

Construction Management Plan

Citylabs 4.0 External Gas Store

Date: 11th Sept 2025

Rev: First Issue



Author: Colm Donaghy

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1. Key Stakeholders

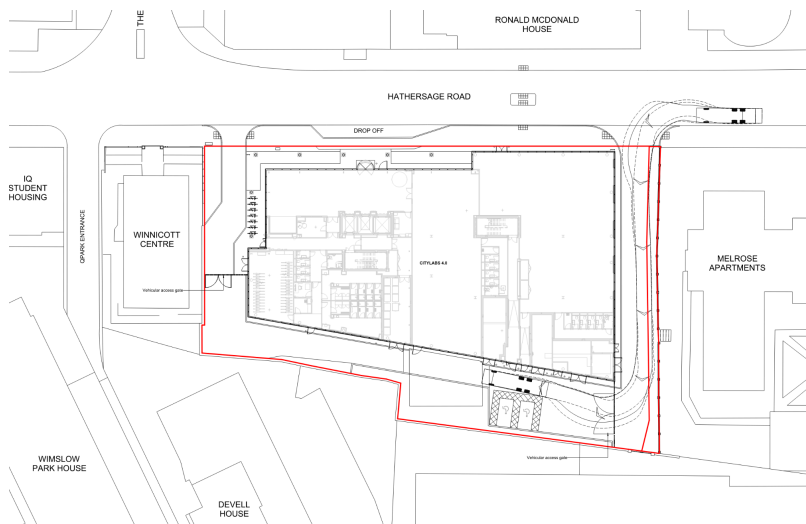
Property	Project
Client	Citylabs 4.0 Limited
Employers Agent	Gardiner & Theobald
Architect	Sheppard Robson
Principal Design	Safer Sphere
MEP	Hilson Moran
Civils and Structures	Arup
Fire Engineer	Arup
Planning Consultant	Deloitte

2. Introduction

This Construction Management Plan is prepared to support a planning application by outlining the key construction management plan.

3. Site Location

The site is located within the private property of Citylabs 4.0, specifically the externals to the south and east elevations. Citylabs 4.0 is bounded by Hathersage Road to the north, the Winnicott Centre to the west, Melrose Apartments to the east and St Gabriels Hall to the south. The site is occupied by Bruntwood only - the building is currently vacant other than a staffing presence.



The work consists of removing the eastern security gate and excavating a trench to the new location which will bring the Gas Stores within the security line of the property.

A new blockwork wall will be built within the building to a specific location to the eastern elevation. Once the blockwall is constructed areas of the facade will be dismantled and replaced with new panels. The Gas Stores will be prefabricated to spec and delivered to sit, set on preformed concrete slabs. The cages will be in the region of 2 m high, 0.9 m deep and various lengths.

Distribution Pipe work will be fitted to manifolds with the relevant stores and pipework fitted at high level to predetermined entry points.

Finally the gate will be fitted, and cabled to access control and energised.

4. Hours of Site Operation

Site operating hours will comply with any planning condition requirement. An initial policy will be set; Monday to Friday 07:30 - 18:00 each week, and Saturday between 09:00 and 14:00 from time to time.

There will be no work on Sunday and Bank Holidays.

5. Site Contacts / Emergency Contacts

Prior to the contractor commencing work the main site contacts include:

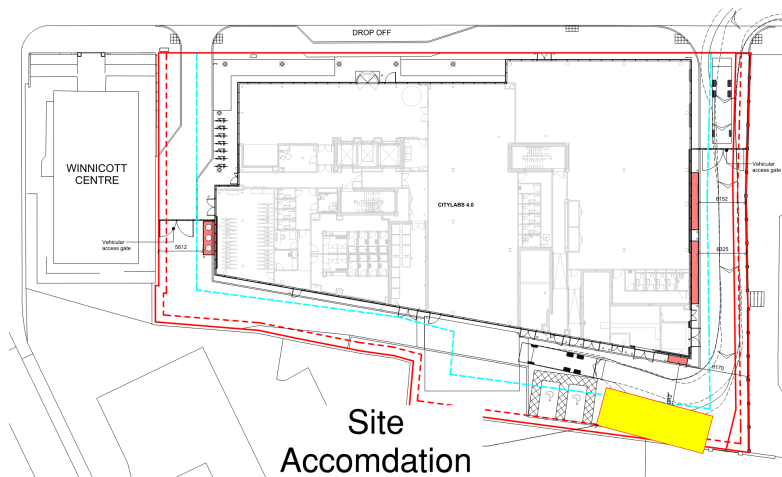
Danielle Warriner - Operations Manager (07966 857702)

Dave Jones - Facilities Manager (07967 740216)

Once works commence a notice board will be placed nearby in an accessible and visible area to confirm the onsite contacts.

6. Compound Location

Facilities are to be provided for storage of materials, a place to eat and an office to the south east of the site. WC facilities can be provided within the building if there is not sufficient space. Proposed to keep the disabled parking spaces open for use by occupier, although it should be noted the building is skeleton staffed only with no occupants.



7. Waste Management

A Site Waste Management Plan (SWMP) will be developed and published prior to commencement. The principles of waste hierarchy best practice will be applied to ensure optimum sustainability levels are maintained.

A great amount of waste is not expected as the only disposal requirement would be the curtain walling which will be taken from the site the same day. A small skip will be sited from time to time within close proximity to the site accommodation.

8. **Parking**

The ParkBee Wilmslow Carpark closed 100m from site on Hathersage Road will be used during the construction work for construction works and staff.



9. **Security**

Due to the sequencing of the works, there will be a period of time where the existing security gate is removed to the east of the site. During this time security will be briefed and an onsite security guard will monitor the building. CCTV and Access Control to the building will remain active.

All materials will be stored near the site accommodation to the south east, obscured from view from Hathersage Road.

10. **Access**

The existing one way system will be maintained during the works. The building is mostly unoccupied so there is no coordination with existing tenants or waste refuge. All deliveries will be taken straight from Hathersage Road round the building.

An element of the work involves trenching to the new gate location. During the entirety of these works the road will remain open as 3m is all that is required during this time due to limited extent of work.

11. Noise and Vibration

The demolition element of these works includes a soft / mechanical strip of the building's existing facade which will not generate vibration and limited noise. Excavations to the access road will generate vibration and noise. These works are limited in nature and will only be undertaken mid afternoon to avoid disturbing nearby residents.

12. Communication Strategy with Local Residents

As a member of the local community we have an established relationship with the Hospital, and are familiar with the Melrose and Devell House management teams.

Prior to any works we will provide advanced notice of any disruptive works.