored near the area of work which will be across the site. Drainage materials will be stored within the site adjacent to the two locations where it will be installed to reduce manual handling. As work progresses storage areas will move to suit the work activity.

See site plan for area for storage of materials within the site.

Noise, Dust & Vibration Control

In order to minimise disruption from the works, we are in the process of producing a ground remediation strategy. The intention of the strategy is to maintain as much material on site to reduce vehicle movements off site. This will be complemented by a crusher which will recycle and enable re-use on site suitable material. The use of the crusher be subject to the issue of an environmental permit by the Local Authority.

We plan to proactively manage the dust, dirt and mud produced on the project by undertaking the following.

- Dampening down or the ground in the site footprint as required using mist cannons.
- Gateman to regularly sweep pavements and footpaths at point of exit.
- Wheel wash stations being in place at exit gates where deemed necessary.
- Regular Street cleaning in operation for the reduction of mud and detritus on the highways surrounding the development.

Willmott Dixon Construction are mindful of the disruptive affect that excessively noisy operations can have on the occupants of adjacent areas and property and accordingly the project team will ensure that all work will be carried out in accordance with BS 5228 "Noise Control on Construction Open Sites – Part 1".

It is our general practice to liaise with the occupiers of any adjacent properties/businesses and where necessary the Environmental Health Authority and give notification in advance of any excessively noisy operations and advise them of the measures to be taken to minimise disturbance.

Notwithstanding the above, the following noise control procedures will be applied: -

1) All current legislation, noise abatement orders, guidance notes and codes of practice will be consulted and strictly adhered to.

2) Where necessary noise levels will be monitored and noise assessments carried out.

3) Noisy plant and equipment will be located to provide minimum disturbance.

4) Plant, wherever practicable, will be electrically powered.

5) All plant and machinery will be fitted with efficient exhausts, silencers and mufflers and maintained in good condition.

6) All compressors used on site shall have 'sound reduced' units fitted with acoustic linings or enclosures and all ancillary pneumatic percussive tools will be fitted with mufflers or silencers of the type recommended by the manufacturer.

Habitat Protection

The timing of the project means that removal of vegetation outside of the nesting season will be undertaken. If any vegetation is required to be removed during the nesting season an ecologist will be employed to assess whether the vegetation is hosting any protected species or wildlife. The ecologist will advise on any further action and monitoring required.

Any site lighting will be directed downwards to ensure no disturbance to light sensitive species. Gaps will be left below the hoarding to ensure wildlife is able to traverse the site and not cause disruption to their natural patterns.

Mobile plant and equipment will be stored on nappy pads to reduce the likelihood of contamination of land. Weekly environmental inspections will be completed to ensure regular checks on the site habitats are completed and reviewed.

Substructure Works

Following on from agreement with the Archaeologist on how excavation works will proceed. All hard standing and walls will be excavated and crushed in a controlled manner for re-use on site. The ground will be excavated and buried foundations and obstructions removed with arisings crushed on site for re-use. The ground will be profiled to the new levels and the crushed material engineered to form piling mats for the piling works.
Any noise and vibration from these works will be monitored during this operation to ensure limits are not exceeded. Drainage works will also be undertaken using trench boxes for trench support where required. Material on the underside of vehicles and wheels will be cleaned before leaving the site.

Fire Prevention

Willmott Dixon Construction will develop a fire plan for the project that will ensure that the possible outbreak of fire will be minimised and in the unlikely event of a fire the safe egress of all personnel and visitors. Training in matters affecting the Fire Prevention Policy shall be given to all employees, and other affected parties, as required.

In formulating the Fire Prevention Policy the following shall be taken into account.

1) Assessment of the fire risk during design by the Architect, Engineer or Contractor.

2) Appointment of a Site Fire Safety Co-ordinator.

3) Emergency procedures such as warnings, written procedures, clear access, signage, control and accountability of personnel.

4) Fire protections, which take account of construction materials, fire escape, adequate water supplies, and fire hydrants.

5) Portable fire extinguishers, adequate number and suitable type made available, located in conspicuous positions, serviced on regular basis.

6) Security of site against arson.

7) Siting of temporary buildings away from the main areas of construction.

8) Storage of flammable liquid and LPG suitable distance from the building in an appropriate enclosure clearly identified and signed.

9) Temporary electrical supplies must be installed in accordance with I.E.E Wiring regulations and Electricity at Work Regulations and be regularly inspected.

10) Hot work must be carried out on a "Permit to Work" system. Suitable fire extinguishers must be available at the point of work, which must cease one hour before the end of the working shift.

11) Clear signs directing site personnel and visitors to safe areas will be displayed.

12) Burning of rubbish on site will not be permitted.

The Fire Prevention Policy will be formulated prior to the commencement of any works on site and will be issued to all sub-contractors, the Client, the Professional Team and other affected parties.

The Fire Prevention Policy will be periodically appraised and updated as necessary to suit the changing phases of the works.

Security

All personnel will be required to enter the site by way of the main site access. This access will be controlled by the site personnel. Access to other site working areas will be strictly controlled by the Willmott Dixon Construction project team and all persons on site will be required to wear the relevant PPE at all times.

Willmott Dixon Construction reserves the right to request proof of identity from any visitor and to

carry out random searches on any person or vehicle leaving the site.

At the end of each working shift the Project Team will tour all working areas to ensure that all access points are secure and all plant and machinery has been left in a secured condition and that all small tools and equipment has been locked in the secure storage units.

Temporary Services & Equipment

Willmott Dixon Construction will provide and maintain a temporary 110-volt single phase electrical power supply, obtained from the mains, complying with I.E.E. Regulations and Electricity at Work Regulations to all working areas. Distribution boards will be provided as required, together with any general lighting for access and safety, subject to availability.

The temporary site offices and welfare facilities will be provided with a 240-volt small power and lighting system.

Waste Removal

All debris, redundant materials, etc. are to be collected on site within each working area on a daily basis and removed to a designated re-processing location and segregated to the following categories as a minimum;

- Inert waste
- Timber waste
- Metal waste
- Hazardous waste

No burning of waste will be permitted within the vicinity of the site.

Willmott Dixon Construction's Site Manager will be responsible for ensuring that all waste is disposed of in a safe and competent manner using only approved, appropriate tips, and will retain all waste transfer documentation on site for audit purposes.

Labour will be provided to maintain the general cleanliness of the site. Individual sub-contractors will be responsible for maintaining their own working areas and operations in a clean and safe condition.

A Material Management Plan will be prepared which will outline, where possible, materials for re-use on site. Willmott Dixon will liaise with Rochdale Borough Council Contamination Officer to discuss all aspects of land contamination.

Willmott Dixon Construction's Site Rules

Prior to commencement on site Willmott Dixon Construction will formulate and issue a set of site rules which must be complied with by all staff, all sub-contractors, and any other visitor to the site.

A copy of the rules will be clearly displayed in the site office and all personnel will be made aware of these rules during the induction procedure.

Failure to comply with any site rule may result in that person's temporary or permanent exclusion from the site.

The following are general rules which will apply to the site but must not be taken as a complete and comprehensive list.

1) On first entering the site all personnel must undergo the Site Induction Procedure.

2) The site is designated as a 'hard hat' site and safety helmets must be worn at all times within the work areas.

3) Safety footwear, safety gloves and high visibility vests must be worn within the work areas.

4) All necessary Personal Protective Equipment where provided and required to provide a safe system of work must be worn.

5) All personnel must on entering the site sign in on the Site Register and undertake a Covid temperature check.

6) No alcohol or non-prescription drugs are allowed on site.

7) No person who appears to be under the influence of alcohol or drugs will be allowed on site.

8) All safety and security notices must be obeyed.

9) No fires or burning of waste is allowed on site.

10) Other than for communications purposes, radios (including personal radios) are not allowed on site.

11) No food or drink is to be consumed on site except in the designated welfare area.

12) No smoking is allowed on site except in the designated smoking areas.

13) No parking of vehicles is allowed on site except in the designated parking areas.

14) All work areas are to be maintained in a clean and safe condition at all times.

15) All rubbish is to be removed from work areas to the rubbish facilities provided, on a regular basis.

16) On hearing the fire alarm all personnel are to go immediately to the designated assembly point after first switching off any powered equipment.

17) All plant, materials and equipment are to be secured upon vacating the site at the end of each working shift.

18) All plant, equipment and materials must be stored in a safe manner in accordance with appropriate regulations.

19) All personnel operating plant and equipment must be properly trained to do so, and must, where necessary, hold a current certificate of training.

20) No unauthorised modifications or adaptations must be made to the temporary electrical system provided on site. Any equipment used in conjunction with this system must be compatible with the system and comply with all relevant regulations.

21) No work is allowed on live services unless a signed permit-to-work is first obtained.

22) No hot work is to be carried out unless a hot-work-permit is first obtained.

23) No unauthorised modification or adaptations must be made to scaffolding or access equipment.

24) All site access and escape routes are to be kept clear of materials, equipment and debris at all times.

25) Any person witnessing a dangerous or questionable occurrence must immediately report it to a member of the Willmott Dixon Construction Project Team.

26) All personnel must treat members of the public in a respectful, considerate and courteous manner.

27) Willmott Dixon Construction, reserve the right to stop and search any person or vehicle leaving the site.

28) All personnel must obey any reasonable request or instruction given by an authorised member of the Willmott Dixon Construction Project Team with regard to safety, security or access to the site.

Sub-Contract Method Statements

Supply chain method statements and risk assessments will be produced by the individual sub-contractors following their appointment.

The Supply Chain partners will issue all High Risk RAMS at least 10 days in advance of the works commencing to allow sufficient time for commenting and approval by the site team and WD Safety Manager. All RAMS that involve working in the road and near the Metro link we will consult with the relevant parties and agree time scales for issuing of documentation.

Rochdale Neighbourhood Enabling Works

Construction Management Plan

Appendix 1

Site Logistics Plans