

This Significant Risk Assessment should be read alongside the hazard assessments prepared by other consultants and is based upon the assumption that the work will be carried out by a competent Contractor. The risks highlighted are only those considered to be unusual for a residential development of this scale.

Introduction

Church Lane is a proposed residential development of 20 units in New Mills. The existing boundaries consist of a combination of a wall, fences and mature trees and hedges. The immediate adjacent land to the south of the application site is occupied by New Mills AFC. The site is accessed directly from Church Lane, via a road between the football ground and a primary school to the east. The total combined site curtilage is approximately 0.65 Hectares.

Proposal

The proposal seeks to construct an residential scheme consisting of 20 dwelling homes with associated parking and landscaping constructed to the design and layouts as indicated in the drawing 21061 (PL) series.

Access

The access into the site is via a driveway off Church Lane for both vehicles and pedestrians. Consideration, due to the location of the site, to vehicular movement on and off site is to be taken in regards to size, timing and general suitability.



A01

Significant Risk Identification Marker



SITE LOCATION				
REF	HAZARD OR UNUSUAL OPERATION	POPULATION AT RISK	DESIGN STAGE RISK MANAGEMENT	RESPONSIBLE
A01	Site Access.	Site Operatives and General Public.	Consideration to vehicular movement, and parking, on and off site, is to be taken in regards to the two neighboring sites and their active use. Response outlined in Method Statement and Traffic Management Plan.	Contractor
A02	The site features mature trees and raised bank along the north east boundary. Existing trees must be protected and slope stabilised due to close proximity to construction works.	Site Operatives, General Public, Surrounding Wildlife.	An arboricultural survey has been carried out to advise on the protective measures that will be put in place around any trees within the vicinity of the construction works. Structural engineer to detail plan for stabilising the ground and protecting site boundary.	Contractor Structural Engineer
A03	Changes in level across the site.	Main contractor.	Special consideration of the sloping topography along the north west and north east boundary. See topographical survey provided. Ground works/retention works will be required, refer to structural engineers report.	Contractor
A04	Public footpath located near to the the north west boundary.	Site Operatives, General Public.	Public footpath to be in use throughout construction works - method statement required for works adjacent to boundary.	Contractor
A05	Existing telecommunications mast.	Main Contractor, Site Operative.	Intended to be decommissioned before development works take place.	Contractor
A06	Water Course	Main Contractor, General Public.	Existing man hole and drainage run located within the foliage of sloping ground at the rear of site. Refer to drainage strategy and method statement for details of existing conditions and proposed measures to prevent contamination from construction works.	Contractor
BUILDING DESIGN				
B01	Fire Strategy	Site Operatives and Building Users	Building design to encompass general fire protection requirements and any unusual operations to be noted on drawings with manuals provided where required for client/occupant. Building Control Consultant to advise to suitable fire provisions as part of the building design and management.	Contractor, Architect and Building Control
B02	Protection from Falling	Site Operatives and Building Users	Building design to ensure that balustrades, stairs and operable windows comply with Protection against falling; Approved Document K. Contractor to ensure these standards are implemented during the construction of the building.	Contractor, Architect and Building Control
B03	Accessible site	Site Operatives and Building Users	Design to provide level access throughout the building for the safety and accessibility of wheelchair users in compliance with Access to and Use of Buildings; Approved Document M.	Contractor, Architect and Building Control
CONSTRUCTION				
C02	Fire Strategy	Contractor	Refer to drawings and Specification for fire strategy. Main Contractor is to provide a fire safety plan for the duration of the contract.	Contractor
C03	External and internal works; consideration to be given to deliveries and movement within the site.	Contractor, Site visitors	Refer to Construction Management Plan. Contractor to consider deliveries, site set up for storage etc.	Contractor
C04	Sub-Structure: Excavation, land levelling and concrete pouring	Contractor, Site visitors	All concerned site operatives are to be provided with method statements for the excavation and pouring works. Suitable warnings and protection against falling and health and safety risks to be enforced.	Sub-Contractors Contractor
C05	Falling from height and falling objects	Contractor, Site visitors	Temporary guarding and edge protection to be provided where necessary. Contractor to ensure safe working conditions.	Sub-Contractors Contractor
C06	Window installation	Contractor, Site visitors, general public	All windows to be installed externally. Subcontractor to provide detailed method statement. Contractor to coordinate with subcontractor and ensure safe installation on site.	Sub-Contractors Contractor
MAINTENANCE				
D01	Window Cleaning	End user and Maintenance Personnel	The houses types vary from 2 - 2.5 storeys and therefore all windows could be cleaned externally with a pole from the ground. All windows can be cleaned internally from floor level.	End user and Maintenance Personnel
D02	Roof and External Joinery	End user and Maintenance Personnel	Dependent upon the extent of maintenance required, access can be achieved via cherry pickers. Where cherry pickers are to be used ensure safe level access around the buildings. Maintenance is to be carried out by suitably qualified personnel. Gutter cleaning to be minimised by installing leaf guards within the gutters.	End user and Maintenance Personnel
D03	Maintenance of paths and surfaces	End user and Maintenance Personnel	Regular maintenance of the exterior paths and driveways to ensure the surfaces are in good condition for wheelchair users.	Maintenance personnel
D04	Refuse collection	End user and Maintenance Personnel	Refuse collection point to be provided by the entrance to the site. This location avoids the need for refuse vehicles to enter the site.	End user
D05	General Maintenance	End user, and Maintenance Personnel	Contractor to ensure that O&M manuals and Health & Safety files are in place on handover, with maintenance procedures in place. Site supervisor to ensure safety provisions and precautions are in place during procedures and residual risks are noted in the health and safety file.	Maintenance personnel