

Framework Construction Management Plan

1. Introduction

This framework construction management plan has been prepared in respect of the development proposal for the site at Old Mill Street. The report has been produced to inform the planning application and the report is based on the methodology and timescales envisaged at the time of its submission.

A detailed construction management plan will be prepared by the contractor and submitted to Manchester City Council for approval before the commencement of the development, detailing construction management, construction phase health and safety as well as site waste management, and traffic management.

2. Project Description

The detailed description of development is as follows:

“Full planning application for a residential-led development to provide 40 no. (Use Class C3) and ground floor commercial space (Use Class E), together with landscaping, parking, cycle parking, supporting infrastructure and associated works.”

3. Project Location

The site extends to c. 0.15ha located on the corner of Old Mill Street and Lampwick Lane within the New Islington Masterplan area, to the east of the City Centre.

The existing site is clear of any buildings, however it is currently being used as a car park. The land is bounded by existing development hoardings and security fencing. This area is being completely transformed through new developments and public realm improvements including the canal and water park improvements, new homes, a school, new office space, a health centre, and new shops, restaurants and bars.

The surrounding area is characterised by a mix of uses, primarily residential, retail, leisure and commercial. To the north is Weavers Quay, a part 3 and part 9 residential building; to the west is Ancoats Dispensary, a 5-storey residential building; to the south is Stubbs Mill, a 2-storey mill conversion to office floorspace; and to the east is low-rise residential properties.

4. Project Team

Full details of the project team are set out below:

Planning Consultant - Made It Together

Architect - Howells

Landscape - CW Studios

Quantity Surveyor - Turner & Townsend

Transport Consultant - Eddisons

MEP Engineer - Tace

Fire Engineer - Ashton Fire

Daylight Consultant - GIA

Ecology - Wardell Armstrong

Noise – BWB

Air Quality - BWB

Drainage - Wardell Armstrong

Heritage - Wardell Armstrong

5. Programme

Subject to the grant of planning permission, the project is anticipated to start onsite later in 2024, with completion in 2026.

6. Existing Pre-Construction Information

A good level of existing site information has been gathered from a series of surveys, to ensure that the design is informed by accurate and up-to-date site information. The planning application is also supported by several technical reports. The information gathered will aid the approach taken in the detailed construction management plan.

7. Traffic Management

As part of the discharge of condition stage, the detailed construction management plan will also cover the construction traffic management. It will detail the logistical approach and address the following matters where necessary:

- Access, egress, drop off and turning areas;
- Temporary and/or permanent alterations to local traffic routes (both vehicular and pedestrian);
- Additions, alterations and positions of any temporary signage, road markings or protection barriers;
- Pedestrian access around the site and relevant protection, lighting and signage schemes;
- Temporary suspension/relocation of parking bays and bus stops as necessary;
- Segregation of plant, materials and pedestrians on site and safe access routes between welfare and site areas;
- Transport strategy for staff and operatives, which discourages on-street parking in residential areas.
- Loading bays, hoist positions and crane areas; and
- Any other measures to ensure the safe integration of pedestrians, cyclists, and road users both on, off and surrounding the development.

8. Site Establishment

- **Temporary construction compound:** an area for use as a temporary construction compound will be identified. This area will house all contractors' welfare and office space as well as material storage.
- **Welfare:** appropriate welfare facilities will be provided in a temporary construction compound to be utilised during the construction phase of the project. Site personnel will be encouraged to utilise the extensive array of public transport options available to them where possible to reduce the amount of traffic within the area. The contractor will be expected to monitor the surrounding streets and take measures to discourage sub-contractor vehicles fly parking on the local highways network.
- **Hoarding:** some of the existing hoarding surrounding may be used and additional hoarding will be constructed where necessary. Should the hoarding need to encroach past the site boundary to allow construction activities to proceed, the council will be notified for approval.
- **Security:** site security will be provided as necessary.

9. Site Licence, Notifications and Permits

Before commencement on site, and in some instances during the works, appropriate licences, permissions and permits to work may be required from local stakeholders to facilitate development in line with the project programme. Where possible, the team will work to secure these early, to minimise the lead times.

10. Health and Safety

The project will be carried out by the Construction (Design and Management) Regulations 2015, and all other relevant legislation and guidance.

The contractor will be expected to have a rigorous health and safety policy and prioritise health and safety within its business operations.

The contractor will produce a construction phase health and safety plan before works commence on site. This document will form the basis of the procedure for managing health and safety during the construction phase and will be periodically reviewed as the work progresses.

Protecting the public from risks to their health and safety arising from the construction work is a high priority. Every care will be exercised to prevent risk to members of the public and appropriate action, including the erection of perimeter fencing/hoarding to a specified standard, will be taken. Vandalism and theft of plants, equipment, materials, and fuel are possible throughout the duration of the development. The contractor will take appropriate action to ensure the site is always secure from unauthorised access.

11. Sustainability and Environment

a. Environment Management

The contractor will monitor the following issues:

- Applicable environmental legislation;
- Pollution; and
- Nuisance (noise, vibration, dust, emission, and light).

b. Waste

The contractor will be encouraged to minimise waste on site and recycle as much as possible.

c. Pollution

The contractor will establish mitigation procedures to ensure the prevention of water, ground, and canal pollution, relating to the following risk activities:

- Earthworks
- Concrete works (including washing out of concrete delivery vehicles and pumps);
- Storage and movement of fuels, oils, chemicals, and other such fluids; and
- Cleaning (including plant, machinery, and wheel washing).

d. Nuisance

Construction activities which generate noise and vibration will be reviewed and planned to minimise, as far as practicable, the potential nuisance caused by the construction works. Mitigation measures will be considered including low noise options, noise attenuation techniques and alternative methods.

The working hours for construction works aims to follow the Manchester City Council's guidance for construction works. This includes standard working hours for noisy, disruptive, and external work. Works will only be undertaken outside of these hours when the works are internal to the building and will not result in noise or disruption to residents. External work outside standard hours will be minimised, but where it is unavoidable will be agreed upon using the process set out in the guidance.

There is increased potential for nuisance relating to air quality and emissions from construction activities in the form of dust and fumes. The degree of dust deposition is usually dependent on the nature of the work. Increased levels of dust are most likely to occur during; demolition works, piling, moving construction traffic and groundwork activities. To minimise dust and fumes, the contractor will consider the following:

- Control measures and dust suspension techniques;
- Minimise stockpiling and positioning in a manner that reduces the risk of dust arising through wind action;
- Measures such as screening and covering;
- Installation of appropriate wheel and body wash facilities;
- Keep adjacent roads and pavements clean;
- Ensure the plant is turned off and not left running when not in use;
- Selection of electrically powered plant where possible instead of diesel or petrol plant; and
- Ensuring no waste or unwanted construction materials are burned on site.

12. Community Engagement

The contractor will be expected to submit a community engagement plan before starting onsite. The contractor will be expected to regularly engage with the community throughout the construction period.

Site contact details will be available on a project board displayed near the entrance to the site.

13. Handover

As the building nears completion, the residential units will need to be commissioned and handed over. Sufficient time will be programmed to allow the future managers of the building to witness the testing and commissioning activities, with appropriate training.