

Outline Construction Management Plan Design and Access Statement - Annex 02 April 2025

Full Planning Application Submission:
120 - 124 Grosvenor Street, Manchester, M1 7HL

Development Proposals:

This project proposes refurbishing an existing building by converting the 1st and 2nd floor into student accommodations. Key features include upgraded thermal elements, a new staircase core (DDA compliant), dedicated student entrances, and improved internal layout, all designed to respect the building's original character.



Introduction

This Outline Construction Management Plan is submitted in support of a full planning application for a proposed refurbishment and conversion of part of an existing building located on Grosvenor Street, in Manchester.

Planning reference: 142467/FO/2025

The applicant for the development is Grosvenor Holding MRC Limited.

This project proposes refurbishing an existing building by converting the 1st and 2nd floor into student accommodations. Key features include upgraded thermal elements, a new staircase core (DDA compliant), dedicated student entrances, and improved internal layout, all designed to respect the building's original character.

The site is located in close proximity with various universities along Oxford Road, and it is within the Manchester City Council boundary.

Outline Construction Management Plan

Before work commences and once all Building Regulation matters have been submitted and approved, the appointed contractor will be required to submit to the Council, for approval, a thorough Construction & Environmental Management Plan (CEMP).

The CEMP will include a description of the works, method of construction and the construction programme. It will also confirm the hours of working in accordance with Local Authority guidelines. Measures will be described which seek to minimise disturbance to the local community during the works. A strategy will be identified to resolve problems as they arise, for example, nominating a designated employee readily available to answer queries.

The following paragraphs provide guidelines that would be expanded, detailed and confirmed in the Construction Management Plan.



Construction site area

The appointed contractor is to situate the site office and welfare facilities within the site area. Any wheel washing facilities and material storage are to be within the site area for the duration of the works. The details of the exact designated locations will be provided in the CMP.

Dust and air pollution control

Dust pollution will be minimised during demolition and construction works and the watering of the area should be undertaken where necessary to minimise dust transference. Whenever possible dust suppressed tools should be used.

Noise control

Care should be taken when loading and unloading vehicles, dismantling scaffolding and moving materials etc to reduce impact noise. Construction work will be limited to specified hours. Demolition and construction activities will be carried out in such a way that any vibrations arising will not cause damage to adjacent structures.

Site waste

Site waste will be kept to a minimum. The contractor will adopt a Site Waste Management plan to monitor waste on site and set targets to promote resource efficiency. The contractor will outline in the plan arrangements for returning packaging materials such as pallets to the suppliers and will indicate arrangements made with a licensed operator for the collection and safe disposal of waste and recyclable materials.

Traffic

Prior to commencement of work on site, the appointed contractor will prepare a Construction Traffic Management Plan. It will detail measures to be undertaken during the period of the construction to reduce the impact of construction traffic on the environment and the local area.

Careful consideration will be given to the location of the site within a sensitive area. For example, deliveries will be scheduled to avoid periods of peak traffic flow during morning and evening rush hours. Where necessary, all subcontractors and suppliers will be instructed to use specified routes when transporting materials and plant to the site.

Measures will be taken to prevent mud or other materials being taken onto the public highway. Where necessary, vehicle tyres will be washed before vehicles leave site. Any mud which is deposited on the road will be removed.

Wherever possible, local subcontractors and suppliers will be utilised to reduce journey distances to site. Also, car sharing, the use of bicycles and walking will be encouraged.

The appointed contractor will monitor the effectiveness of the measures throughout the course of the work and will adapt as necessary the information and instructions provided.

