

Construction Method Plan

For the Erection of two storey extension and side porch extension to existing mosque to create ancillary accommodation

Date : September 2025

REV A

10.11.25

Includes revisions to section 5 and new section 8.

REV B

15.11.25

Includes further details for noise.

Introduction

The purpose of this construction method statement (CMS) is to ensure that the development approved at 96 – 98 Heywood St, Manchester (Manchester planning reference **134400/FO/2022**) is carried out with minimum disturbance to neighbouring occupiers (in terms of noise, vibration, traffic and dust) and does not detrimentally impact on the environment and the safe operation of surrounding highways. All main- and sub-contractors will adhere to the objectives of the CMS.

This document is accompanied by drawing, **190 - PL07 Construction Management Plan**.

The site is set on Heywood St, Manchester and is accessed by vehicle via the adjacent Wordsworth Avenue and is placed next to a residential area.

Proposed programme

The target construction start date is now to be at the end of November 2025 prior to the application expiry.

1) The parking of vehicles of site operatives and visitors (see drawing 190 - PL07 Construction Management Plan)

The parking of vehicles will be at the fore of the building. This is marked as (1) on the attached layout.

2) The loading and unloading of plant and materials (see drawing 190 - PL07 Construction Management Plan)

All loading / unloading is to take place within the site and never outside the permitted working hours unless previously agreed upon with the Local Authority. No on-street loading will be permitted without prior approval from the Local Authority.

Loading and unloading will take place at the fore of the building. This is marked as (2) on the attached layout.

3) The storage of plant and materials used in constructing the development (see drawing 190 - PL07 Construction Management Plan)

The principle of “just in time” deliveries will be followed strictly throughout the development process to ensure that plant, machinery and materials are not stored on site for long periods before they are actually required for the building works. When materials are kept on site then this will always be within the site boundary and only for as long as absolutely necessary. All materials, especially those prone to emitting dirt or dust, will be covered by appropriate sheeting and securely fastened. All areas within the site and on adjoining highways will be checked for spillages on a regular basis. Machinery, when in use, will be kept away from noise-sensitive areas such as residential dwellings. All machinery and plant equipment that has to be kept on site will be switched off and secured when not in use.

Storage locations will be in the forecourt. This is marked as (3) on the attached layout.

4) Wheel washing facilities and mechanical road sweeping provision (see drawing 190 - PL07 Construction Management Plan)

Wheel and chassis washing facilities will be provided on site within a wash bay area which is to be isolated from other areas. These facilities will ensure that mud, stones and any other extraneous materials are removed from vehicles before they exit the site. Effluent resulting from these facilities will not be directed into the public sewerage or any street gullies but will be disposed off on site. The contractor will monitor the surrounding highways and footpaths on a daily basis and ensure that the construction works do not have a negative impact on road cleanliness. A schedule for the road sweeping of the surrounding footpaths and highways will be prepared to ensure the highways are kept in a good condition throughout the development process.

The wash bay area will be close to the site entrance and is marked as (4) on the attached layout.

5) Environmental Issues

5.1 Air Quality and Dust Management

Where practical, measures will be devised in accordance with the BRE's Pollution Control Guides (2003) publications and the GLA's Best Practice Guidance on The Control of Dust and Emissions from Construction and Demolition (2006).

Air pollution and nuisance dust emissions from construction activities are issues that require close attention and consideration, with relevance to the legislation.

Referring to visible dust, it is imperative to prevent statutory nuisance arising from construction works, or dusty activities. Therefore, a philosophy for the prevention of dust formation in the first place should be adopted. Dealing with dust should follow the regime:

1. Prevention
2. Suppression
3. Containment

These three principles are well established and are central to the dust control strategies. They follow a hierarchy to control the emissions.

The contractor will ensure that their own employees working on site and all sub-contractors follow best practice at all times to control and limit emissions of gaseous and particulate pollutants into the atmosphere from the construction activities, including vehicles and plant. Suppression techniques will be through the use of water hoses and dampening down of localised areas during the construction works.

Regardless of regular inspections and procedures, should any airborne dust be seen to be leaving the site boundary the source of the emission will be immediately identified and corrective action will be taken without delay.

In addition to the mentioned measures, the following dust and dirt suppression measures will be pursued:

- All site personnel to enter and leave the site wearing clean clothes and shoe wear
- The use of fine sprays during the loading or unloading of materials, cutting and drilling plant, unpaved areas, sand, spoil and aggregate stockpiles
- Preference of hydraulic construction over percussive techniques
- Where practical, the use of building materials that are pre-fabricated or cut offsite including structural elements, cladding and woodwork
- Burning of waste or unwanted materials on site to be strictly forbidden
- Covering of all skips
- Correct use of all plant and machinery and regular maintenance of their exhaust systems, which are to be positioned as far away from nearby buildings as possible

Dust Management Controls

Best practice pollution control measures will be put in place, to ensure adverse impacts including dust and air pollution, effects on water quality, pollution from fuel use and storage of other potentially hazardous materials do not occur and to reduce the risk of environmental nuisance and complaints from any neighbours.

1. Monitoring of nuisance effects in relation to dust;
2. Assessing the effectiveness of any mitigation measures put in place.

The dust management controls that will be implemented throughout the demolition and construction phases are, as a minimum:

- An adequate water supply on the site will be ensured for effective dust/particulate matter suppression/mitigation;
- Where practicable, ready mixed materials (e.g. use of ready mixed concrete) will be used to replace those that would otherwise have the potential to produce dust, if

this is not possible concrete will only be mixed within enclosed areas which will be shielded to avoid contamination and release of particles into the air;

- Material stockpiles (e.g. granular materials, topsoil, excavated soils) will be minimized and positioned away from sensitive receptors where possible and either covered or kept dampened to avoid the release of any dust;
- The cutting or grinding of any materials will be controlled so that any dust production is minimised and contained. All cutting equipment will use water as dust suppressant or suitable local extract ventilation;
- Spill kits and equipment will be readily available on site to clean any spillages;
- No bonfires and burning of waste materials will be allowed on site.
- Vehicles transporting materials capable of generating dust to and from site will be suitably sheeted on each journey to prevent the release of materials and particulate matter. The sheeting material will be maintained in good order, free from excessive rips and tears.
- Regular monitoring of the road network in close proximity to the site entrance / exit will be implemented to ensure appropriate additional measures are applied as required to minimise dust generation and mud deposits.
- Wheel washing facilities will be provided to reduce the track out of dust and dirt onto the main highway and this will also involve a visual inspection of the wheels and washing if required.
- All dust control equipment will be maintained and serviced in accordance with the manufacturers' recommendations and records kept.
- All plant and vehicles will be switched off when not in use as per the No Idling policy in order to prevent the emissions of fumes affecting the local area.

Relevant Documents

Should any dust related complaints be received, they must be relayed to the Site Manager who will keep a record of all environmental incidents and remedial action taken in an environmental incident log book and investigate each complaint.

Monitoring

The Site Manager will regularly walk around the site and check that all mitigation measures are in place and working. If any visible dust is noticed, remedial action will be taken immediately.

Dirt, dust and noise emissions will be continuously monitored by a designated person. Any deviation from the above methods will only be permitted in exceptional circumstances and with prior consent from the main contractor and all other relevant parties.

5.2 Noise and Vibration Management Controls

Site Induction

Each contractor working on the site will undergo an induction. As part of the induction the issues of emissions from the site and the potential impact on neighbouring properties will be raised, including noise. The induction will include specific measures to be taken, along with how and who to report any issues identified to.

The contractor will employ Best Practical Means (BPM), as defined in Section 72 of the Control of Pollution Act 1974, at all times to reduce noise (and vibration) to a minimum, with reference to the general principles and mitigation procedures contained in BS5228: 2009 'Parts 1 and 2 Noise and Vibration Control on Construction and Open Sites'. Noise is to be controlled at source where practicable. Also BS5228-1:2009+A1:2014 and BS 5228-2:2009+A1:2014. As a result, the following control measures will be implemented.

Fixed items of plant will be electrically driven where possible. Other control measures are to include:

- All vehicles, compressors and plant will be equipped with effective silencers and noise reducing insulation in accordance with BS5228: 2009 part 1;
- Work practices will be adopted such that noise emissions are kept to a minimum, i.e. plant will be switched off when not in use and noise suppression covers will be closed at all times;
- Vehicle noise will be kept as low as possible (e.g. excessive revving of vehicles will not be permitted); Engines will not be left idling when not in use.
- Equipment will only be used for short durations, will be maintained, and used in-line with manufacturer's instructions.
- Where possible, noisy plant and equipment will be sited away from sensitive noise boundaries and if necessary, acoustic screens will be used to provide additional protection against the construction noise;
- Loading and unloading of vehicles, dismantling of site equipment, such as scaffolding, or moving equipment or materials around site, will be conducted in such a manner as to minimise noise generation and where possible these actions will be conducted away from noise sensitive areas;
- There are to be no piling work undertaken as part of the development. Compaction of sub-base works are anticipated to be minimal but will not take place outside of the hours 09:00-15:30 Monday-Friday. Neighbouring residents will be informed prior to the works, along with an estimation of the duration of the works.
- Deviation from approved method statements will only be with prior approval of the Contractor.
- Noise complaints will be reported to and investigated by the Site Manager. See Complaints section below for details of community engagement, which will include any potential noise issues.

Relevant Documents

Should any noise related complaints be received, they must be relayed to the Site Manager who will keep a record of all environmental incidents and remedial action taken in an environmental incident log book and investigate each complaint.

Monitoring

It is not intended to undertake noise monitoring from the site at this time, however should any specifically noisy operations be required or complaints received boundary noise monitoring will be introduced. Further advice will be sought at the time from the Local Planning Authority but initial target levels will be 70dB $L_{Aeq,10hrs}$ at the boundary with any

regular maximum sound levels (repetitive banging for example breaking concrete base) of <80dB L_{Amax}.

If required monitoring will be undertaken by the site manager or their representative following training on the use of a hand-held sound level meter. Advice will be sought as required from an acoustic consultant. All staff will be instructed to be mindful of any noise emission and to report any issues identified.

Sensitive receptor locations

The following nearby sensitive receptors have been identified;

- Residential properties located to the east
- Businesses to the south
- Sikh Temple to the north

Letters will be sent to all surrounding properties prior to the start of construction works detailing the proposed works, timescales and contact details for the site, should they have any question, concerns or complaints. Residents will be encouraged to report any issues to the identified contact, and regular visits and letters will be sent during the works to maintain good working relationships with the neighbours.

6,) Details of working hours and timing of deliveries

No deliveries or noisy work (including the loading and unloading of waste and materials) is to take place on Sundays, bank holidays or outside the following working hours:

8am – 6pm Monday to Friday

9am – 3pm Saturday

Any requests to carry out such works outside of these working hours will be directed to the Local Authority at least seven days in advance, together with details of the works (including the expected noise levels) and why these cannot be carried out during the normal working hours.

Any such request will be supported by information covering the activities to be undertaken and justification for the need to work outside of the above stated hours. The request shall include details of additional measure to control any associated potential impacts from the activities, e.g. noise/vibration/dust, and methods to be used to advise local residents and any additional measures for them, or the council to contact the site during the work

Deliveries will be after 9.30 am. A traffic marshal will be available on site to coordinate deliveries and to ensure that the safety of pedestrians, cyclist and other vehicles is ensured at all times.

7) Measures to ensure that construction and delivery vehicles do not impede access to neighbouring properties (see drawing 190 - PL07 Construction Management Plan)

Signage will be erected at the entrance to the site directing vehicles and setting out rules, location marked as (8). A banksman will also be present to ensure neighbours and their access is not impeded. The existing access into the site will be maintained and used.

Further information

- Vehicle and pedestrian movement can continue to operate outside and around the site without interruption
- No temporary road / footway closures or diversions are anticipated. However if required permits will be obtained.
- All works are to be contained within the site and to the back of the kerb.
- There are requirements for hoarding and scaffolding. A licence will be obtained. Skips will be placed within the site. Under the new stairs.

8) Community Consultation Strategy

All residents/neighbours and businesses will be contacted in advance of commencement of construction activities on site to inform them of the development, giving a point of contact and advising that there will be regular neighbours forums, so that they can be informed of what is happening with the project and also a forum for them to air their concerns or issues.

Throughout the construction phase we will endeavour to eliminate or reduce any negative impacts on the public, staff, and operatives. We have thought about and will put in place the right strategies to mitigate any negative impacts and will enforce these through the correct management and supervision of activities. Through training and information we hope to encourage a positive and safe attitude towards working practices and the impact their activities can have on neighbours, residents and local businesses.

Community Feedback & Complaint Procedure

The views and feedback from the local community are extremely important to the continuous improvement of the way that construction sites are managed to minimise the impact to the surrounding areas as well as an opportunity to rectify a situation whereby an occurrence may have had an impact.

The procedure to contact the construction team will be as follows: -

1. Points of contact to be displayed on the site hoarding and shared to the local community with the consultation and newsletter drops.
2. Contact can be made in the following form: -
 - a) In person to site personnel.
 - b) Via phone to the construction site office.
 - c) In writing by letter or email to the construction site office.
3. Log the contact in the site record, recording all details of the situation or incident and respond with an acknowledgment of the complaint within 12 hours of receipt.
4. Severity rating is applied to highlight significant and important items that need urgent attention and response. High priority items are passed to project and company director level.
5. Timeframe for responding is given and communicated to the person who made contact.

6. Appointed person within the site team undertakes investigation and produces report on the situation. All items will be provided with a first response to within 12hrs.
7. Rectify the situation and implement changes required to prevent re-occurrence.
8. Response is provided back to the person who made contact, providing update on what has been implemented to prevent re-occurrence and with a view of closing out the situation/complaint.
9. Escalation process will be in place for dealing with situations which cannot be resolved at site level and whereby senior members of staff need to be involved.

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