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Construction Management Statement

Project Ref
1053

Job Description
Erection of two single storey
buildings together with demolition
of existing building

Site Address
New Islington Marina, Old Mill
Street, Manchester, M4 6EA

Issue History
Rev: -
Issue Date: 10.09.2025

1. Introduction

1.1 Overview

Following the approved planning application ref 139605/FO/2024, it included condition number 9 requesting that a construction management statement (CMS) be submitted as part of the condition discharge application. The CMS covers specific legislative requirement; compliance with British Standards and general aspects of the construction works potentially affecting local residents and the environment.

Within this CMS, the term 'construction' relates to all activities carried out on the site before and including the construction phase.

It is important to note at this stage a Contractor has not been appointed, but as part of the Tender, the chosen contractor will be issued with this document and it will be highlighted that is part of any planning approval, which needs to be complied with.

1.2 Structure of this Document

- Section 1 provides background information relating to the CMS and its enforcement.
- Section 2 sets out arrangements on the site, key activities, access and hour of working.
- Section 3 sets out the minimum standard of construction practice and the mitigation measures:
 - Traffic and accessibility
 - Noise
- Section 4 sets out the construction sequence for the works.
- Section 5 sets out how the constructor employed on site will be registered
- Section 6 Site Access, Site Compound and Tree Protection Plan

1.3 Purpose of the CMS

The purpose of this statement is to define the minimum standards of construction practice that are required of the appointed contractor in so far as they affect the environment, amenity, safety and well being of local residents, the general public and employees of local businesses. It aims to assure local residents and affected parties that potential impact to the environment will be mitigated in accordance with recognised best practice, guidance and legislative standards.

The CMS will be adopted by the Contractor through discussions with Manchester City council planning authority. It will apply throughout the construction process.

1.4 Compliance with relevant standards, legislation and Guidance

There are numerous Codes, Standards and Acts of Parliament which cover environmental and related matters, and there are referred to as applicable in this CMS. Notwithstanding those references, compliance with this CMS will not absolve the Contractor, or its sub-contractors from compliance with all legislative requirements applicable at the time of construction. Wherever this statement makes reference to legislation, standards or codes it shall be the contractor responsibility to ensure that the current versions are used at all times. Examples of key relevant legislation include:

- The Control of Pollution Act 1974
- Health & Safety at Work Act 1974
- Environmental Protection Act 1990
- The Construction (Design and Management) Regulations 2015
- Construction (Health, Safety and Welfare) Regulations 1999
- Management of Health & Safety at Work Regulations 1999

1.5 Responsibilities and Incident Reporting Procedures

The appointed constructor will nominate a senior member of staff to supervise the activities on the construction site at all times when the site is operational. The appointed person will be responsible for ensuring that CMS is adhered to and will hold meeting with the Client, Agent and statutory bodies as necessary. Any incidents of non-compliance with the CMS must be reported as soon as reasonably practicable.

The designated person from the Contactor will be the first point of contact for members of the public in the event that there are complaints or disturbance. Contact details should be clearly displayed on hoardings around the site. All complaints must be logged and appropriate action taken within two days. A written report must be provided within 5 days.

1.6 Proposed Development

The application seeks planning approval for the construction of an ancillary and storage building. Both buildings are single-storey with an eave height of 2.4m. The ancillary building will improve the existing facilities which will be demolished. The Ancillary building brief comprises a park keeper's store, washing, laundry and toilet facilities for users of the canal boat marina, and 'service station' functions for the boaters-including pump out (sewage), and potable water supplies. The use of the open plan storage building is to support facilities for the narrow boat occupants.

The proposed two sites for the new builds are located on either current hard standing or in the same location as the demolished building. They can easily be fenced off from the rest of the site whilst maintaining the public footpaths during construction. Their location allows development without any significant impact to users of the site.

2. Site Arrangements 2.1 Site Location

New Islington is located in Manchester's Northern Quarter.

The marina is just a few minutes' walk from the New Islington tram stop with direct links around the city and one stop from Piccadilly with national connections.

The area has been undergoing a serious regeneration in recent years, of which the Marina has been the focus. The Marina comprises two basins which connect with the Rochdale Canal and Ashton Canal respectively. New Islington Marina combines inner city living with canal boat lifestyle in a truly unique setting.

The Rochdale Canal basin features 33 residential and 7 visitor moorings. These include floating pontoons providing permanent residential moorings.

Both sites measure circa 260sqm in size and are located within a much bigger Marina Site. It is occupied by some hard standing and a security fence.

The works compound area and proposed access route are shown on the drawing at the rear of this document.

2.2 Site Access

For the purposes of construction, both sites can be accessed by a private gated road directly off Old Mill Street, which bounds the site to the South East. This road is an existing emergency and grounds maintenance vehicles only access off Old Mill Street. The general topography of the site slopes downwards to the North West.

A temporary site road will be installed across the grass areas to each compound prior to any other works commencing, using ground protection tracking, and the road will be used throughout the duration of the works. The compounds will enable the public pedestrian access paths to remain unaffected and in use throughout the contraction phase. It will also mean that the entry and exit points for construction vehicles are away from public entry areas of the site and a fair distance from the nearest residential neighbouring property.

2.3 Hours of Working

Normal working hours on site will be Monday to Friday 0800 – 1700 hours with occasional working on Saturdays between the hours of 0800 – 1300 hours. No works will be undertaken on Sundays or on Bank Holidays.

2.4 Site Housekeeping

A 'good housekeeping' policy shall be applied on the site at all times. This shall include, but not necessarily be limited to, the following requirements:

- All working areas to be kept in a clean and tidy condition
- All working area shall be no smoking
- Open fire shall be prohibited at all times
- All necessary measures shall be taken to minimise the risk of fire and the contractor shall comply with the requirements of the local fire authority.
- Audio equipment (radios) shall not be operated on site
- Waste is to be stored in designated container and removed at frequent intervals
- Toilet facilities will be provided for all site staff
- Food waste will be removed frequently
- A wheel washing facility will be provided if required and cleaned regularly.
- Working area will be inspected frequently and site inspections carried out at any time without prior notice.

2.5 Fencing and Hoardings

The contractor shall ensure that all working areas are sufficiently and adequately fenced off from members of the public, and to prevent animals from straying onto the working area.

Temporary hoarding may be erected consisting of 2.0m plywood faced timber framed hoarding.

All hoarding shall be maintained in a neat and tidy condition and to provide contact details for the nominated staff members. All fencing and hoarding shall be removed as soon as reasonable practicable after completion of the works.

2.6 Lighting and Security

Construction equipment and lighting shall be sited so as to minimise visual intrusion and light spillage at nearby residential properties, in so far as is consistent with site safety. Site lighting shall be positioned and directed to minimise nuisance to residents and disturbance of wildlife.

The Contractor shall comply with the Institute of Lighting Engineers document Guidance Notes on Reduction of Light Pollution (2000) in so far as is reasonable practicable and applicable to the construction works.

Adequate security shall be exercised by the Contractor to prevent unauthorised entry to or exit from the site. Site gates shall be closed and locked when there is no site activity and site security measures shall be implemented. Lighting for security purposes will be sited so as to minimise visual intrusion and light spillage.

2.7 Site Facilities

Portable cabins providing welfare facilities will be permitted and located on existing hardstanding areas. Exact position to be determined by the chosen contractor.

The Contractor shall ensure that the risk of infestation by pests or vermin is minimised by adequate arrangements for the disposal of food and waste or other material attractive to pests. If infestation occurs, the contractor shall take such action to deal with it as required by the local authorities.

On completion of the work, the contractor shall clear and clean all working areas and accesses as works proceed and when no longer required for the works.

All surplus soil and materials shall be removed when they are no longer required on site.

2.8 Site Safety

The Contractor shall prepare and maintain a set of Emergency Procedures and Contacts which should be prominently displayed on site at all times. Such procedures must be followed in the event of a site emergency. They shall contain emergency phone numbers and the method of notifying emergency services.

All site work will be carried out under the provisions of the Health & Safety at work Etc Act 1974. Health & Safety briefings will be made to all staff before they enter the site initially followed by regular updates and awareness raising.

3. Managing the Environmental Impact of Construction

3.1 Introduction

The section sets out the mitigation measures that are proposed in relation to the developments in order to minimise and to manage the potential environmental impact of construction

3.2 Dust and Air Quality

Measures to reduce the levels of dust and prevent the deterioration of the local air quality are included in a CMS as best practice and ensure that levels do not become significant.

The Contractor shall take all necessary measures to avoid creating a dust nuisance during construction. Best Practicable Means will be used to minimise the creation and emission of dust, the following measures take into account guidance prepared by the Building Research Establishment (BRE) on Control of Dust from Construction and Demolition Activities. These include:

- Water suppression or dust extraction technology to be fitted to drilling and grinding equipment.
- Where appropriate, drilling and excavation surfaces will be wetted
- During dry condition, debris piles will be kept watered as necessary to that no dust nuisance may be caused
- Suitable measures will be taken during the construction period to prevent the deposition of mud and dirt on the public roads and to prevent the propagation of dust from the site
- Sheeting of lorries during transportation of construction materials and spoil export

The Contractor shall take precautions to prevent the emission of smoke or fumes from construction vehicles, site plant and stored materials include volatile substances. Vehicles and plant shall be well maintained and measures shall be taken to ensure engines and motors are not left running for long periods when not in use.

The contractor shall comply with the provisions of the Environment Act 1995, the Clean Air Act 1993 and the Health & Safety at Work Etc Act 1974 and the Greater London Authority Best Practice Guidance 'The Control of Dust and Emissions from Construction and Demolition', 2006.

The Contractor shall comply with the Control, of Substances Hazardous to Health Regulations (COSHH) 1999 and Health & Safety Executive (HSE) Guidance Notes EH 40/90 and EH 40/97 on Occupational Exposure Limits.

3.3 Traffic and Accessibility

The predicted traffic generation associated with the construction works are not expected to result in significant impacts on existing traffic on the surrounding road network. Nevertheless, a number of mitigation measures will be implemented to minimise effect on construction traffic movement, particularly HGVs, as far as possible. These include:

- Material deliveries will be restricted to outside rush hour times associated with Manchester city centre.
- Where possible, heavy and special loads will be delivered to the site during off peak hours, subject to agreement and provided that this does not give rise to additional levels of construction noise.

- Materials and equipment will be stored securely on site to minimise unnecessary traffic movements.
- The contractor will ensure that delivery and construction vehicles do not park on, or obstruct the highway.
- Vehicles access will be controlled using a banksman who will be responsible for the vehicle movement in and around the main entrance area.

Below is an indication of the types of vehicles that may be required at key stages during the construction programme:

<u>Element</u>	<u>Type</u>
Workers	Van (1800kg)
Material delivery	Small lorry (8 ton)
Material delivery	22 ton truck
Site set up	22 ton truck
Site set up	Concrete truck
Demolition	22 ton truck
Reduced dig/muck away	22 ton truck
Piles	Piling rig
Piles	22 ton truck
Structural steel	22 ton truck
Concrete	Concrete truck
Site mobilisation off site	22 ton truck
Waste	12 ton truck

3.4 Noise and Vibration

Unacceptable impacts arising from construction noise are not expected on the site. In general 'Best Practicable Means' as defined in Section 72 of the Control of Pollution Act 1974 will be employed to minimise noise and vibration. Furthermore, the guidance provided in British Standard 5228-1:2009 – Code of practice for noise and vibration control on construction and open sites – Part 1: Noise will be followed. Such measures control the noise at source by using effective acoustic enclosures, screens and barriers where necessary, and ensuring regular maintenance on vehicles.

The following measures will be implemented:

- Normal working hours will be 8am to 5pm Monday to Friday, with occasional working 8am to 1pm hours on Saturdays. No works take place on Sunday's or Bank Holidays.
- Noise emitted by plant items should not exceed the limits quoted in either the relevant EC Directive, UK Statutory Instrument of BS 5228-1:2009.
- Items of plant operating on site will be shut down in intervening periods of use.
- Compressors brought onto the site will be silenced or sound reduced models fitted with acoustic enclosures.
- All pneumatic tools will be fitted with silencers or mufflers
- The excavation and demolition of structures will, wherever possible be undertaken without pneumatic breakers, hydraulic attachments will be used in preference to breakers. Where the use of impact hammers is necessary, their attachment to larger heavy excavators can often reduce the level of vibration.
- Care will be taken during the erection of scaffolding to avoid impacts from banging steel

4. Construction Sequence In general terms the construction sequence will be as follows:

- Install new temporary ground protection roads to access both sites
- Secure site
- Install site hut/welfare facility
- Demolish existing ancillary Building
- Top-soil strip
- Construct drainage
- Excavation/footings
- Substructure
- Construct Frame
- Roof Structure
- Roof Finish
- First fix
- Second fix
- Interior Fit Out
- Landscaping, including planting three new trees

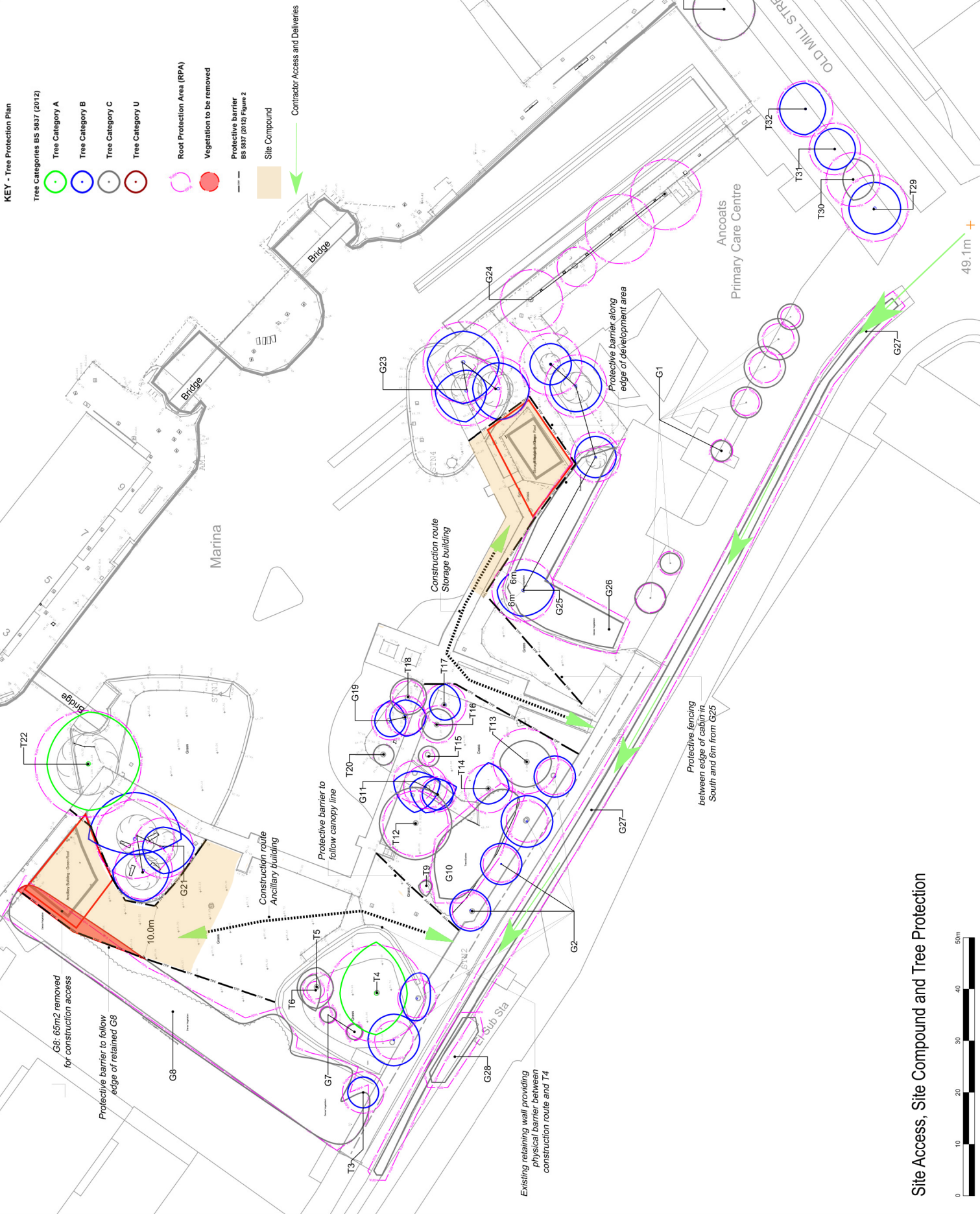
Further details on phasing will be updated on contractor appointment. It is anticipated the works will last approximately 9 months.

5. Considerate Constructors Scheme

Although a contractor has not been appointed yet, it is hoped the site will be registered under the considerate constructor's scheme. The Site Code of Practice forms the basis of all the Scheme's requirements, which include:

- All work is to be carried out with positive consideration to the needs of traders and businesses, site personnel and visitors, and the general public. Special attention is to be given to the needs of those with sight, hearing and mobility difficulties.
- Be aware of the environmental impact of your site and minimise as far as possible the effects of noise, light and air pollution. Efforts should be made to select and use local resources wherever possible. Attention should be paid to waste management. Reduce, reuse and recycle material where possible.
- The working site is to be kept clean and in good order at all times. Site facilities, offices, toilets and drying rooms should always be maintained to a good standard. Surplus materials and rubbish should not be allowed to accumulate on the site and spill over into the surrounding. Dirt and dust from construction operations should be kept to a minimum.
- General information regarding the Scheme should be provided for all neighbours affected by the work. Full and regular communication with neighbours, including adjacent residents, trader and businesses, regarding programming and site activities should be maintained from pre-start to completion.
- Respectable and safe standards of dress should be maintained at all times. Lewd or derogatory behaviour and language should not be tolerated under threat of severe disciplinary action. Pride in the management and appearance of the site and the surrounding environment is to be shown at all times. Operative should be instructed in dealing with the general public.
- Construction operations and site vehicle movements are to be carried out with care and consideration for the safety of site personnel, visitors and the general public. No building activity should be a security risk to others.
- Ensure that everyone associated with the site understand, implements and complies with this Code.
- The Considerate Constructors Scheme poster is to be displayed where clearly visible to the general public. A site's contact details should be obvious to anyone affected by its activities

6. Site Access, Site Compound and Tree Protection



Site Access, Site Compound and Tree Protection





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