
CONSTRUCTION MANAGEMENT PLAN – PA/01948/20
ADDENDUM 1

THIS DOCUMENT IS TO BE READ IN CONJUNCTION WITH DOCUMENT CONSTRUCTION MANAGEMENT PLAN DATED MAY 2024 SO AS TO INCLUDE MORE DETAIL REGARDING THE CONSTRUCTION PHASE. THE ENVIRONMENTAL MANAGEMENT METHOD STATEMENT AND THE ENVIRONMENTAL MONITORING PLAN REMAIN UNCHANGED.

Mellieha Bay Hotel

Date of Version Issue – November 2024

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Revision number -00

REVISION HISTORY

Version	Revision	Date	Purpose/Status
1	0	06/11/2024	Submission of CMP File

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1 INTRODUCTION

This document is the Construction Management Plan (CMP) prepared for the proposed redevelopment of the existing Mellieha Bay Hotel, hereinafter referred to as ‘the Scheme’. This CMP is being submitted on behalf of Mellieha Bay Hotel Ltd, hereinafter referred to as ‘the Applicant’.

Two (2) full development permit applications were submitted to the Planning Authority (PA) in December 2019, PA/09876/19 for the demolition of the existing hotel and PA/01948/20 for the development of the proposed Scheme. The applicant submitted a Project Description Statement (PDS)¹ for the scheme in December 2019 and subsequently revised the Scheme in response to the screening letter.

Demolition of the existing hotel under PA/09876/19 commenced on the 15th of January 2024 and has been completed. The works included the demolition of the existing structures and their respective ground slabs with the use of long reach excavators and/or pneumatic hammer, the crushing and sorting of the demolition debris and its carting away.

The new hotel proposed under PA/01948/20, will take the form of a 360-guestroom hotel with amenities, including food and beverage outlets, conference facilities, outdoor swimming pools and recreational facilities (a tennis court, futsal pitch and children’s play area).

2 ORGANISATION & RESPONSIBILITY MATRIX

Below is a table listing the key roles for the proposed Scheme.

Applicant	Mellieha Bay Hotel Ltd	Mr Brian Mizzi
Client Representative	Mellieha Bay Hotel	Mr Victor Pollacco
Project Manager	iAS Ltd	Arch. Peter Zammit
Architet for Planning	Em Architects	Dr. Edwin Mintoff
Project Architect	CS Design	Perit Adrian Falzon
Concept Architect	HKS	Arch. Luciano Mazza
Geotechnical Engineer	Geotech1	Dr Adrian Mifsud
Excavation Architect	CS Design	Perit Adrian Falzon
Construction Architect	CS Design	Perit Adrian Falzon
Fire Engineer	AP Services	Ing. Gaston DeGiovanni
Project Engineers	Scicluna & Associates	Ing. Joseph Scicluna
Project Supervisor	Resolve Ltd	Ing. Claude Farrugia
EIA Coordinator	Adi Associates Environmental Consultants Ltd	Mr Adrian Mallia
Stripping Contractor	n/a	Mr Dale Bonello
Asbestos Containing Material (ACM) removal	PT Matic Environmental Services Ltd.	Mr Oliver Fenech
Demolition Contractor	Polidano Brothers Ltd.	Mr. Charles Polidano
Site Technical Officer	n/a	Not yet appointed

¹ Adi Associates Environmental Consultants Ltd. 2019. PDS - Redevelopment of the Mellieha Bay Hotel, L-Gahdira, Il-Mellieha. December 2019

Construction Contractor	Excel System Construction	Mr. James Fenech
Excavation Subcontractor	Polidano Brothers Ltd.	Mr. Charles Polidano
Environmental Monitor	Ensure Limited	Mr. Adrian Mallia
Archaeological Monitor	JB Arch Ltd.	Mr. Jeremy Besancon

Table 1 - Organisation & responsibility matrix

3 CONSTRUCTION SITE ACCESS

Figure 1 - Property line and site boundary, shows the outline of the Scheme site and the outline of the application site subject of development permission application PA/01948/20. The Scheme site refers to the area subject of the redevelopment, which is located at L-Ghadira, on the northern shore of Mellieha Bay.

Vehicular access to and from the site is through a cul-de-sac from Marfa Road, leading to and ending within the applicant's property line, as indicated in **Figure 2 - Access to site**, below.

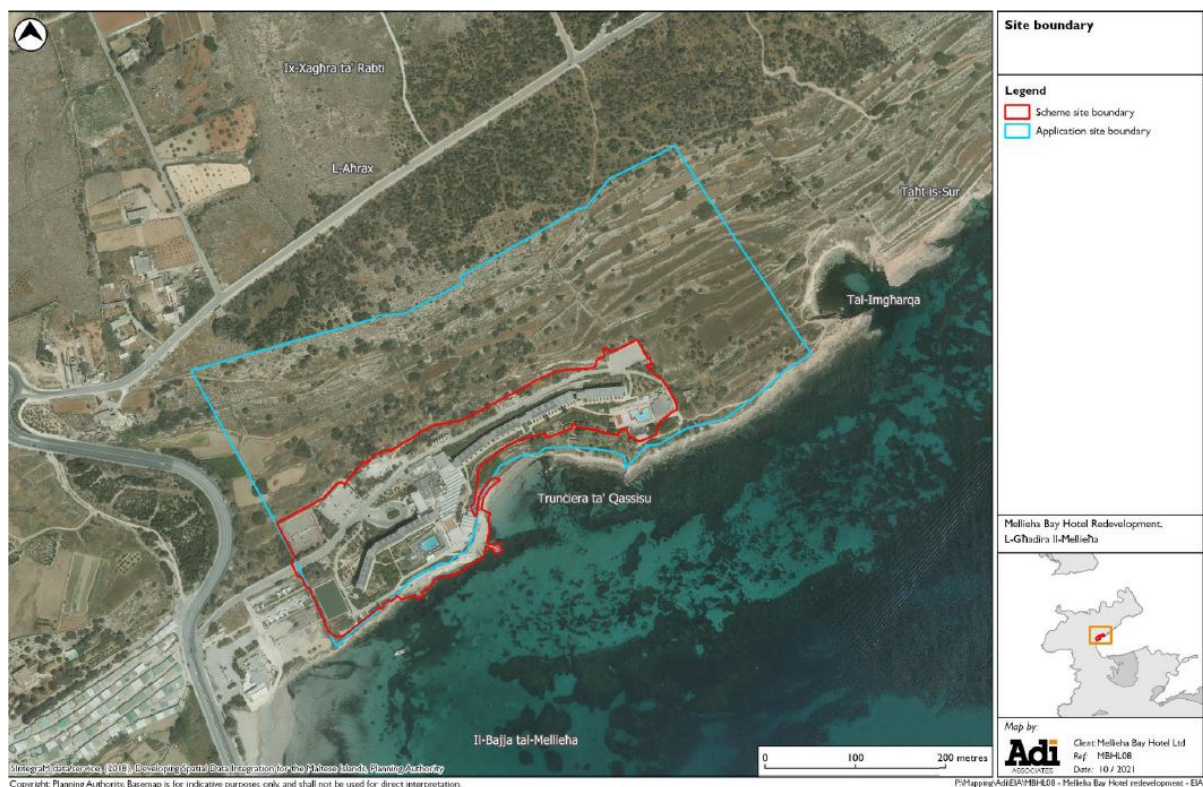


Figure 1 - Property line and site boundary



Figure 2 - Access to site

4 TRAFFIC MANAGEMENT

Site access entry and exit routes shall remain as existing, that is from the side road leading onto Triq il-Marfa. Two entry/exit gates have been installed, one for vehicular use, and another for pedestrians who will be entering the construction site through the designated passageway (see Figure 3 - Traffic Management).

Figure 3 - Traffic Management marks all the gate installation, together with the necessary signage at entry/exit points to site and from the arterial road.



Figure 3 - Traffic Management

5 DETAILS OF SITE HOARDING

The site has been cordoned off (as indicated in Figure 4 –) to restrict pedestrian access into the site to the general public from the existing footpaths in the north-eastern rural areas and from the southern coast.

The hoarding consists of chain-link fencing around the site perimeter to secure a safe and lockable controlled access. The height of the chain-link fencing shall be in accordance with S.L.552.09 and which in no circumstance must be less than 2.5m high.

A knitted woven fabric net shall be installed on the south side of the property, in particular in the areas which are easily accessible to the Public from the foreshore.

A buffer zone (shown in Figure 4 –) shall be marked where necessary to signal that neither access nor usage of the area is permitted. Such zone will not be accessible to vehicles, nor used as storage areas, during project execution. These buffer zones will be adequately marked on site and outlined to site personnel during site induction and toolbox talks.

6 TEMPORARY SITE OFFICES AND WELFARE FACILITIES

Temporary site offices and welfare facilities will be located on site within the site boundaries that are already disturbed.

7 STORAGE AREAS FOR MATERIAL

Figure 4 – , illustrates the proposed areas designated as storage areas for materials. Storage areas will be limited to the site boundaries that are already disturbed and their exact details and configuration will be confirmed once the works contractor is engaged.

8 STORAGE AREAS FOR PLANT AND MACHINERY

Figure 4 – Area, illustrates the proposed areas designated as storage areas for plant and machinery. Storage areas will be limited to the site boundaries that are already disturbed and their exact details and configuration will be confirmed once the works contractor is engaged.

Any plant or machinery to be used during the works will have a valid certification and will be operated only by competent personnel. Relevant certificates or skill cards will be provided.

A wheel washing facility is already installed in the vicinity of the main gate leading to Marfa Road.

Figure 5 - Plan, illustrates a preliminary site logistics plan, indicating proposed locations for tower cranes.

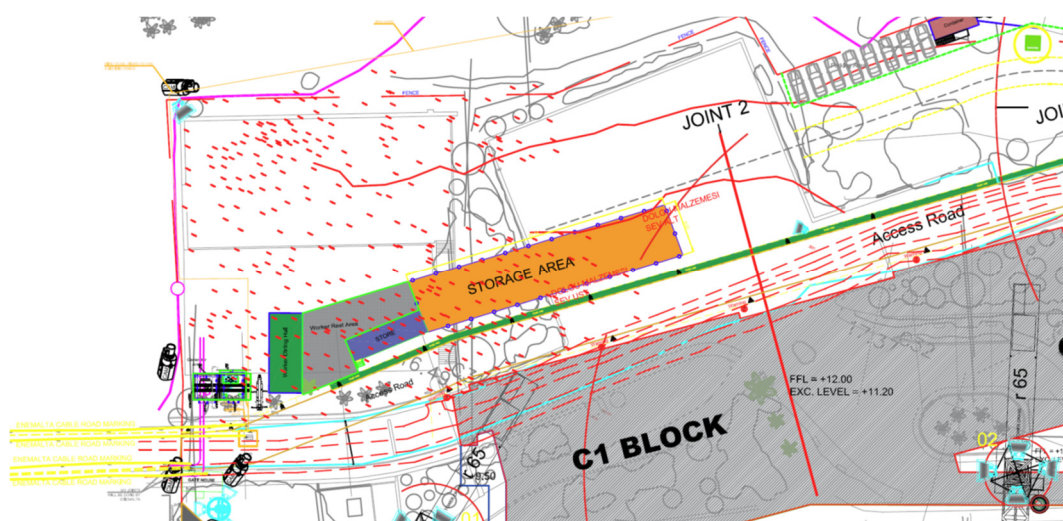


Figure 4 – Storage Area

MBH Mobilization Project



Figure 5 - Mobilization Plan

9 WORKING HOURS

Working hours will be in line with local legislation and permit conditions. Working hours may vary by time of year and in respect of environmental or other constraints.

10 PROGRAMME OF WORKS

The Applicant will be procuring these works in several works packages as indicated below:

- Oversight, general excavation and associated ground works;
- Civil works including all construction works;
- Building services including all mechanical, electrical and extra low voltage works;
- Finishing works

Works covered by PA/1948/20

The proposed Scheme contemplates a number of blocks that are represented in Figure 6 - Block Referencing and **Figure 7 - South Elevation**, below. The works for the proposed scheme will be carried out in one (1) phase, namely:

- Phase 1 (PA/1948/20)
 - Substructure of all the blocks.
 - Construction of all blocks.

For a more detailed explanation on the works methodology, please refer to Chapter 12.

Given the extent of the site it is envisaged that there will be an overlap between the construction and the excavation work packages, with the construction following the progress of the excavation works.

Figure 8 - Programme of Works, illustrates the proposed sequencing of the works related.



Figure 6 - Block Referencing



Figure 7 - South Elevation

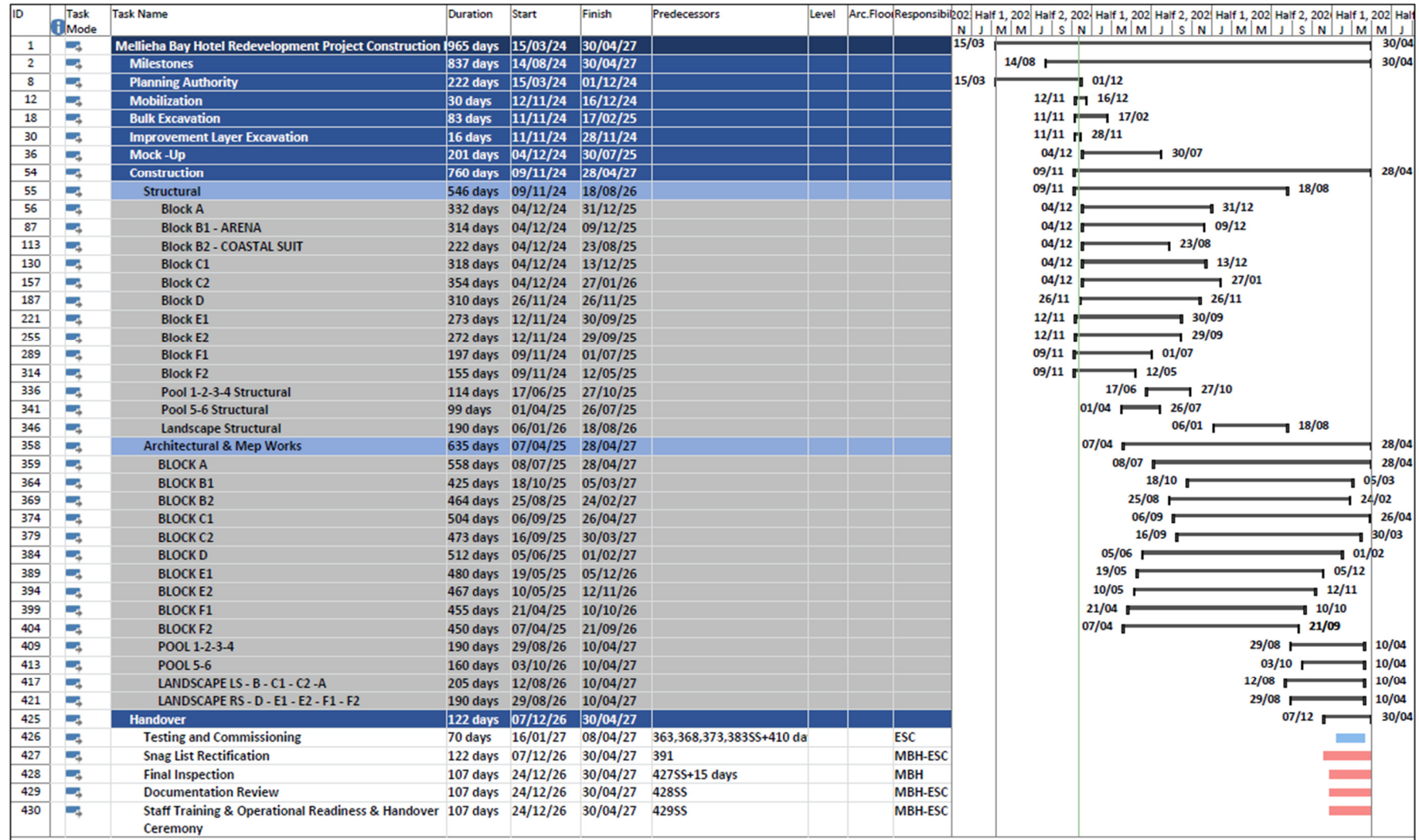


Figure 8 - Programme of Works

11 PROTECTION MEASURES FOR RETAINED BUILDINGS, STRUCTURES AND LANDSCAPES

Further to consultation with the Superintendent of Cultural Heritage (SCH)² the marble plaque commemorating the opening/foundation stone of the existing hotel has been salvaged and will be integrated into a display installation with period photos and newspaper cuttings illustrating the design and history of the original hotel.

In respect of the existing hotel buildings / structures, including built elements within the grounds, which may incorporate stones formerly part of the Fedeau / Qassisu Battery, any removal will be supervised by qualified archaeologists, reporting to the SCH, and any cultural heritage artefacts removed will be appropriately recorded and salvaged, where possible. The restoration and exposure /showcasing of the Fedeau / Qassisu Battery, will be undertaken having regard to the restoration method statement prepared by Prof. Conrad Thake³, and under the supervision of qualified archaeologists / restoration architects, reporting to the SCH. The details to address any protection to the battery during the demolition and construction phases will be prepared once the works contractor/s are engaged.

Provisions have been made for the archaeological excavation of the known ancient burial site along the road at the north-eastern perimeter of the hotel property. These works have been finalised under the supervision of a qualified archaeologist, reporting to the SCH. Further details will be submitted once the archaeological studies are completed, and the works contractor is engaged.

Figure 9 - Landscape areas to be retained and areas to be excavated below, illustrates the areas where existing vegetation is being retained and areas where existing vegetation is proposed to be removed. Any existing protected species will be retained or relocated depending on location with respect to the landscaping proposal. Indigenous species will be proposed as part of the soft landscaping. Further details will be made available once the works contractor is engaged.

Trees and shrubs within the area to be excavated have already been removed and relocated / destroyed in accordance with an environmental permit issued by the ERA. Transplanted specimens are either being maintained in a nursery on site for eventual replanting as part of the new hotel's landscaping scheme, or have been transplanted in an area as part of an afforestation scheme in the vicinity of the hotel and within the applicant's site boundary.

² Superintendent of Cultural Heritage. 2020. PA/09876/19 - 36a and PA/01948/20 - 38a

³ Prof. Conrad Thake. 2021. Restoration Method Statement. Remains of Fedeau/Qassisu, Coastal Battery at ta' Qassisu, Ghadira, Mellieha Bay

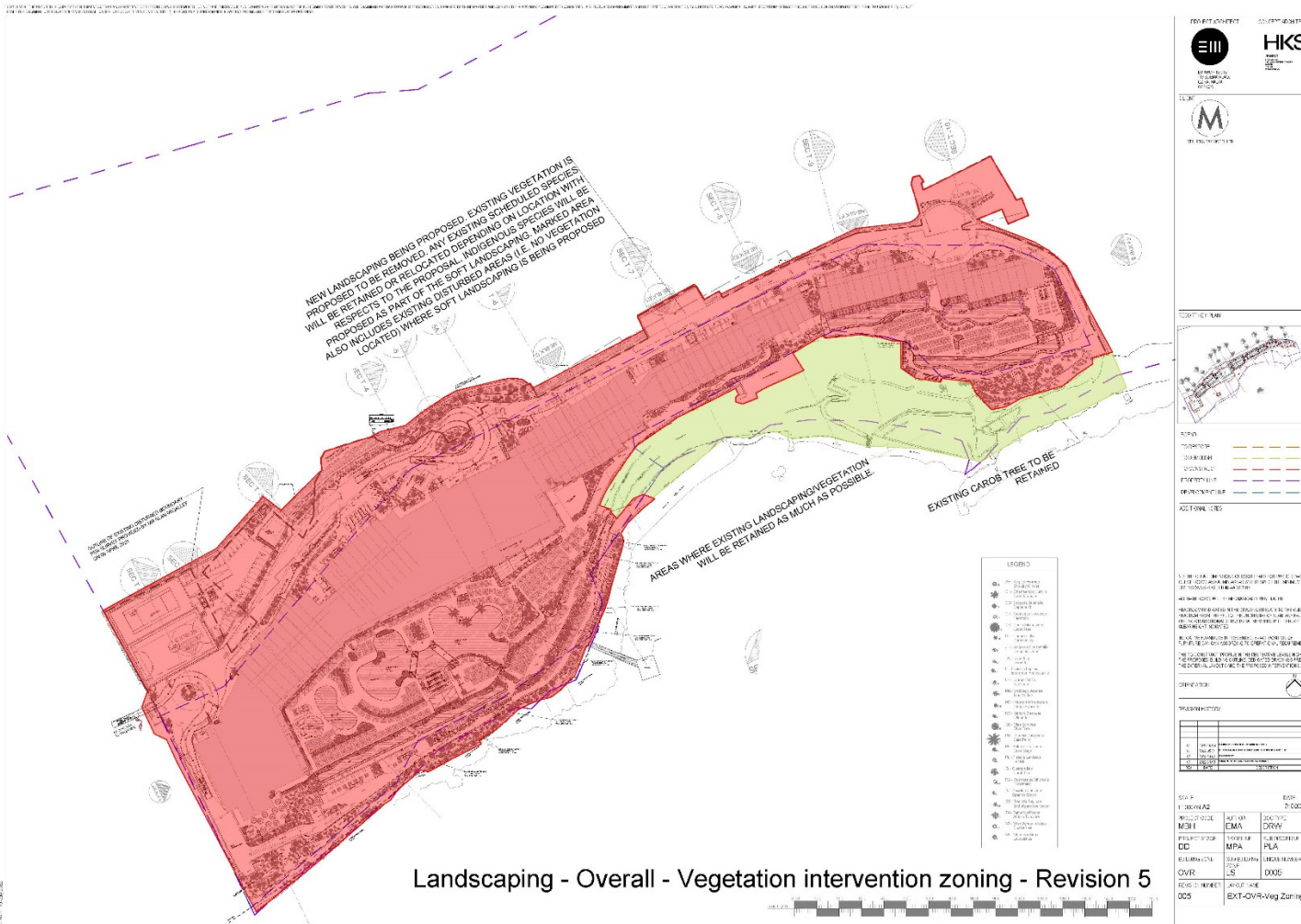


Figure 9 - Landscape areas to be retained and areas to be excavated

12 WORKS METHODOLOGY

12.1 IDENTIFICATION OF RISKS INVOLVED

- Before any works are carried out electricity supplies will be identified, checked, and isolated.
- Any underground services must be detected, disconnected and/or allocated prior to commencement of demolition works.
- An asbestos survey report had been prepared by the clients' consultants and all visible asbestos has been removed by third party contractors. In the event that buried asbestos containing materials is encountered, works in this area will be stopped immediately and the matter reported to the environmental monitor and measures taken to remove the asbestos safely from the site and delivered to appropriate facilities licensed to accept this waste. Asbestos removal will be undertaken by appropriately licensed contractors.
- All appropriate precautions must be taken to ensure the safety of workers prior to the commencement of works to remove any danger that the excavation works may pose.
- Any temporary support system shall be certified by a relevant qualified person commissioned by the contractor.
- Fall protection systems must be erected around any stairwells, stairs, shafts and any other edges and openings where any person may fall a distance liable to cause personal injury. All fall protection systems must be robust, of good construction and of adequate strength for the purpose for which they are to be used. Fall protection should be regularly checked and maintained to ensure its strength and effectiveness.
- Ground openings shall be adequately covered, and covers must be secured to ground against any possible unwanted displacement.
- When weather conditions may put workers in a dangerous situation, all work at height must be suspended. Wind force must never put workers at risk.
- Material and tools shall be placed away from edges.
- Temporary lighting systems shall be installed in areas where natural light is not sufficient.
- Scaffolds or temporary platforms shall be certified as safe to work on by a competent person. Scaff tags or other certificates (as appropriate) will be provided, and workers instructed on the correct use of such support systems.
- Glass or similar hazardous materials shall be removed from the site.

12.2 DUST MITIGATION MEASURES

- Water misters

During the excavation works, water misters and/or water bowsers shall be used as a dust suppression measure to control the dust particle dispersion. Such misters shall be supplied with the temporary water that shall be made available for the execution of the works.

- Wheel washer

A wheel washing facility (as per Figure 10 - Wheel Washing Facility & Figure 11 - Wheel Washing Facility, below) is already installed at the main exit route for the cleaning of all heavy vehicles exiting the site to limit dust dispersion onto the arterial roads.

All loaded trucks leaving the site will have to be covered before leaving the construction site. No trucks will be allowed to exit the site without the necessary material covers.

Further details are available in Excavation EMMS.

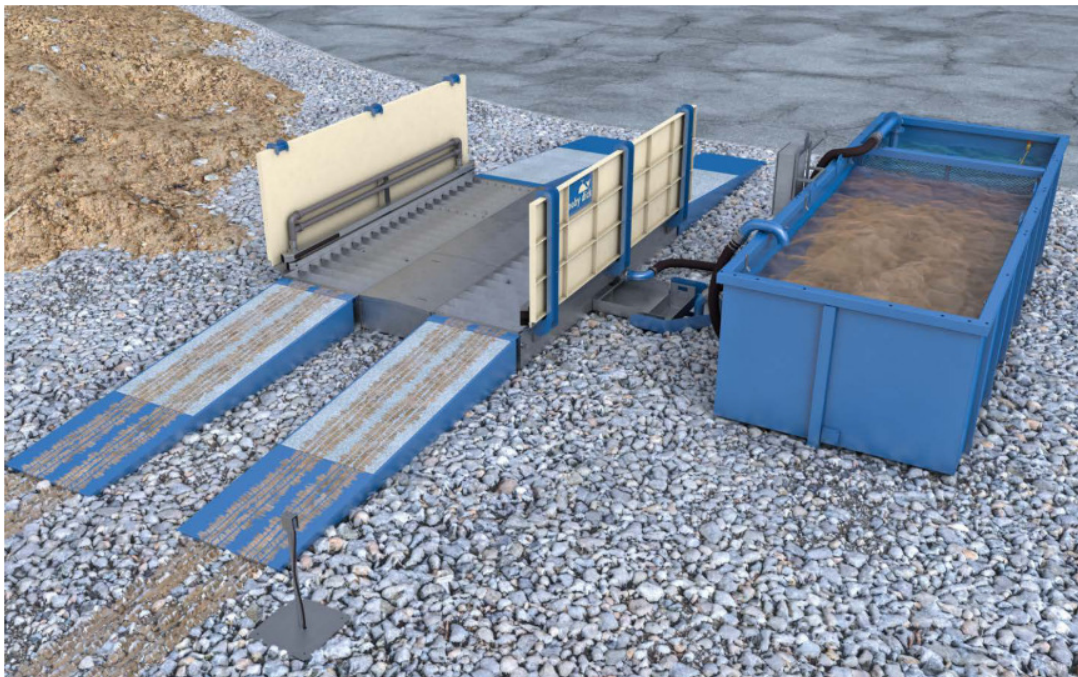


Figure 10 - Wheel Washing Facility

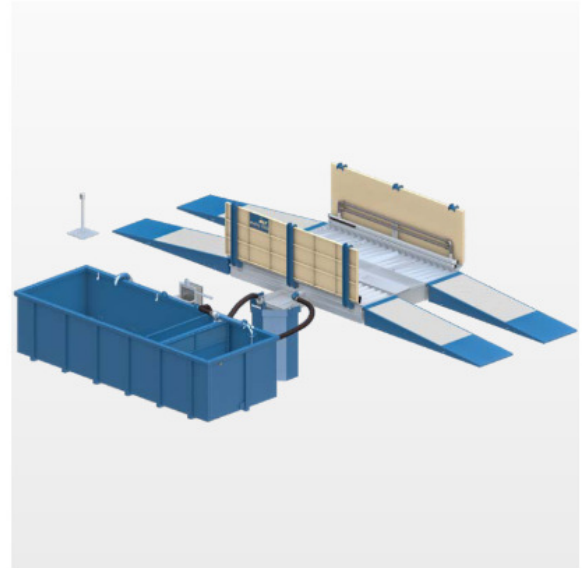


Figure 11 - Wheel Washing Facility

13 LOCATION OF DISPOSAL FOR MATERIAL FROM EXCAVATION

It is intended to recycle some of the crushed demolition material in the new build (to be used as backfill).

While aiming to minimise excavation waste and recycle material, dumping will only be done in an authorised dumping site in Lapsi, Quarry no HM 33 (see Figure 12 - Route to registered quarry HM-33).

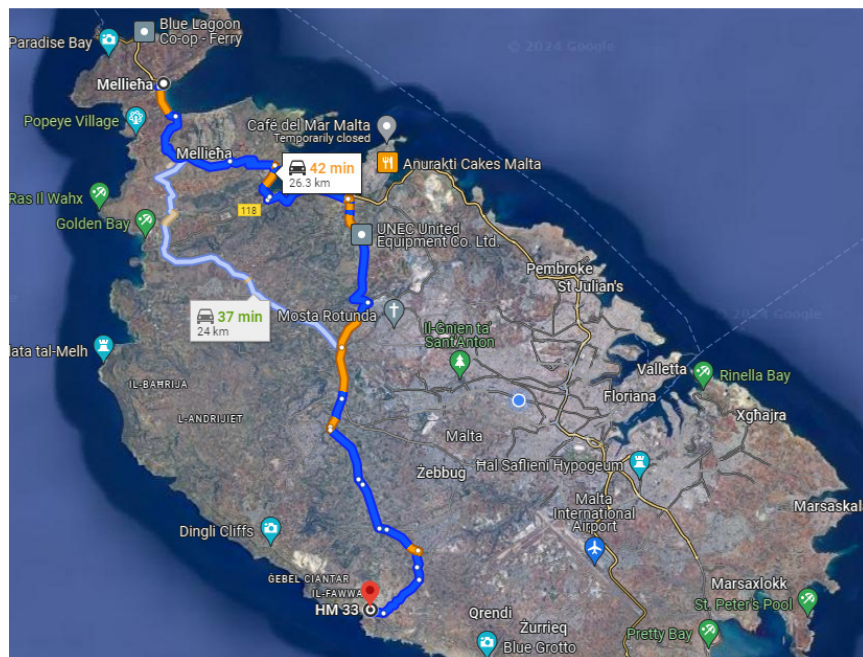


Figure 12 - Route to registered quarry HM-33

APPENDIX A – CONSTRUCTION METHOD STATEMENT

Appendix 3

Sixth Schedule (Regulation 7 and 8)

BUILDING METHOD STATEMENT

PA/1948/20 REV01



LN 136 of 2019 Building Regulations Act (CAP. 513)

Avoidance of Damage to Third Party Property Regulations , 2019

These regulations shall be applicable to any construction work which involves:

(a) excavation, that in its affected zone includes third party property; or

(b) the demolition or removal of any existing structure, or roof or structure abutting with, or immediately adjacent to, or underlying or overlying any property belonging to or occupied by third parties or toothing work with existing buildings; or

(c) the building of additional storeys or load-bearing walls or structures over any property belonging to or occupied by third parties; or the construction of new buildings or additional storeys adjacent to existing third party property.

1. Commencement Date of the works

Following approval by BCA, 25th November 2024

2. Checks showing existing floors capable of new loads

Not Applicable



a. Estimate of existing and proposed loads

b. Description of additional reinforcement necessary in existing building

3. Checks showing that the foundations of the existing building capable of new loads

a. Estimate of existing and proposed loads

i. Existing loads on foundation

ii. Anticipated loads on foundation

b. Information on nature of foundations

i. Description of foundations

ii. Physical verification of foundations

c. Information on nature of the ground

i. Testing of ground – refer to ground investigation report

ii. Bearing capacity of ground

5. Proposed methodology

a. Risks involved after taking into account of the structural condition

- Incorrect interpretation of construction information, substandard construction materials, incorrect construction methodology which may lead to unstable structures.
- Incorrect crane usage causing crane instability or falling material. Cranes and all lifting accessories must be certified and handled by experienced personnel.
- Accidental actions such as impact from construction machinery or materials in transit (e.g. skip of debris/ rock), and/or local failure of final or temporary supports,

including dynamic effects, that may result in collapse of load- bearing structural members.

- Failure of formwork under wet concrete loads.
- Instable of incomplete parts of the construction during inclement weather.
- Water ingress.

b. Sequence of work

New construction will principally consist of a reinforced concrete frame structure with columns supporting a reinforced concrete flat slab at all levels. Foundations will consist of a limited number of piles and generally a reinforced concrete raft.

- i. Given the extensive size of the site the sequence described can be staggered with each building block being at different stages of construction, this phasing will depend on site logistics and will not have a direct impact on the stability of the construction
- ii. Following the conclusion of the general excavation and any precise excavation required the site will be cleared from any resulting debris
- iii. For each of the zones allotted for a particular phase the ground material around the zone shall be examined for stability and any necessary temporary or permanent shoring will be executed such that the site is rendered safe to all operatives
- iv. The surveyors shall establish the building perimeter and clear and sturdy marks shall be made on site
- v. A piler shall be used to bore piles in established locations, the sequence of coring and casting shall be determined by the Perit in Charge following further site investigation and prior to the start of the works
- vi. The base of any retaining walls shall be cast in reinforced concrete and after allowing for two days of curing the reinforced wall shall be cast
- vii. Backfilling behind the retaining wall shall follow as and when deemed appropriate by the Perit in Charge
- viii. Backfilling granular material shall be laid on the ground to the appropriate levels and compacted being laid at 200mm per layer before being compacted with a roller till the required level is reached
- ix. Geotextiles shall be laid as per geotechnical design
- x. A concrete blinding layer shall be layer over the compacted backfill material
- xi. Underground pipework shall be laid in accordance with the M&E design
- xii. Waterproofing layers will be laid as required
- xiii. The steel reinforcement of the concrete raft shall be put in place and inspected
- xiv. Concrete shall be cast to form the raft in accordance with instructions given by the Perit in Charge
- xv. The superstructure will be constructed following the same sequence for all successive floors
- xvi. Column and core wall steel followed by formwork and concrete casting
- xvii. Slab formwork followed by placing steel and concrete casting, the extents of the concrete casts are to be agreed with the Perit in Charge
- xviii. HCB partition wall to be erected once the slab formwork and propping has been removed as per structural engineer's direction
- xix. The sequence shall be repeated for all the proposed blocks

c. Safeguards for stability of works undertaken, contiguous structures and terrain

The stability of the perimeter masonry walls during construction is to be provided by the internal cross walls or temporary wooden ties. No perimeter masonry walls are to be built without any internal cross walls or other temporary measures to provide bracing.

The Contractor shall ensure that the formwork is suitably designed to take the temporary load of the fresh concrete.

The Contractor shall ensure that the amount of building material loaded on permanent or temporary slabs can be safely supported.

d. Type of machinery allowed

Mechanical and electrical equipment shall consist of concrete mixers, tipper trucks, concrete pumps, cranes, dumping trucks, jack hammers, angle grinders and jiggers, as deemed necessary by the Contractor. These tools and machinery will also be required to be certified by competent persons and the health and safety officer shall make sure that such certification is in place.

e. Type of machinery not allowed

The health and safety officer shall not allow the use of such machinery or tools without the necessary certification. The Contractor shall seek authorisation from the Perit responsible for this method statement to place any heavy machinery on the newly constructed slabs.

f. Any specific interventions required

No specific interventions are envisaged to be required during the course of works. Should any instability be observed in the structure or neighbouring structures, works shall be stopped until inspection is made by the Perit responsible for this method statement.

g. Type, position and certification of crane to be used

A number of tower cranes and mobile cranes shall be used simultaneously from within the site. The cranes are to be certified by a competent person and must be operated by a competent crane driver. Mobile cranes must always be erected on stable ground with outriggers adequately positioned and placed on spreaders.

h. Precautions and safeguards

i. Against instability of the structure

Care shall be taken to ensure stability of walls and stacked building materials in the temporary state especially during windy weather.

ii. For parts thereof being demolished

No other demolition is envisaged.

iii. For any contiguous structures

No particular provisions need to be taken apart from those mentioned in other sections of this method statement.

iv. For the safety of persons

During construction works a scaffolding shall be constructed along the facades of the development as required by the building regulations to protect workers as required.

No dirty run-off from the site is allowed to enter the public drains and culverts. Trucks are not allowed to carry dirt on their wheels out onto the streets. All waste should be dumped in appropriately designated sites.

All personnel on site shall be equipped and should be wearing the following:

- Safety helmets
- Safety shoes
- Ear plugs/ear muffs
- Wet weather wear
- Sun protection

It is the responsibility of the contractor to carry out site inductions to all personnel on site. All construction works and transport of materials should be carried out in accordance with Planning Authority conditions and the local building regulations. Care must be taken to restrict unnecessary noise.

The Developer / Employer and the Contractor shall commission a competent person (other than the Perit in charge of works), to act as a Health and Safety Officer and Project Supervisor with regards to health and safety regulations as stipulated in Legal Notice 281 of 2004 (Occupational Health and Safety Authority Act – CAP. 424). The Contractor on the other hand is responsible for persons accessing the site and to abide by health and safety requirements, legislation and regulations in Malta. All necessary signage and safety equipment to be provided by Contractor in charge of works.

The Developer / Employer or the Contractor or any competent individual (other than the Perit in charge of works) appointed by the employer, is to act as a site manager as required by the Regulations for the Environmental Management of Construction Sites as stipulated in Legal Notice 295 of 2007.

6. Procedure for the loading and carting away of resulting debris

During clearing away of site, waste material generated shall be taken away to an approved Construction and Demolition dumpsite. Removal of demolition waste and debris shall be collected and carried away by trucks as instructed by the authorities. Adequate cover to the dumping trucks must be provided to prevent dispersion of dust and debris into public roads. Trucks will not be allowed to carry dirt on their wheels out into the public roads. No dirty run-off water from the site will be allowed to enter the public drains and culverts.

