



CONSTRUCTION MANAGEMENT PLAN



Erection of Single Storey Side Extension
to form Enlarged Restaurant (Class E)

YAYAS RESTAURANT
96 BURY OLD ROAD
MANCHESTER
M8 5BW

1.0 Introduction & Context

- 1.1 This Construction Management Plan (CMP) has been prepared on behalf of Mr Ahmed to discharge Condition 11 set by Manchester City Council on application ref: 138296/FO/2023 at No. 96 Bury Old Road. The application sought permission for a "Erection of *single storey side extension to form enlarged restaurant (Class E)*".

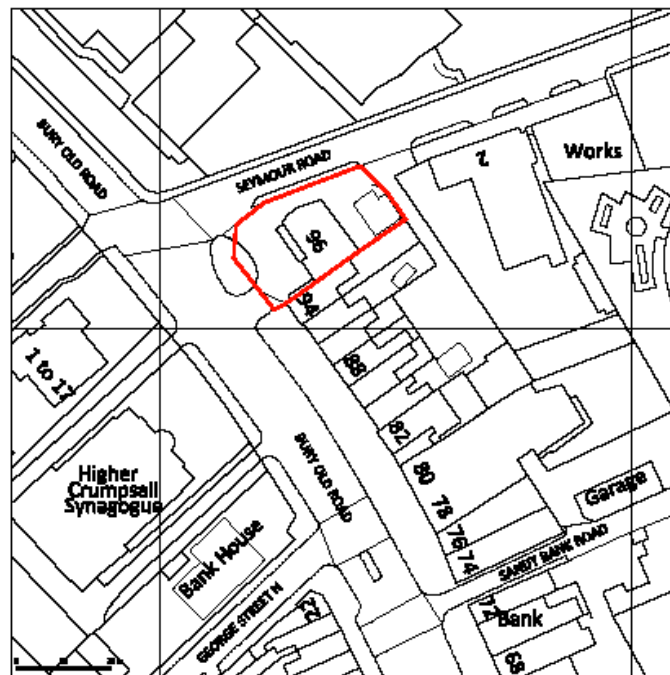


Figure 1: Location Plan (not to scale)

Source: Streetwise Maps Ltd.

- 1.2 The site consists of an end-terrace property at the end of the small row terraces all consisting of commercial units. Currently the ground floor level consists of a restaurant and kitchen area with customer toilets. On the first floor level is the manager's office, prayer room, staff wc and storage area. The property has a sizable yard to the front of the restaurant facing Bury Old Road which can accommodate 5 car parking spaces and a circulation area. An access runs along the rear of the property to which is a car park for the adjacent properties.
- 1.3 The development consists primarily of a single storey side extension with a flat roof which will enlarge the restaurant and the kitchen area. Externally the restaurant extension will be clad in a standing seam anthracite zinc cladding and the kitchen area will have a black render similar to the existing.

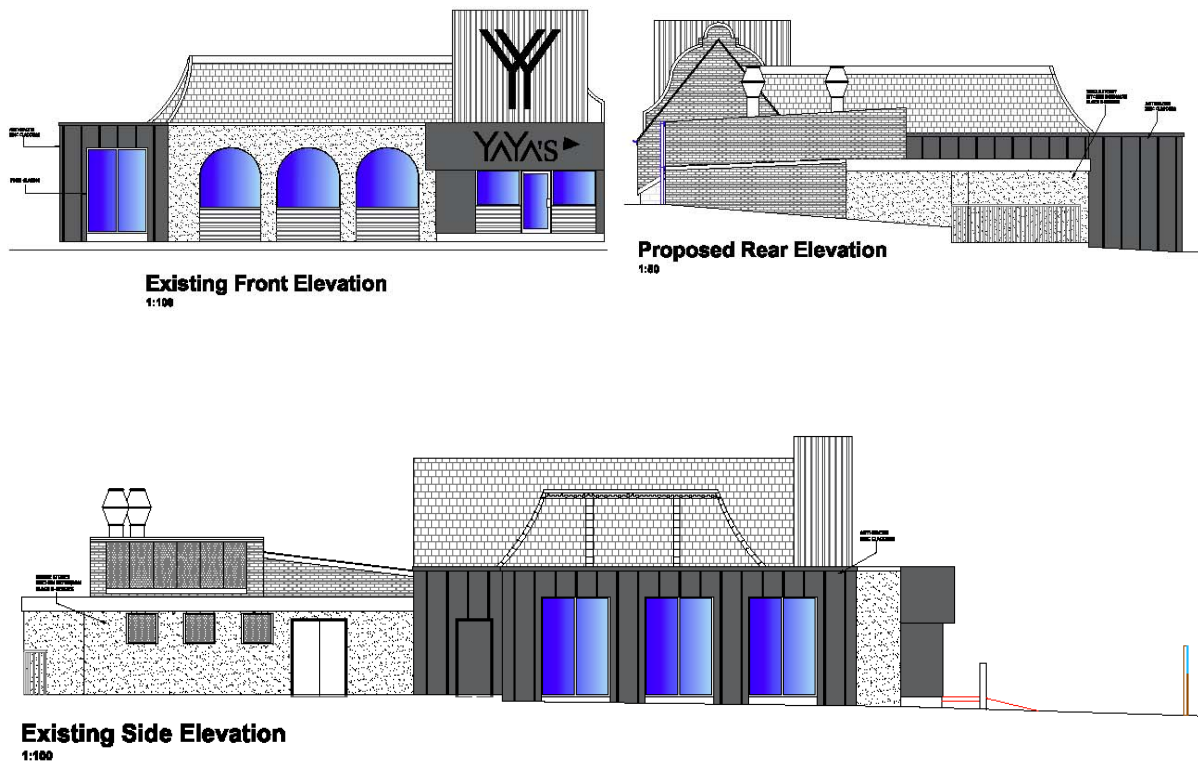


Figure 2: Proposed Elevations (not to scale)

1.4) Condition No.11 States:

Prior to the commencement of development, a construction management plan outlining working practices during development shall be submitted to and approved in writing by the local planning authority, which for the avoidance of doubt should include;

- Dust suppression measures;
- Compound locations where relevant;
- Location, removal and recycling of waste;
- Parking of construction vehicles;
- Wheel washing facilities; and
- Sheeting over of construction vehicles.

2.0 Working Practices

Dust suppression measures.

- 2.1 As the development is a minor development, it is not expected that dust will be a major issue. Localised water based suppression methods will be used when cutting any blocks, timber or any other materials will be cut in a careful manner where sawdust will be removed by power tools connected to dust extractors which will not causing any dis-amenity to surroundings occupiers.

Compound locations where relevant.

- 2.2 As the development will be constructed in 2 stages, Stage 1 Kitchen extension (Red Outline), Stage 2 Restaurant extension (Yellow Outline). Initially when stage one is in motion the site compound will be located in the yellow area. Once stage one is complete the site compound will be moved into the new kitchen extension. Toilet and welfare facilities would be provided internally, rather than in external, portable containers and there will not be a requirement for an on-site office given the size of the project.



Figure 3: Construction Stages No. 96 Bury Old Rd
Source: Google Mapping



Figure 4: Existing Floor Plan (not to scale)

Location, Removal and Recycling of Waste.

- 2.3 The site is located on a main, arterial road, north of Manchester City Centre, close-by to industrial areas like Cheetham Hill and 10 minutes from Junction 19 on the M60.

- 2.4 The most effective way of disposing of CD&E waste is by using a specialist waste disposal company who is licensed with a Certificate of Registration under the Waste (England and Wales) Regulations (2011) by the Environment Agency. Most will ensure that, where possible, non-hazardous materials are recycled thereby avoiding landfill. Any skips leaving the site will be covered by the company providing the skip removal service.
- **Plasterboard** – Plaster, gypsum and plasterboard. The contractor has a duty of care to keep this waste stream segregated and dispose of it responsibly; alternatively, use a licensed waste carrier like HIPPO.
 - **Metallic waste** – Such as copper, bronze, brass, aluminium, lead, iron, steel, tin and mixed metals; all of these are non-hazardous and can be easily recycled. However, metals containing hazardous substances, cables containing oil and coal tar, are highly hazardous substances and demand careful handling.
 - **Wood, glass and plastic** – Demolition of roof structure and existing windows generates wood, glass and plastic waste. These non-inert materials can be recycled or reused and as a last resort disposed of properly to the landfill.
 - **Concrete, bricks, soil, stones, sand and slabs** – Concrete and bricks form most of the construction waste that is dumped in landfills. But again, these can be recycled by crushing it into rubble and reused as hardcore.

Parking of Construction Vehicles.

- 2.5 It is envisaged that these deliveries would utilise the on-site car park due to their short duration and that on average one – two deliveries per week is what is considered to be required for a project of this size. All material delivery will take place outside the hours of the restaurant operating times.
- 2.6 Due to the small scale of the works it is not envisaged that there will not be more than two contractor vehicles on site during the development at any one time.



Figure 5: Potential parking arrangements No. 96 Bury Old Rd
Source: Google Mapping

- 2.7 It is envisaged that the types of vehicles used will be, vans/van derived vehicles for deliveries and a mini digger. The bulky materials like blocks will be delivered on a crane lorry which will unload from the car park. Other material will consist of timber, plaster board and pipe/electrical fittings which will be bought onto site by the contractors.

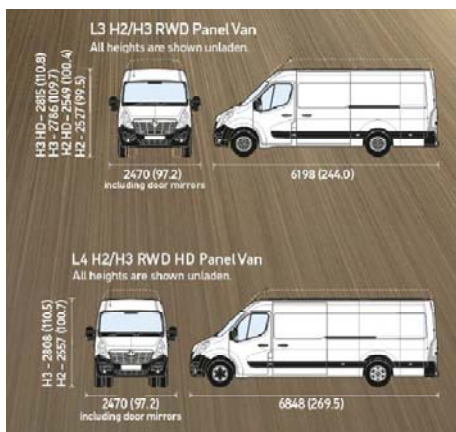


Figure 6: Examples of typical panel vans
Source: Vauxhall



Figure 7: Examples of typical mini digger
Source: JCB

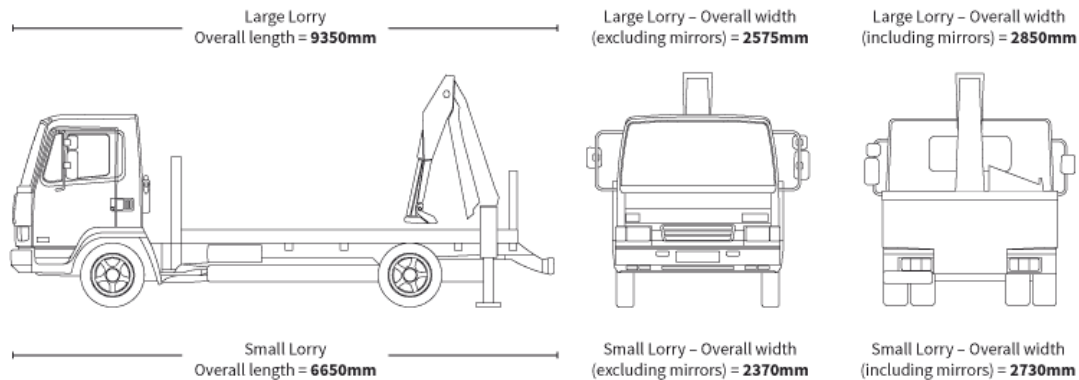


Figure 8: Examples of typical Crane Lorry
Source: Madingley Mulch

Wheel Washing Facilities.

- 2.8 Due to the project being a minor development the main piece of equipment will be the mini digger, The contractor will make sure any vehicles leaving site will be jet washed or go through the waterless wheel washer.

Other Matters

- 2.9 The site will be secured with a temporary anti climb mesh site fence. No footpath will be obstructed.

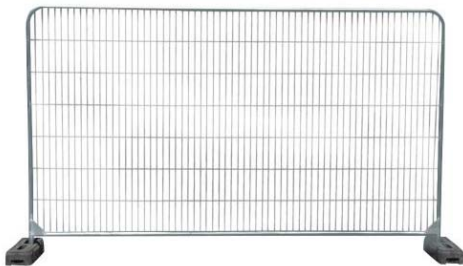


Figure 9: Examples of typical temporary anti climb mesh site fence
Source: Hermeq

3.0 Summary

- 3.1 This document has shown how the development will be undertaken to comply with Condition 11. The Applicant will ensure a copy is provided to the contractor and that it is adhered to throughout the construction phase. If further information regarding the development should be required, please get in contact with the Agent.