Construction Management Plan (CMP)

For Manchester City Council

Old Market Street / Grant Close Single Storey Building Project

Revisions

- Revision 5

Introduction

The purpose of this Construction Management Plan (CMP) is to help developers minimize the environmental and community impacts of construction activities, both on and off site. This CMP is a live document, to be updated at each stage of the project as it progresses from pre-construction through to completion. The CMP must address all impacts associated with the proposed works, as well as any cumulative impacts from nearby construction sites, and detail how these will be mitigated and managed.

This CMP follows best practice guidelines, including the Construction Logistics and Community Safety (CLOCS) Standard and the Guide for Contractors Working in Manchester. The approved contents of this CMP must be complied with unless otherwise agreed in writing with Manchester City Council. The project manager will work with the Council to review this CMP if issues arise during construction. Any revised plan must also be approved by the Council and complied with thereafter.

This CMP does not override the need to obtain separate consents or approvals, such as road closures, hoarding licences, or demolition notices. If demolition is involved, a separate application must be made to the Council's Building Control Service.

Timeframe

- **Pre-Construction Phase:**
    - Start Date: Year 2023
    - End Date: Ongoing
    - Activities: Site surveys, utility checks, community consultation, site set-up.

- **Construction Phase:**
    - Start Date:As soon as conditions are discharged
    - End Date: Within 6 months approximately
    - Activities: Site clearance, foundation works, superstructure erection, fit-out, landscaping.
- **Post-Construction/Commissioning:**
    - Start Date: As soon as construction phase is finalised
    - End Date: Within 1 month
    - Activities: Final inspections, snagging, demobilisation, handover.
- **Overall Programme Timescale:**
    - 1 September 2025 – 1 March 2026

Contact

Role	Name	Phone	Email	Address/Notes
Site Address & Planning Ref	–	–	–	Old Market Street / Grant Close, Manchester, M9 8DX Planning Reference: 126451/FO/2024
CMP Submission Contact	Arjan Kadriu	07737528048	Arjankadriu@icloud.co.uk	[Insert address]
Site Project Manager	Arjan Kadriu	07737528048	Arjankadriu@icloud.co.uk	[Insert address]
Community Liaison Contact	Arjan Kadriu	07737528048	Arjankadriu@icloud.co.uk	[Insert address]
Legal Documents Contact	Arjan Kadriu	07737528048	Arjankadriu@icloud.co.uk	[Insert address]

- **Main Contact:** Arjan Kadriu, 07737528048

Site

Site Location Plan and Description

- **Location Plan:**
  - See Appendix for drawings
- **Description:**
  - The site is located at Old Market Street / Grant Close, Manchester. The surrounding area is a mix of residential and commercial properties, with ample street parking to the south and a busy road to the north of the site. The development involves the construction of a new single storey building, with associated landscaping and service connections.

Brief Description of Works

- **Scope:**
  - Site clearance, excavation, foundation works, erection of a single storey superstructure, internal fit-out, external works, and landscaping.

Standard Working Hours

- Monday to Friday: 08:00 – 18:00
- Saturday: 08:30 – 13:00
- No working on Sundays or Public Holidays
- Any variations to these hours must be agreed in writing with Manchester City Council.
- Deliveries and vehicular movement should take place outside of the AM and PM peak times.

Sensitive/Affected Receptors

- **List of Receptors:**
  - Nearest residential properties: No. 3 & 18,20 Grant Close, as well as nr 31 Old Market Street.

- Local businesses: The Village Surgery

- **Potential Impacts:**
  - Noise, dust, vibration, traffic disruption, loss of parking, visual impact.

Considerate Constructors Scheme (CCS)

- **Registration:**
  - Provide and Display CCS site registration details, including the site ID number.
  - Confirm that the Guide for Contractors Working in Manchester has been read and will be followed.
  - Outline any additional CLOCS monitoring or CCS visits planned for the duration of the project.

Neighbouring Sites

- **Plan of Local Construction Sites:**
  - Attach a map showing all existing or anticipated construction sites in the area.
  - NA

- **Mitigation of Cumulative Impacts:**
  - Describe how the CMP takes into account and mitigates the cumulative impacts of construction in the vicinity, such as coordinated delivery times and shared communication channels.
  - Due to the location of the site and the size of the project, we do not see it as a problem for any traffic in the area, most materials are already on site and there will need a digger for a short duration on site. This will not block any traffic as the entrance is via Grant close which is a dead end road and very quiet.

Transport

CLOCS Contractual Considerations

- **Principal Contractor:**
  - Name: Arjan Kadriu

- **Compliance Checking:**
    - Describe the process for checking operational, vehicle, and driver compliance with the CLOCS Standard throughout the contract (e.g., regular audits, spot checks, training).

Contractual Requirements	Specify CLOCS in all contracts; pre-qualify suppliers
Supply Chain Review	Assess and notify suppliers; set compliance deadlines
On-Site Checks	Gate checks, traffic marshals, compliance forms, refuse access if needed
Monitoring & Reporting	Six-monthly independent assessments, quarterly reports, incident reporting
Remedial Actions	Agree and implement corrective actions for non-compliance
Training & Communication	Ongoing training for drivers and staff; regular updates
Continuous Review	Update processes based on monitoring and incident outcomes

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- **Contractual Inclusion:**
    - Confirm that the requirement to abide by the CLOCS Standard is included in all contracts with contractors and suppliers.
    - o Confirmed

Site Traffic

- **Traffic Routing:**

- Provide risk-assessed vehicle routes to and from the site, avoiding sensitive areas such as schools and major cycle routes.
- Attach maps showing approach and departure routes for all vehicle types.
- Site plan shows parking within site, no large vehicles required only a cement truck for foundations of this small house.

- **Communication:**
  - Contractors and delivery companies will be provided with route maps and site restrictions prior to journeys.
- **Control of Site Traffic:**
  - Construction vehicle movements restricted to 9:30am–4:30pm weekdays, 8:00am–1:00pm Saturdays.
  - Delivery plan to be issued to all suppliers, with instructions for arrival, waiting, and departure.
- **Vehicle Types and Deliveries:**
  - 12m long Concrete mixer lorry: 1 or 2 deliveries total depending on need.
  - Skip loader: 1no. deliveries/week during waste removal.
  - Flatbed/van: 1no. deliveries/month for materials.
  - Pick up van: 1no. Deliveries / day for equipment and will be parked within the site.
- **Delivery Times:**
  - All delivery times must be outside peak times restricted to 9:30am–4:30pm weekdays, 8:00am–1:00pm Saturdays.
- **Swept Path Analyses:**
  - The site is too small for a swept path analysis and there are two parking spots as shown in the CMP drawing plan. Lorries will not do full turns within the site and will enter as needed.
- **Holding Areas:**
  - Identify off-site holding areas or waiting points : (nearby lot at 53°31'14.4"N 2°13'31.0"W / Manchester M9 8PX) if on-site parking is not possible.

- **Minimising Deliveries:**
    - Investigate use of consolidation centres or alternative delivery methods to reduce vehicle numbers.
- **Engine Idling:**
    - All vehicle engines must be turned off whenever reasonably practicable, both on and off site.

Site Entry/Exit

- **Entry/Exit Points:**
    - Detail drawings of proposed entry and exit points on site plan.
    - Vehicles entering the site must be guided by a banksman when crossing the pavement and when manoeuvring within the site.
    - Entry and exit points to be managed to ensure safety of pedestrians and cyclists.
- **Wheel Washing:**
    - Wheel washing facilities to be installed at [location on site plan], with run-off managed to prevent pollution.

Vehicle Loading/Unloading

- **Location:**
    - All loading/unloading to occur within the site boundary where possible.
    - If skips must be parked on the highway, a local authority skip licence must be obtained.
- **Traffic Marshals:**
    - Traffic marshals will ensure safety during loading/unloading, pausing deliveries to allow safe passage for pedestrians and cyclists.

Site Set Up

- **Temporary Traffic Management:**

- Detail any temporary traffic management measures, such as barriers, signage, or temporary signals, and provide associated drawings: Shown on site delipidation report as well as site plan.

Parking Bay Suspensions & Temporary Traffic Orders

- **Details:**
  - List any proposed changes to parking/loading on the public highway, specifying the type of bays affected, the duration, and the reason for suspension.
  - Provide evidence of consultation with affected parties:

    NA

Diversions

- **Pedestrian, Cyclist, and Vehicle Diversions:**
  - Detail any required diversions, including safe alternative routes, ramps for accessibility, and signage locations.
  - Attach drawings showing diversion routes and signage.
  - NA

Services

- **Utility Connections:**
  - List all utility services to be connected or altered (gas, electricity, water, telecoms).
  - Confirm that all utility companies have been contacted and that options for shared excavations and traffic management have been explored.
  - Describe coordination strategy and attach correspondence with utility providers.
  - Water and drainage are located within the site boundary.
  - Gas and telecoms will be connected via section 50 application when we approach the need for this connection.

Environment

Noise

- **Noisy Operations:**
    - List all noisy operations (e.g., demolition, piling, concrete breaking) and the construction methods used.
    - Provide a schedule of when each noisy activity will occur.
    - Possible noisy operations will take place during site clearing when demolition of tarmac is required however this will be done via a digger and not a HILT. No Piling or concrete breaking using HILTS. Only the engine of a digger will be the main noise producer.
- **Noise Survey:**
    - Confirm date of most recent pre-construction noise survey and attach a copy.
    - Copy attached in application 9th January 2025
- **Noise Predictions:**
    - Provide predicted noise levels for each phase of works.
    - Digger engine
- **Mitigation Measures:**
    - Use of low-noise equipment, acoustic barriers, restricted working hours, and regular monitoring.
    - Actions to be taken if noise exceeds predicted levels.
- **Staff Training:**
    - This will be a self build house and client has a team of builders he works with.

Air Quality & Dust

- **Dust Control:**
    - Use of water spray systems during excavation and material handling.
    - HEPA-filtered vacuum attachments for dust-generating tools.
    - Regular cleaning of site access points and public highway.
- **Monitoring:**

- For medium/high impact sites, provide details of noise, vibration, and dust monitoring arrangements, including number and location of real-time dust monitors.

Rodent Control

- **Prevention Measures:**
  - Regular site inspections, secure storage of waste, and use of pest control contractors as needed.

Asbestos

- **Survey:**
  - None on site

Site Conduct

- **Behavioural Standards:**
  - Provision of a suitable smoking area, clear site rules on language and behaviour, and regular briefings to all staff and subcontractors.

Non-Road Mobile Machinery (NRMM)

- **Compliance:**
  - Confirm that all NRMM used on site meets the relevant emissions standards for Manchester.
  - Confirmed

Engine Idling

- **Reduction Measures:**
  - All staff and subcontractors to receive training materials on engine idling reduction.

Agreement

The agreed contents of this Construction Management Plan must be complied with unless otherwise agreed in writing by Manchester City Council. Any revised plan must be approved by the Council and complied with thereafter.

Signed: _____Arjan Kadriu_____

Date: _____03.07.25_____

Print Name: _____Arjan Kadriu_____

Position: _____Owner and project manager_____