ENABLING WORKS PACKAGE

IN ACCORDANCE TO SATISFY THE PRE COMMENCEMENT CONDITIONS

Project Name: Picadilly Wharf

Project Location: 48 Store Street, Manchester, M1 2WA

Project Owner: Shaw Street Homes Development Ltd

Principal Contractor: Merebridge Homes

Plan Prepared By: Owen Simmons

1. Introduction

This Enabling Works Strategy has been jointly prepared by **Thomas Consulting Ltd** (Structural Engineers), **Merebridge Construction** (Developer), and **Edlington Consulting Ltd** (Environmental Specialists). It sets out the proposed enabling works required to facilitate the safe commencement of development on the site and **supersedes** the previous *Enabling Works Strategy* submitted as part of the planning application received on **20th May 2022**.

This report specifically addresses **Pre-Commencement Conditions 4 and 5** of the planning approval. It should be read in conjunction with the appendices referenced throughout, as well as the separately submitted **Construction Environmental Management Plan (CEMP)** and the **Construction Phase Health & Safety Plan**.

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2. Background

The site is located at **National Grid Reference 384986E, 398076N** and encompasses an area of approximately **0.07 hectares**. The site is currently undeveloped and has been cleared of all vegetation. Topographically, it slopes from Piccadilly Village to the north, where a **retaining wall** separates it from the **Store Street footpath**.

- *Refer to Appendix 1 – Existing Site Topography*

Geologically, the site is underlain by **Chester Formation sandstone**, overlain by glacial **Till**.

A **Phase 2 Environmental Site Investigation** has been undertaken (submitted separately to discharge Pre-Commencement Condition No. 6), which confirms that there is a **low risk of contamination**. The site is **not located** within a Coal Mining Risk Referral Area.

This report primarily focuses on the **enabling works**, which are to be delivered in phased stages to allow for the safe and efficient commencement of the main construction works.

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3. Enabling Works Overview

Refer to detailed plans and information in the Appendices.

The enabling works have been structured into **three distinct phases**, each aligned with a specific stage of the development programme. This phasing ensures proper coordination of logistics, site set-up, sequencing, health and safety compliance, and alignment with the **Building Safety Act**.

Enabling Works Phases:

- **Phase 1:** Temporary access works (Pre-Commencement compliance)
- **Phase 2:** Site stabilisation and installation of temporary and permanent support structures
- **Phase 3:** Bulk excavation and preparation for main construction activities

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4. Phase 1 – Temporary Access Works

Refer to Appendix 2

Phase 1 focuses on the formation of temporary access arrangements to enable the mobilisation of tracked piling rigs and associated equipment. A ramp will be constructed from **Store Street** using temporary supports to achieve appropriate gradients.

Scope of Works:

- Installation of temporary site cabins, pedestrian and vehicle access gates
- Temporary road closure and traffic management measures
- Construction of access ramp using precast concrete Lego blocks
- Formation of new foul manhole and connection to the existing United Utilities combined sewer in Store Street
- Installation of new drainage run and silt interceptor to serve wheel wash and welfare facilities
- Installation of a wheel wash system connected to foul drainage
- Formation of piling mat and ramp for piling rig access

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5. Reinstatement Strategy

Refer to Appendix 3

In accordance with **Pre-Commencement Condition No. 5**, which states:

"Should the development not proceed within the timescales set out in Condition 1 and following the commencement of the Enabling Works, the site shall be reinstated in accordance with the approved details within 18 months of the commencement of the Enabling Works."

A detailed **Reinstatement Plan** has been developed to ensure the site can be returned to a safe and acceptable condition should the development not progress.

Reinstatement Works Include:

- Removal of the temporary access ramp and supporting structures
- Rebuilding of the existing retaining wall to the front and side elevations using materials matching the original condition
- Reinstatement of site fill materials previously excavated
- Spreading of topsoil and turfing across the site surface

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6. Phase 2 – Site Stabilisation & Support Works

Refer to Appendix 4

Phase 2 involves the implementation of permanent and temporary support structures necessary for bulk excavation to proceed safely.

Scope of Works:

- Installation of precast retaining walls to support existing masonry retaining structures (in a hit-and-miss pattern to prevent undermining)
- Formation of upper-level piling mat at capping beam level
- Installation of contiguous piled wall
- Reduced level excavation to formation level for the building's substructure
- Installation of new lower-level piling mat to facilitate foundation works

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7. Phase 3 – Excavation & Substructure Preparation

Refer to Appendix 5

This final enabling phase prepares the site for commencement of the main structural works.

Scope of Works:

- Formation of lower-level piling mat
- Execution of piling operations for the building's main frame and core foundations

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8. Summary

This Enabling Works Strategy outlines a structured and phased approach to preparing the site for full development. Each phase is designed to ensure safe access, ground stability, and regulatory compliance, with contingency measures (including reinstatement) in place as required under planning conditions.

All works will be carried out in coordination with appointed contractors, in accordance with local authority requirements, and in line with best practice standards for health, safety, and environmental protection.

Appendices

- **Appendix 1** – Existing Site Topography
- **Appendix 2** – Phase 1 Enabling Works Plan
- **Appendix 3** – Reinstatement Plan
- **Appendix 4** – Phase 2 Enabling Works Details
- **Appendix 5** – Phase 3 Enabling Works Details