

Proposal: Change of use of part of ground floor from offices (Use Class B1) to 7 no. residential apartments (1 x 1-bed and 6 x 2-bed, Use Class C3) and concierge facility together with elevational alterations to include removal of brise soleil from rear elevation and associated works

Location: India House , 75 Whitworth Street, Manchester, M1 6HB

Date of application decision: 28th May 2021

Application number: 124656/FO/2019

Condition No 5 – Construction Management Plan – Part Approval sought - Internal Strip Out only

This document responds to the wording of the planning condition and relates solely to the strip out of the building. A further condition discharge application will be submitted prior to any re-instatement works following the strip out.

1. A construction programme including phasing of works; **at this time we are only carrying out the ground floor strip out, this is planned to take a total of 6 weeks**
 - 24 hour emergency contact number; **Simon Brennan Site Manager 07793836934**
 - Phasing and quantification/classification of vehicular activity, to include expected **would expect no more than 1-2 vans daily during the 6 weeks, purely for operative transportation, waste removal will be via the located skip already on site which services all the works due to the limitation on the side road**number and type of vehicles accessing the site for: Deliveries; Waste removal; Cranes; Equipment, Plant; Works; and Visitors;
 - Size of construction vehicles; **As above expect no more than 'transit' style vans**
 - The use of a consolidation operation or scheme for the delivery of materials and goods; **Purely strip out works, no materials deliveries in connection to this works**
 - Means by which a reduction in the number of movements and parking on nearby streets can be achieved (including measures taken to ensure satisfactory access and movement for existing occupiers of neighbouring properties during construction), such as programming, construction methodology, shared deliveries, car sharing, travel planning, parking facilities for staff and visitors, on-site facilities to encourage the use of public transport and cycling; **It is expected the operatives will van share or use public transport, due to the building location**
 - Routes for construction traffic, avoiding weight and size restrictions to reduce unsuitable traffic on residential roads; **not applicable**
 - Locations for loading/unloading, waiting/holding areas and means of communication for delivery vehicles if space is unavailable within or near the site; **no applicable, no deliveries**
 - Locations for storage of plant/waste/construction materials; **skip located off road at the side of the building on private land, no material or large plant storage required**
 - Arrangements for the turning of vehicles, to be within the site unless completely unavoidable; **not applicable**
 - Arrangements to receive abnormal loads or unusually large vehicles; **not applicable**

- Swept paths showing access for the largest vehicles regularly accessing the site and measures to ensure adequate space is available; **not applicable**
- Any necessary temporary traffic management measures; **not applicable**
- Measures to protect vulnerable road users (cyclists and pedestrians); **not applicable**
- Arrangements for temporary facilities for any bus stops or routes; **not applicable** however bus stop was re-located for the over scheme due to erected scaffold
- Method of preventing mud being carried onto the highway (wheel washing); **not applicable**
- Methods of communicating the Construction Management Plan to staff, visitors and neighbouring residents and businesses and Community consultation strategy, including details of stakeholder and neighbour consultation prior to and during the development along with the complaints procedure **refer to attached Construction plan**
- Dust suppression measures, including a section on air quality and the mitigation measures proposed to control fugitive dust emissions during the enabling and build phases; **refer to attached Construction plan/Rhodar RAMS**
- Compound locations where relevant; **Welfare facilities located within India House**
- Details regarding location, removal and recycling of waste (site waste management plan); **refer to attached Construction plan/Rhodar RAMS**
- Sheeting over of construction vehicles; **not applicable**
- A commentary/consideration of ongoing construction works in the locality; **refer to attached Construction plan**
- Construction and demolition methods to be used, including the use of cranes (and their location); **Covered in Rhodar RAMS**
- The erection and maintenance of security hoardings; **not applicable to internal ground floor strip out**
- Details on the timing of construction of scaffolding. **not applicable to internal ground floor strip out**