



CRABTREE LANE CLAYTON MANCHESTER M11 4GU

Framework Construction Management Plan relating to the demolition of all buildings and structures and redevelopment comprising of Class B2, B8 and E(g) (iii) units, associated parking, landscaping and infrastructure.

DECEMBER 2023

Document Information

Site Name	Former Walkers Site		
Site Address	Crabtree Lane, Manchester, M11 4GU		
Document	Construction Management Plan	Revision	01
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Signature			
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I.0 Introduction

This Framework Construction Management Plan (CMP) has been prepared in relation to the development proposals for the Former Walkers site at Crabtree Lane, Manchester.

The purpose of the CMP is to inform the planning application and summarise key construction constraints for the site. The report is based on the methodology and timescales envisaged at the time of the submission of the planning application.

At the time of writing, the Main Contractor has not yet been appointed. As the development progresses, the CMP will be further developed by the Main Contractor. Prior to works commencing on-site, a detailed Construction Management Plan will be submitted to the LPA for approval. The detail provided by the Main Contractor will include information on Construction Management, Construction Phase Health and Safety as well as Site Waste Management, Logistics and Traffic Management.

I.1 Project Description

The project comprises the demolition of all buildings and structures and redevelopment comprising of Class B2, B8 and E(g) (iii) units, associated parking, landscaping and infrastructure.

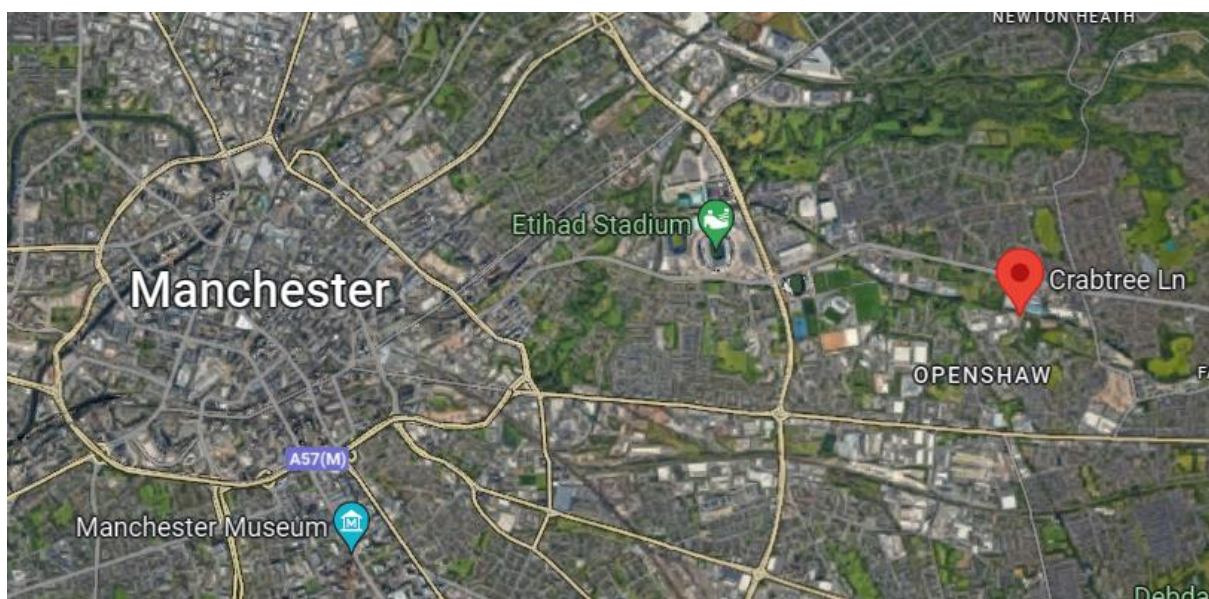
Works allow to deliver 9No. units providing 5,535.6m² / 59,584.6ft² (GEA) floorspace.

I.2 Site Location

The Site is located at Crabtree Lane, Manchester on the site formerly occupied by Walkers of Manchester printers.

The property fronts Crabtree Lane, just off Ashton New Road. The property sits 2.95 miles east of Manchester City Centre and close to the Croft Street Triangle area of the Eastlands Regeneration Area. Eastlands includes Manchester City Football Club's Etihad campus and stadium, and the forthcoming £365m Co-Op Live entertainment venue.

The immediate area comprises a variety of uses, with a small, primarily roadside retail scheme fronting Ashton New Road (Aldi, Subway, Greggs, Home Bargains, and Iceland), a dense residential catchment and some industrial uses Sonoco Consumer Products and a car garage opposite the property, Elcometer directly adjacent to the subject and a Lyndon SGB on Claytonbrook Road.



Source: Google Maps

A copy of the site location plan is included as part of the planning application.

I.3 Programme

Subject to the granting of planning permission it is anticipated that the development will commence on site in Q3 2024 with completion expected Q3 2025.

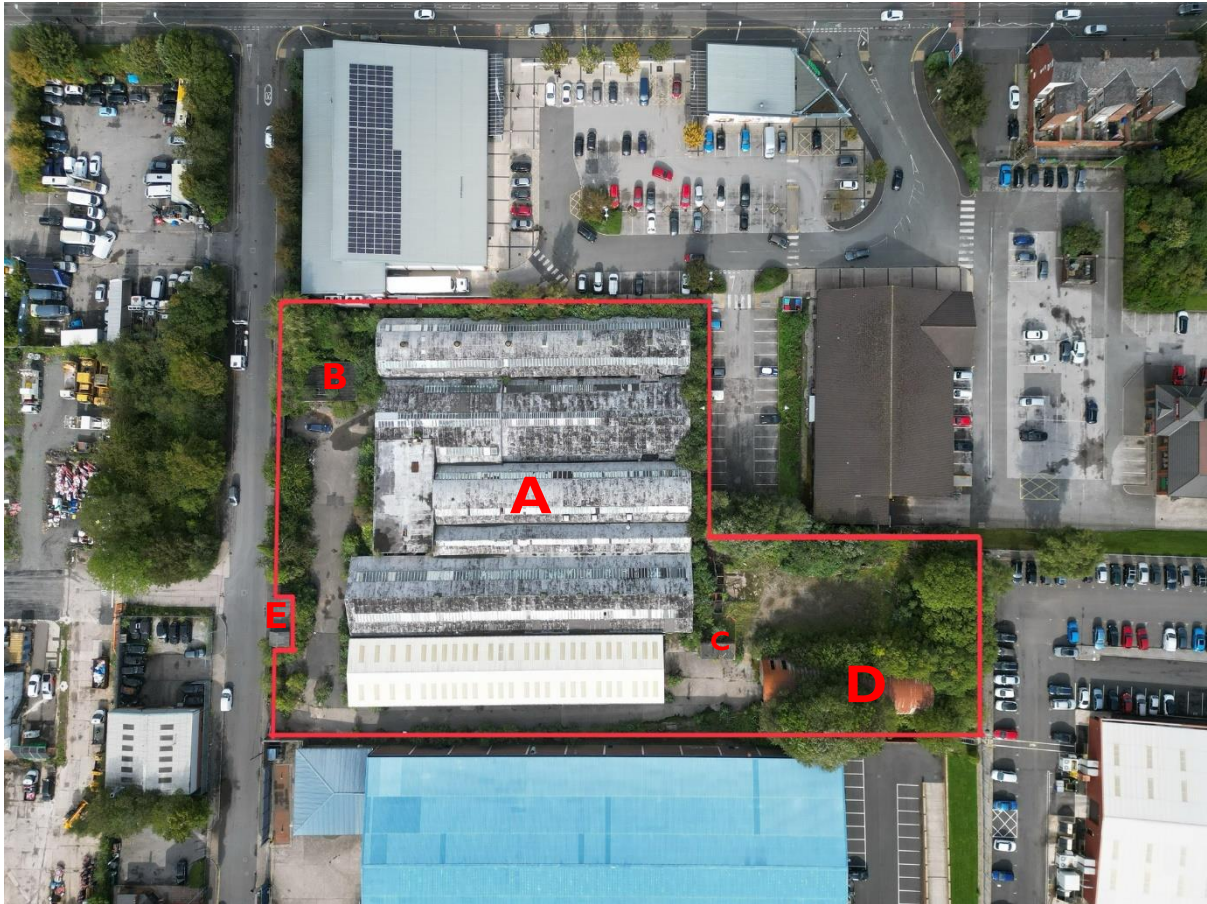
I.4 Project Directory

Details of the project team are set out below;

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I.5 Existing Site



The primary buildings on the site comprise 5 parallel industrial bays of varying age and construction. To the front of these units is a two-storey office block. Externally the buildings are brick and metal sheet built and internally lined with concrete, plaster and plasterboard. These are demarked as item A on the above image. It is proposed that these buildings are demolished in full.

There are two standalone brick built structures – one to the front of the premises and the other to the rear. These buildings feature flat roofs with timber doors. These are demarked B & C on the above image. It is proposed that these buildings are demolished in full.

To the south east corner of the site, a metal clad building is provided with an open front and barrel vault roof. This building is demarked D on the above. It is proposed that this building is demolished in full.

To the Crabtree Lane boundary, a brick built sub-station is located which is owned and operated by Electricity North West. This building does not form part of the demise and is to remain in-situ. This is demarked as E on the above.

Demolition works which are described above are to be undertaken as a separate package of works. Section 80/81 Notices have been obtained from Manchester City Council and an application in relation to the Prior Approval for Demolition is currently under review by Manchester City Council under application reference 138523/DEM/2023.

1.6 Utilities

Existing utilities which currently serve the site include;

Service	Provider
Power	Electricity North West
Gas	Cadent Gas
Telecoms	BT
Water	United Utilities

In summary, each of the services will be dealt with as follows:

Power – Electricity North West (ENW) are instructed and paid to disconnect the existing supplies with a guide start date of February 2024.

Gas – Cadent Gas are instructed and paid to disconnect the existing supplies.

Telecoms – BT are instructed and have been paid to disconnect the existing supplies and divert existing overhead lines below ground which will prevent any clashes with vehicles accessing the site in relation to the redevelopment proposals.

Water – water supplies are to remain live and will be utilised during the demolition works. This is to ensure that the demolition contractor is provided with a water supply in relation to the works to help prevent the spread of dust. The existing water connection will be disconnected during the main works prior to the new connection.

All service disconnections are to be completed prior to the commencement of demolition works except for the water for reasons listed above. Applications for new connections in relation to power, gas and water are in progress and will be delivered as part of the main development works. Should supplies be required for the undertaking of the works by the Main Contractor, it will be the responsibility of the Main Contractor to procure these on a temporary basis.

Statutory records have been obtained from all utility providers and as part of the pre-construction due diligence works we have also procured utility scans to the local area. In addition to this we have also procured CCTV surveys of existing drainage. This information will be shared with the Main Contractor prior to commencement of works on site and it will be the responsibility of the Main Contractor to protect existing assets.

1.7 Topographical Survey

A topographical survey has been procured to demonstrate levels to the site and this is included within the planning submission. It is proposed that this survey will be updated following completion of the demolition works.

1.8 Site Investigation

A Tier I and Tier II (formerly Phase I and Phase II) site investigation has been undertaken at the site and is included in the planning submission. This provides further information in relation to ground conditions.

1.9 Traffic Management and Transport

Prior to the commencement of the works the Main Contractor will be required to submit a detailed Construction Traffic Management Plan. This will detail arrangements for site logistics and traffic management as part of the works and take into consideration the following items;

- Parking - all parking for contractors and visitors will be on site.
- Access and egress to site.
- Turning areas of site.
- Delivery, loading and unloading areas.

- Requirement for site signage.
- Pedestrian routes on site.
- Diversion of any vehicle or pedestrian traffic where applicable (eg S278 works)
- Transport strategy for staff and operatives working on site.
- Co-ordination of deliveries with suppliers to ensure peak periods are avoided
- Public transport options for site operatives and visitors

I.10 Site Set Up

As part of the detail included in the Main Contractors Construction Management Plan, further details will be provided in relation to;

- Site compound – to include site offices
- Welfare facilities – WC's, canteen, changing areas etc for site operatives
- Storage areas – for plant and materials including any lay down areas
- Security measures – site security to be the responsibility of the main contractor for the duration of the works
- Health and safety / Emergency facilities
- Site fencing/hoarding - existing boundary fencing will be utilised supplemented by herras fencing as required. This will provide as a minimum 2m high boundary protection.

I.11 Health and safety

The Construction (Design and Management) Regulations are applicable to the scheme and the Main Contractor will be required to submit a detailed Construction Phase Plan in accordance with the requirements of the Regulations. The Main Contractor will be required to act as the Principal Contractor under the Regulations.

A detailed Health and Safety plan detailing measures to manage the risk of health and safety of site operatives and visitors will be developed by the Main Contractor. This will be adhered to throughout the duration of the site works and updated regularly to take into consideration the changing environment as construction works progress and risks change.

Public safety is of the highest priority and the contractor must demonstrate as part of their detailed Health and Safety plan how they intend to ensure that all risks to the public are mitigated.

I.12 Environmental Management

The Main Contractor's detailed Construction Management Plan will include full details on how environmental issues will be managed. This will include, but is not limited to;

- Noise – preliminary information for the construction phase is included in the Noise Impact Assessment as prepared by TRC and submitted as part of the planning application. (also see Section I.15 below).
- Dust – to be monitored throughout the works
- Vibrations (see Section I.15 below).
- Debris & dirt – site areas to remain clean and the Main Contractor to consider mitigation measures such as wheel washing to prevent spread of dirt and debris off site (see Section I.14 below).
- Pollution
- Environmental – all applicable legislation to be adhered to

In addition to the above, it is expected that the Main Contractor will take a proactive approach to keeping site neighbours informed and updated of works. A letter drop will be completed for businesses in the immediate vicinity and it is noted that dialogue is already ongoing with some neighbours. Site Contact details will be issued and displayed around the site.

I.13 Waste and Recycling

Demolition of the existing structures on site will be carried out in advance of the main development works. Procurement of the demolition works is in progress and a Prior Notification of Demolition has been lodged with

the local authority as detailed above.

The main development works do not involve any further demolition but there will be some waste materials generated as part of the construction works.

The Main Contractor is encouraged to minimise waste on site and recycle as much as possible. Skips are permitted on site, but consideration should be given to the size, type and location of skips to mitigate risks this may present such as risk of fire due to combustible waste materials.

The Main Contractor will be required to prepare and issue a detailed Site Waste Management Plan prior to the commencement of the works. This is to be prepared in line with the Site Waste Management Plan Regulations 2008. This is to be submitted to Manchester City Council for approval prior to the commencement of works.

Manchester City Council require a Waste Proforma to be completed and submitted as part of the works. This is included within the planning application.

I.14 Measures to Control the emission of dust and dirt.

Dust levels will be regularly monitored, visually.

In the event of any materials being taken off site then covered vehicles will be employed to minimise dust liberations. When aggregates are delivered to site, these too will be delivered in covered tipper vehicles and any tipping will be supervised by a banksman. The banksman will ensure that tipping is done in a controlled manner to avoid the creation of dust clouds.

No mechanical cutting of materials will be undertaken without suitable and sufficient measures in place for the control of dust. This will include dust suppression attachments in place and in use for wetting down at the cutting edge or the provision of a tool extraction.

In the case of adverse weather conditions (hot / dry weather) a full wetting down operation will be undertaken utilising towed water dispenser bowsters and vehicles will be restricted to determined routes on site.

Emissions from plant/vehicles will be kept to a minimum by keeping plant properly maintained and regularly serviced and machines/plant in intermittent use will be shut down in intervening periods between work.

With respect to Air Quality generally it will be a site rule that there shall be no burning of ANY materials on site and the Main Contractor will ensure that this rule is implemented and complied with.

I.15 Measures to control Noise and Vibration

Noise from construction works can be intrusive or disruptive and for this reason, activities / deliveries will only be undertaken between normal working hours.

Noise levels will be measured/monitored regularly by the use of a noise meter at boundary points and recorded within the site diary.

Mitigation measures will include the following:

- Noisy operations will be eliminated where practicable and use of alternative measures where possible.
- Site plant for the purpose of the works will be fitted with effective exhaust silencers.
- Machines/plant in intermittent use will be shut down in intervening periods between work.
- Plant and vehicles will be started up sequentially rather than all together. Plant will be well maintained and serviced regularly.
- Wherever practicable tools of low noise emission will be used.