Construction Management Plan (CMP)

Condition 18 - Approved Planning Application 132366/JO/2021

Manchester Airport Group

Land To The South Of Wilmslow Old Road And To The West
Aviation Viewing Park Manchester WA15 8XQ

60719865-ACM-CBB-XX-RP-CE-000001

09 June 2024

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Quality information

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Revision History

Revision	Revision date	Details	Authorized	Name	Position
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P02	17/07/2024	Condition 18		Dom Howgego	Regional Director

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1. Introduction

1.1 Introduction

1.1.1 The purpose of this document is to demonstrate how the construction works for Clough Bank B will be managed in the interest of highway safety and to safeguard the amenities of the locality. To ensure that the developer complies with all necessary system clearances, pursuant to the policies in the Manchester Core Strategy so that the project is carried out efficiently, safely and in compliance with relevant legislation.

Condition 18 requirements

1.1.2 The requirements of condition 18 are:

- The designated route for construction and delivery vehicles
- The parking of vehicles of site operatives and visitors.
- Loading and unloading of plant and materials.
- Storage of plant and materials used in constructing the development.
- Construction and demolition methods to be used, including the use of cranes.
- the erection and maintenance of security hoarding.
- Measures to control the emission of dust and dirt during construction and.
- A scheme for recycling/disposing of waste resulting from demolition and construction works.

1.2 Planning reference number

1.2.1 The planning reference number of the development is 132366/JO/2021.

1.3 Site Address

1.3.1 Wilmslow Old Road, Altrincham, Manchester

1.4 Project details and overview

1.4.1 Start date: Anticipated 2024

1.4.2 Finish date: Anticipated 2025

1.4.3 Development Site Size: Approximately 11.909Ha.

1.5 Site description and context

1.5.1 Manchester Airport Group are intending to commence works, in accordance with approved planning application for Clough Bank B, Wilmslow Old Road. The project description is the construction of a long stay car park, provision of landscaping and surface water drainage infrastructure and the demolition of four residential properties (Vicarage Cottages).

1.5.2 The site is directly adjacent to the airfield and Runway Viewing Park as shown in Figure 1 below.

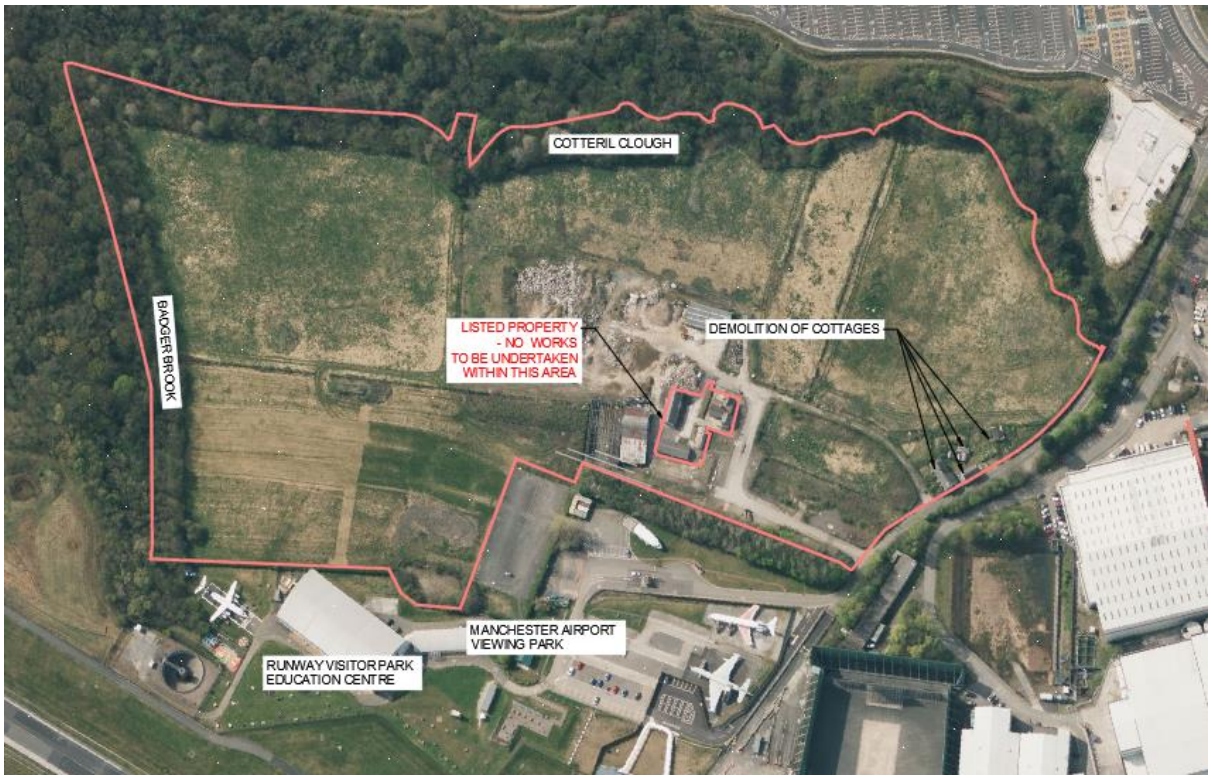


Figure 1 - Site Location Plan

1.5.3 The existing site is predominantly green field site but also contains a central paved area which was previously used as a site compound. The paved area was laid out as part of a previous tenant's off-site car parking business - it has been used intermittently as a compound since 2010. The site also contains an existing listed farm building.

1.5.4 The site abuts Cotteril Clough to the north and west, Wilmslow Old Road and the Runway Viewing Park to the east and Badger Brook to the south.

1.5.5 An aerial view of the site is shown in Figure 1. Cotteril Clough is an ecologically sensitive area (SBI/SSSI) which consists of a steep vegetated valley with a non-critical ordinary watercourse running through it. The wooded area to the south is Badger Brook, which is similar in character to Cotteril Clough and is also classified as a SSSI. These watercourses converge at the south western corner of the site and flow westwards beneath the A538. This watercourse flows to the west where it discharges into the River Bollin.

1.5.6 The project includes the demolition of vacant properties at the north of the site which will be organised by the contractor. Appropriate method statements will be in place and approved in advance of any commencements of demolition works.

1.6 Proposed Programme

1.6.1 Pre-construction phase

- Notify HSE of forthcoming construction works with F10 form.

  Prepare Principal Contractor Method Statement and Risk Assessment.
- Apply for any relevant licences from the Local Authority.

1.6.2 The contractor will:

- Produce Construction Phase Health and Safety Plan.
- Review existing reports and documents – demolition asbestos survey, existing services, soil report, etc.
- Complete all enabling works.
- Set up the site to include welfare facilities.

- Erect security hoarding around the construction site perimeter.
- Set up temporary service supplies.
- Complete a Fire and Evacuation Plan.
- Main Contract works: A full programme of works is to be prepared by The Contractor.

2. Site Management

2.1 Site Personnel

2.1.1 Site Personnel Information

- Persons Responsible for Compliance with CMP
  Name: The Contractor [TO BE UPDATED WHEN CONTRACTOR IS CHOSEN]
  Number:
  Email:
- Persons Responsible for day-to-day Responsibility for the Development
  Name: The Contractor [TO BE UPDATED WHEN CONTRACTOR IS CHOSEN]
  Number:
  Email:
- Persons Responsible for Community Liaison and Dealing with Complaints from the Public, Regulatory Bodies, and Occupiers of Adjacent Premises
  Name: The Contractor [TO BE UPDATED WHEN CONTRACTOR IS CHOSEN]
  Number:
  Email:
- The Head Office or Registered Address of the Main Contractor
  Name: The Contractor [TO BE UPDATED WHEN CONTRACTOR IS CHOSEN]
  Number:
  Email:
- The Address where the Main Contractor's Company Receipt of Legal Documents
  Name: The Contractor [TO BE UPDATED WHEN CONTRACTOR IS CHOSEN]
  Number:
  Email:

2.2 Development Site Layout and Welfare Arrangements

2.2.1 The Site layout plan for the development site is shown in the Drawing titled CBB Condition 18 – Construction Management Plan located in Appendix A.

2.3 Site Personnel and Visitors

2.3.1 The Contractor is to provide details of staff induction and procedures for visitors at the development site.

2.3.2 The Contractor is to provide information on how the content of the CMP will be communicated to members of staff.

2.3.3 The Contractor is to sufficiently articulate the designated routes for construction and delivery vehicles.

2.3.4 The Contractor is to sufficiently articulate the designation of parking for all site operatives and visitors.

2.3.5 The Contractor is to sufficiently articulate the designated storage, loading and unloading areas for plant and materials.

2.3.6 The Contractor is to sufficiently articulate the approved scheme for recycling and disposing of waste.

2.4 Route Designation, Construction and Delivery Vehicles

2.4.1 A designated access route for all construction and delivery vehicles will be maintained at all times.

2.4.2 Access to the designated route for construction and delivery vehicles will be accessed via Wilmslow Old Road

2.4.3 The designated access route can be seen, as identified in Drawing titled CBB Condition 18 – Traffic Management Plan located in Appendix B.

2.5 Parking of Vehicles, Site Operatives and Visitors

2.5.1 A designated parking area for site operative and visitors will be maintained at all times.

2.5.2 Access to the designated parking area will be accessed via Wilmslow Old Road.

2.5.3 The designated parking area can be seen, as identified in Drawing titled CBB Condition 18 – Traffic Management Plan located in Appendix B.

2.6 Managing Materials, Site Storage, and Good Housekeeping

2.6.1 Raw materials, demolition arisings, and other waste products will be segregated and stored at the locations highlighted in the Drawing titled CBB Condition 18 – Construction Management Plan located in Appendix A.

2.6.2 Good housekeeping arrangements for the development site to ensure stored materials and equipment do not cause nuisance or obtrusive visual impacts is highlighted in the Drawing titled CBB Condition 18 – Construction Management Plan located in Appendix A.

2.6.3 Materials stored on the site shall be adequately secured to prevent unnecessary and unsightly dispersal around the site and public areas include:

- Designated storage areas.
- Pedestrian routes.
- Flammable materials separated storage.
- COSHH separated locked storage.
- Maintaining a level of tidiness within storage areas.
- Planning of deliveries to keep the amount of materials on site to a minimum.

The Contractor must plan, manage, and monitor their work so it is carried out safely and without risk to health. This includes careful planning on how the site will be kept tidy and housekeeping actively managed.

2.6.4 Further details of good site practices include the following:

- All construction personnel including sub-contractors will be briefed through toolbox talks regarding the importance of minimising, segregating, and recycling wastes during the construction process.
- Contractor guidance will be provided on the segregation of certain waste streams such as aggregates, excavated materials, metal, wood, cardboard, and polythene packaging waste.
- A toolbox talks brief will be organised to the supervisors, works and safety teams with one aspect being how be to maximise opportunities for recycling and minimise waste to landfill.
- Clearly labelled waste skips will be provided at the site for the segregation of waste streams for recycling and for general waste to be disposed of to a licensed landfill. The skips will be stored in a secure location on-site to prevent waste nuisance issues arising.
- Fuels, oils, and chemicals will be stored in appropriate containers within secure bunded compound constructed of an impermeable hard standing and in accordance with good site practices and Environment Agency guidelines (Pollution Prevention Guidance Note 6 ‘Working at Construction and Demolition Sites’).
- Construction materials will be stored in a secure compound to prevent the potential for vandalism and theft of material.
- Segregated waste for recycling will be removed from site by a licensed contractor to an appropriate Materials Recycling Facility (MRF).

- Any waste that cannot be recycled will be removed from site by a licensed waste contractor to an appropriate licensed landfill facility ensuring adherence to the Environmental Protection (Duty of Care) Regulations.
- Waste will only be placed in the approved locations to minimise litter and pollution.
- Any Fires on site are prohibited.
- Food waste will be removed frequently.
- References should also be made to The Contractors site rules which will be on the site and in the Construction Phase Plan.

2.7 Construction Methods

2.7.1 Construction methods which are to be deployed, are largely based on sub-formation activities such earthworks, drainage installation, importation and placement of aggregates and asphalt roadways.

2.7.2 Demolition activities will be carried out in a controlled environment, focused on top down demolition methods to reduce risk of injury or harm to the workforce and environment.

2.7.3 There are no superstructural elements of the project, above ground construction is broadly street furniture which will be founded within the sub-structure and erected at ground level.

2.7.4 The usage of cranes is not a requirement during any anticipated demolition or construction works.

2.8 Site Security

2.8.1 The erection of site security hoarding is to be completed at the beginning of the construction phase on the construction site perimeter, the security hoarding layout location shall refer to drawing titled CBB Condition 18 – Construction Management Plan located in Appendix A.

2.8.2 The hoarding material must be as per manufacturers requirements and guidance and be able to withstand wind, other impact loading. The Contractor shall consider any safety requirements when designing and erecting the security hoarding.

2.8.3 Regular inspections and effective maintenance carried out by the contractor of the security hoarding is to be completed as soon as any maintenance is required.

2.8.4 The contractor will complete periodic maintenance assessments that will be conducted on a weekly cycle by a qualified professional to ensure that the erected security hoarding continues to remain fit for purpose throughout the construction period.

2.8.5 The Construction site will be closed and always locked when the work has been completed for the day.

2.8.6 All Construction Site operatives and authorised visitors must sign in and out at the site entrance.

2.9 Safety

2.9.1 Safety of all Contractors, visitors, neighbours, and the general public is of upmost importance during the works. Safety procedures will be detailed in the Contractors Method Statement and Risk Assessments and must be followed at all times. These will be live documents and updated through the works as needed. The Contractor and their representatives will fully comply with Health & Safety Legislation at all times. Health and Safety briefings will be conveyed to all staff before they start work initially and they will be asked to sign a register confirming that they have understood the rules.

2.10 Emergency Contacts and Procedures

2.10.1 Emergency contacts and a fire and evacuation plan will be displayed on site in a prominent position. All contractors and visitors to the site will be made aware of the policy and is to be ensured it is understood.

- Principal Contractor
  Name: [TO BE UPDATED WHEN CONTRACTOR IS CHOSEN]
  Number:
  Email:
- Director
  Name: [TO BE UPDATED WHEN CONTRACTOR IS CHOSEN]
  Number:
  Email:
- Project & Contracts Manager
  Name: [TO BE UPDATED WHEN CONTRACTOR IS CHOSEN]
  Number:
  Email:
- Site Manager
  Name: [TO BE UPDATED WHEN CONTRACTOR IS CHOSEN]
  Number:
  Email:

2.10.2 In case of Incidents or Emergencies occurring on site dial **999** and then contact the below authorities appropriately

- The nearest hospital with A&E facilities:
  Wythenshawe Hospital
  Southmoor Road,
  Wythenshawe,
  Manchester,
  Greater Manchester,
  M23 9LT
- The nearest Fire and Rescue station:

  Wythenshawe Community Fire Station
  Brownley Road
  Wythenshawe
  Greater Manchester
  M22 5FG

2.10.3 The Environment Agency's Incident Hotline should be contacted immediately, and work stopped should any discharge to adjacent watercourses have occurred. The Hotline number is 0800 807 060.

2.10.4 The airport will be notified of all incidents and emergencies that emerge on site.

2.11 Incident Control and Reporting

2.11.1 Incident control procedures will be developed by The Contractor in liaison with the Environmental Agency, the Climate Change Commission, and essential emergency services. The control procedure will include:

- Containment of pollution at source.
- Reporting incident immediately to the site management team.
- Raising the alarm to the emergency pollution and control response team.
- Summoning the emergency services where appropriate.
- Safe disposal of pollution waste; and
- Notifying the local EA regional office.

2.11.2 All incidents shall be recorded by The Contractor and reported to The Client as soon as practicable and if appropriate reported to the EA or other relevant stakeholders.

3. Implementation, Monitoring, and Corrective Action

3.1 Essential Requirements

3.1.1 A contractor shall be appointed to undertake regular site inspections to monitor compliance with the Construction Management Plan and to ensure that nuisance is not caused to surrounding uses. Where non-compliance is identified, the responsible person shall ensure corrective action is taken.

3.1.2 The Contractor is to provide further information on how the implementation of the Construction Management Plan will be monitored including frequency.

3.1.3 The Contractor is to provide details on the corrective procedures to be taken when the measures in the construction management plan are not being implemented.

3.1.4 Display boards shall be prominently displayed at the development site. All boards shall detail the nature of the works being undertaken, a contact name, telephone number (including telephone number to be used outside normal working hours), and a postal address where any enquiries can be sent.

4. Site Operations

4.1 Working Hours

4.1.1 The working hours for the development site (including any construction and demolition activity) shall be:

- 07:30 to 18:00 on Monday to Friday
- 08:30 to 14:00 on Saturdays
- No working on Sundays or Public Holidays

4.1.2 These working hours cover operations and work which are audible at the site boundary. Any noisy operations outside these hours shall not be undertaken without prior written approval from the local planning authority. These hours may be amended by the local planning authority where local circumstances demand as necessary.

4.1.3 Any planned works that may be undertaken outside the hours above must be detailed by the contractor and agreed in advance with MAG, including their expected duration, any specific mitigation measures to be employed during these works to minimise impacts on nearby sensitive areas e.g. installation of utility services, delivery of large/bulky plant and equipment, concrete pouring, etc.

4.2 Delivery and transport of materials, plant, and equipment to site.

4.2.1 Deliveries including the transport of materials, plant, and equipment to the development site shall only take place outside of peak traffic hours. Permitted delivery hours are:

- 07:30 to 18:00 on Monday to Friday
- 08:30 to 14:00 on Saturdays
- No working on Sundays or Public Holidays

4.2.2 Any deliveries outside the above hours cannot be undertaken without prior written approval of the local planning authority and approval periods.

4.2.3 Delivery vehicles shall not be permitted to wait, queue, or circulate on the public highway when the development site is not open for deliveries.

4.2.4 Proposed procedures and location(s) for the loading and unloading of plant and materials at the development site will need details provided. Loading and unloading should only take place within the development site as per the blue hatch shown in Figure 2.

Figure 2 - Indicative Loading and Unloading Location

4.3 Development Traffic Management

4.3.1 Route plans for heavy goods vehicles (HGV) and construction traffic required to attend the development site can be seen in Appendix B.

4.4 Noise and Vibration

4.4.1 All vehicles and plant used during the development and construction will be maintained in a good and efficient working condition, and in accordance with manufacturer's specifications.

4.4.2 All vehicles, mechanical plant, and machinery used during the development shall be fitted with proper and effective silencers and shall be maintained in good and efficient working order.

4.4.3 All plant and machinery in intermittent use shall be shut down in the intervening periods between works.

4.4.4 Plant and machinery capable of generating significant noise and vibration levels will be operated in a manner to restrict its duration. Statutory noise limitation from Trades Union congress is daily/weekly exposure of 87dB and max sound pressure is 140dB.

4.4.5 Static plant and machinery shall be sited as far away as possible from inhabited buildings or other noise sensitive locations.

4.4.6 All compressors shall be ‘noise reduced’ models that are fitted with properly lined and sealed acoustic covers which shall be kept closed whenever the machines are in use. All ancillary pneumatic percussion tools shall be fitted with mufflers or silencers of the type recommended by the manufacturers.

4.4.7 Wherever possible mains electricity or battery powered equipment shall be used instead of diesel- or petrol-powered generators.

4.4.8 The handling of materials shall be conducted in such a manner that minimises noise, including minimising drop heights into hoppers and lorries.

4.4.9 No stereos or similar amplified devices shall be audible at the site boundary.

4.5 Dust and Dirt

4.5.1 All vehicles and plant used during the development and construction will be maintained in a good and efficient working condition, and in accordance with manufacturer's specifications.

4.5.2 All plant and equipment shall be maintained in accordance with manufacturer’s recommendations to ensure emissions to atmosphere are minimised.

4.5.3 Engines of plant, machinery, and lorries shall be always turned off when not in use.

4.5.4 Delivery activities, plant, stockpiled materials and/or any other activities liable to significant dust generation shall be located as far away as possible from the development site boundaries and neighbouring properties.

4.5.5 Stored materials liable to dust generation shall be dampened down, covered with tarpaulin, or otherwise contained as far as reasonably possible.

4.5.6 Drop heights from conveyors, loading shovels, hoppers, and other loading or handling equipment shall be minimised, and fine water sprays should be used on equipment where necessary.

4.5.7 Skips, chutes, and conveyors shall be covered and if necessary enclosed to ensure that dust does not escape.

4.5.8 All vehicles carrying dusty materials shall be securely covered.

4.5.9 Water suppression shall be used in dry conditions to reduce dust emissions and to prevent generation of dust that could spread across the airfield (e.g. mobile bowsers or fixed sprayers as appropriate).

4.5.10 Areas where there is regular vehicular movement should have a consolidated surface which shall be kept in good repair.

4.5.11 The Contractor must take measures to ensure the prevention of dust and dirt be carried onto the public highway.

4.5.12 The Contractor will deploy wheel cleaning facilities within the site boundary to prevent mud and dirt from being carried off site and onto the public highway network.

4.5.13 A mechanical road sweeper will be deployed to clean the adjacent highways as and when required.

4.6 Artificial Lighting

4.6.1 If artificial lighting is to be used it will align with Condition 20 aerodrome safeguarding. Any artificial lighting plans shall be submitted by The Contractor to the Manchester Aerodrome Safeguarding team details of which are to then be submitted to the Local Planning Authority for acceptance prior to first use.

5. Waste Management

5.1 Material Storage

5.1.1 Everyone involved, including client, contractors, suppliers, and construction trades must work well together to ensure the safe and effective storage of supplies.

5.1.2 A designated scheme for the storage of materials from construction and / demolition will follow:

- Storage area – there will be a designated storage areas for plant, materials, waste and flammable substances (foam plastic, flammable liquid).
- Pedestrian routes – don't allow storage to 'spread' in an uncontrolled manner on walkway.

5.2 Hazardous Materials

5.2.1 The Contractor shall ensure that as far as possible all solid waste shall be separated such that suitable waste materials shall be recycled. Any hazardous materials encountered there must be a hazardous waste collection service arranged from a reputable, licenced, and authorised waste management company. Ensure the waste is classified as hazardous. If so, separate and store the waste safely such as use suitable containers to stop the waste escaping, label containers clearly with the type of waste they contain, use covers to stop waste blowing away and waterproof covers if rain could cause contaminated run-off or prevent the waste from being reused.

5.3 Storage of Compressed Gas and Compressed Flammable Gas Cylinders

5.3.1 Cylinders, if required, shall be securely stored in a lockable, securely fenced compound.

5.4 Waste Management

5.4.1 The laws enforced by Environment Agency and Local Authorities govern the proper disposal of waste, ranging from low-risk waste to hazardous waste. Tips for waste management include:

- Flammable materials – ensure all flammable waste materials (packaging/timber offcuts) are cleared away regularly to reduce fire risks.
- Work areas – ensure that clearing waste is a priority for all trades.
- Skips – waste materials needs storing safely before their removal from the site so make sure that you allow sufficient space or waste skips and bins etc. Plan where skips can be positioned and how often they will need to be collected.
- Waste within buildings – consider waste generated inside the building and whether you need to provide wheeled bins or chutes etc to enable it to be brought out of the building safely.

6. Environment

6.1 Soil and Land Management

6.1.1 The Contractor is to allocate segregated storage area for any site won materials.

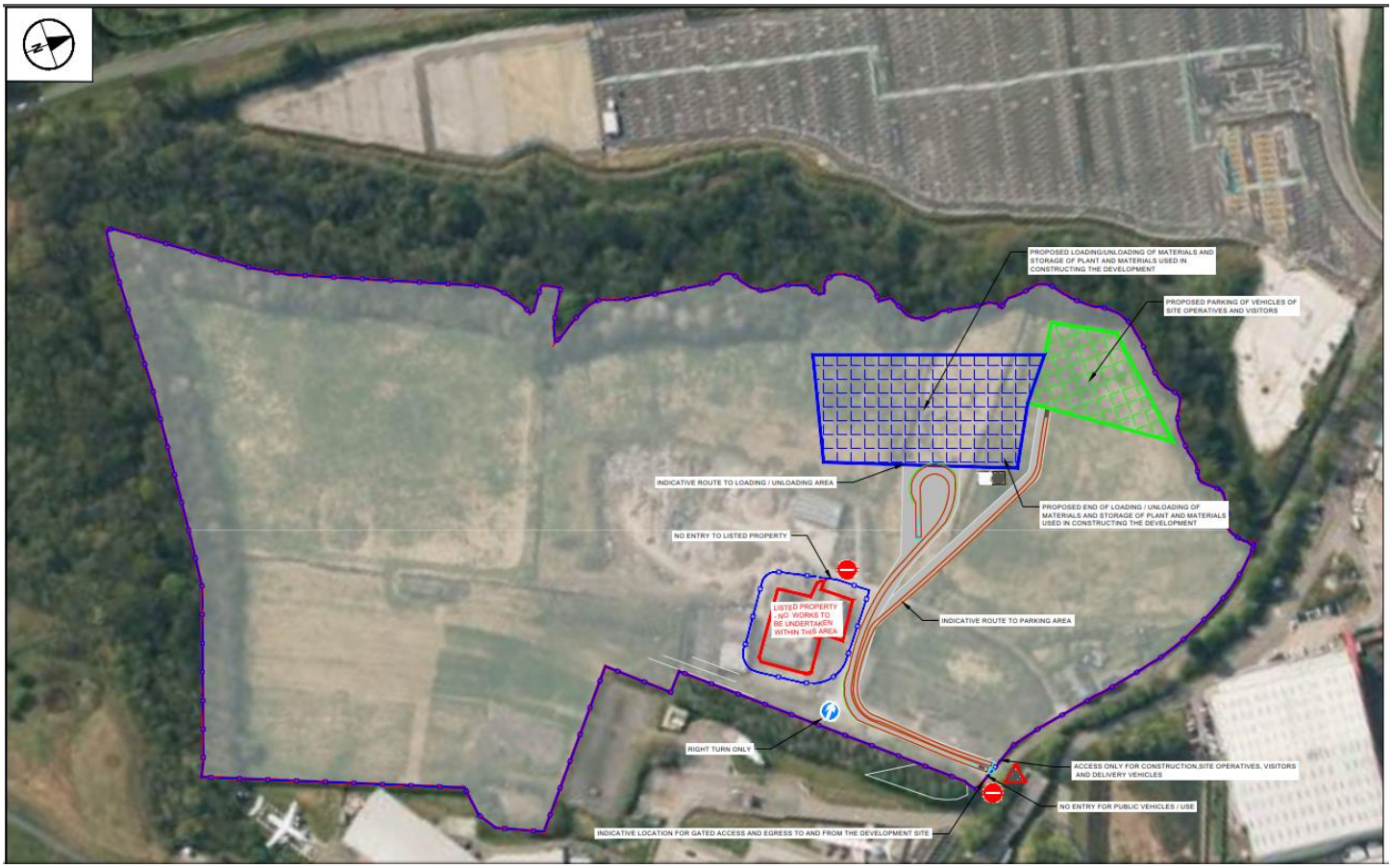
6.1.2 The Contractor is to adopt best practice procedures for controlling and dealing with spillages, reducing the need for stockpiling and/or controlling the size of stockpiles, environmental monitoring, and regular site inspections.

6.1.3 The Contractor is to adopt best practice procedures for identifying and dealing with any previously unidentified contaminations discovered at the site during development.

6.2 Control of Watercourses and Ground Water

6.2.1 The Contractor is to adopt measures to protect water resources and prevent water pollution at the development site.

6.2.2 The Contractor is to adopt measures to prevent water run-off and silt pollution at the development site.

Appendix A – General Site Layout

Appendix B – Traffic Management Plan