

Construction Phase Management Plan

Item	Detail
Project Name	Fresh Fuel (Ancoats)
Project Address	46 Henry Street, Ancoats, Manchester, M4 5DD
Project Manager	Ben James
Prepared By	Mere Development Group
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1.0 Construction Management Plan

This Construction Management Plan, crafted by Mere Development Group in conjunction with E3 Architecture, is designed to accompany a planning application for the transformation of a redundant two-storey office building into a high-quality restaurant under the established brand, Fresh Fuel (Ancoats). This initiative marks a pivotal evolution for Fresh Fuel, extending its footprint from its flagship location on Rochdale Road to the vibrant Ancoats area.

Mere Development Group, with the architectural insights from E3 Architecture, is set to revitalise this site on Henry Street, Ancoats, aligning with the character of the Ancoats Conservation Area. The project encompasses a change of use and associated works to both the external facade and internal structure to support this transition. This document is integral to understanding the full scope of the project and should be considered alongside all submitted plans and supporting documents.

The focus of this development is to retain the charm and character that define Ancoats, an area characterised by a blend of historical industrial buildings and contemporary structures. The proposed design intends to respect the existing urban fabric while bringing a new dimension of commercial vitality to Henry Street. The site's prime location, nestled among larger structures, presents a unique opportunity to create a distinct yet harmonious presence within the area.

The building, previously a base for a cleaning company, is a blend of red brick and corrugated roofing, typical of the area's architectural vernacular. This development will breathe new life into the space, transforming it into a beacon of culinary excellence and community engagement. Mere Development Group is committed to enhancing the Ancoats Conservation Area through this project, ensuring that the development not only respects but also enriches the historical and cultural landscape of the area.

This Outline Construction Management Plan represents more than just a physical transformation; it's a commitment to the enrichment of Ancoats, aligning with the ethos of positive development and high-quality design within this cherished Manchester district.

Figure 1. Site Location



2.0 Introduction

The construction phase of the Fresh Fuel (Ancoats) project, overseen by Mere Development Group, necessitates meticulous control to minimise environmental and community impacts in the Ancoats area of Manchester. It is imperative for both the client and Mere Development Group to collaboratively ensure these environmental impacts are adeptly managed. The cornerstone of this management strategy is the Construction Management Plan (CMP), detailing the execution and oversight of construction activities in alignment with planning application requirements, planning conditions, contractual obligations, legislative directives, and best practices in the construction industry.

This Outline Construction Management Plan is an integral component of the planning application for Fresh Fuel (Ancoats). It outlines the essential requirements for managing environmental impacts during the construction phase and proposes a structured approach for the development of the CMP. The contract documentation will incorporate this outline CMP, including any modifications ensuing from the planning process, and will obligate Mere Development Group to adhere to the outlined measures. Additionally, Mere Development Group is required to identify potential environmental impacts proactively and establish detailed strategies to manage on-site construction impacts effectively.

The CMP will be a living document, evolving in response to the construction process and ensuring that all site works conform to its directives. Key elements of the CMP will encompass:

- Project Organisation and Responsibilities
- Project Communication and Coordination
- Training
- Operational Control
- Checking and Corrective Action
- Environmental Control Measures
- Complaints Procedure

A critical feature of the CMP will be its periodic review and update mechanism, ensuring its relevance and efficiency throughout the construction phase. This proactive and structured approach to construction management is designed to mitigate environmental impacts, maintain community relations, and ensure compliance with all relevant standards, reflecting Mere Development Group's commitment to responsible and sustainable construction practices in Ancoats.

3.0 Site Setup

For the Fresh Fuel (Ancoats) project, the site setup will be confined within the designated boundaries of the site located at 46 Henry Street, Ancoats, Manchester. This setup will include essential site welfare facilities and necessary hoarding, with arrangements made for parking facilities located away from Henry Street to minimise congestion..

To ensure public safety and align with HSE (Health and Safety Executive) regulations, hoarding will be erected at the front of the project site. This precaution is intended to safeguard the general public from construction activities. Regular inspections will be conducted to confirm the integrity and safety of the hoarding and to identify and rectify any potential safety hazards promptly. Appropriate signage will be visible directing the public safely around the hoarding. The hoarding will also serve as protection from the scaffolding.

The construction work hours for the Fresh Fuel (Ancoats) site are designated as follows:

- Monday to Friday: 7:30am to 6:00pm
- Saturday: 8:30am to 14:00pm
- No construction activities are scheduled for Sundays and Bank Holidays, except in circumstances where specific agreement and arrangements have been made in advance.

These working hours have been established to balance the need for efficient project progress with the consideration of local community norms and noise regulations. The schedule also ensures compliance with local construction guidelines and standards, reflecting our commitment to responsible and considerate construction practices in the Ancoats community.

4.0 Roles and Responsibilities

In the development of the high-quality restaurant project, the Construction Management Plan (CMP) delineates the roles and responsibilities crucial for its success. These roles within the project team include:

Client Project Manager

The Client Project Manager holds overarching responsibility for ensuring the project's compliance with statutory requirements and its alignment with the set objectives. Key responsibilities include:

- Approving Mere Development Group's CMP and any specialist procedures.
- Assessing subcontractors competence for the works.
- Reviewing construction method statements for environmental considerations before work begins.

- Serving as the primary liaison between Mere Development and the wider project team on environmental and construction issues.

Contracts Manager

The Contracts Manager coordinates and manages environmental aspects during construction. Their duties include:

- Developing and reviewing the CMP, construction method statements, and other procedures.
- Identifying and addressing the competence needs of the staff, ensuring necessary training.
- Monitoring construction activities to ensure compliance with the CMP.
- Acting as the primary contact with regulatory authorities on project-related issues.
- Advising subcontractors on risk identification and control development.
- Assisting in developing and delivering training for site staff.
- Collaborating with the Client Project Manager.

Site Manager

The Site Manager is responsible for:

- Assisting in developing and maintaining the CMP and related documents.
- Monitoring construction works for compliance with CMP requirements.
- Conducting weekly site inspections and identifying any required actions.
- Maintaining the training register and facilitating necessary training.
- Managing responses to complaints and environmental incidents.
- Implementing and operating site environmental controls.
- Ensuring a Qualified First Aider is always available on site.
- Reviewing and approving all RAMS

Environmental Specialists

A team of environmental specialists will support the project as and when they are needed. Their responsibilities include:

- Conducting environmental monitoring and watching briefs as and when required.

This structure ensures that each aspect of the project is managed with a focus on environmental responsibility, compliance with the CMP, and adherence to best practices in construction management.

5.0 Communication and Coordination

Effective communication and coordination among team members are vital for the success of the project. This will involve:

- Regular team meetings to discuss project performance, potential improvements, results of inspections, and any complaints received.
- Planning upcoming work operations to mitigate risks and to disseminate information on best practices.
- Inviting representatives of Statutory Authorities to meetings, as required, to ensure alignment with regulatory expectations.

6.0 Training and Awareness

Training and awareness are critical components for ensuring environmental compliance:

- Developing a detailed training plan within the Construction Management Plan (CMP), identifying competency requirements for all staff.
- Documenting training needs to meet these requirements, and maintaining records of staff competencies and training.
- Inducting all site staff on the project's environmental issues and the specifics of the CMP.
- Conducting regular 'toolbox talks' to address specific environmental aspects as needed.

7.0 Operational Control

Operational control ensures adherence to the CMP and mitigation measures:

- Checking the site works against CMP requirements.
- Implementing agreed mitigation measures with Statutory Authorities, or as part of planning conditions, before commencing related works.
- Briefing all relevant staff on these measures.

- Reviewing and approving method statements for the works by the Client Project Manager, with input from Environmental Specialists where necessary.

8.0 Checking and Corrective Action

To maintain environmental standards and comply with the CMP:

- Conducting daily site and work inspections to minimise environmental risks and ensure CMP compliance.
- Reporting any environmental incidents immediately to the Site Manager.
- The Contracts Manager will carry out weekly inspections, assessing project performance against relevant standards/legislation and CMP requirements.
- Producing a report post-inspection detailing findings for the Client Project Manager, to be reviewed at monthly project meetings.

9.0 Environmental Control Measures

The following environmental control strategies will be employed due to the nature of the construction activities, which include removing the front elevation, installing a new footing, rebuilding the front elevation, raising the height of the brickwork, adding a new roof, floor, and windows, shop front and fit-out;

Environmental Specific

- **Demolition Waste Management:** Given the demolition of the front elevation, a robust waste management plan will be crucial. This will involve the segregation of demolition waste, promoting the recycling and reusing of materials wherever possible.
- **Controlled Demolition Techniques:** Utilising methods that minimise dust and vibration, such as manual dismantling techniques instead of cutting and breaking where appropriate.
- **Protection of Adjacent Structures:** Since the works involve significant structural changes, measures will be in place to protect adjoining buildings and infrastructure from potential damage caused by vibration and construction activities.
- **Eco-friendly Construction Materials:** Where possible, the project will use sustainable, recycled, or eco-friendly materials for the reconstruction work, including bricks, roofing materials, and insulation.

- Construction Site Organisation: Careful planning of the construction site to minimise land disturbance and manage the flow of materials and machinery in a way that reduces environmental impact.
- Sustainable Procurement: Sourcing materials and services in a manner that prioritises sustainability, reducing the environmental footprint of the construction process.
- These additional measures align with the broader environmental sustainability goals and help ensure that the project on Henry Street not only complies with regulatory requirements but also demonstrates a commitment to responsible construction practices.

Enabling Works / Formation of Site Perimeter

For the Henry Street project, the initial phase will involve:

- Establishing a secure perimeter around the site using ply hoarding, adorned with necessary signage in line with HSE requirements.
- The hoarding will not only provide safety for construction workers and the public but also help in mitigating dust and dirt emissions from the site.
- The Hoarding board will have the site managers contact details and details regarding the work duration and emergency contact details.

Noise Management

Specific to the urban environment of Ancoats Henry Street, the noise management strategy will include:

- A detailed Noise Risk Assessment, tailored to the local setting.
- Use of silenced or sound-reduced construction equipment to minimise noise disruption.
- Scheduling deliveries during less disruptive times, avoiding peak hours.
- Integration of noise control measures into method statements, ensuring a considerate approach towards local residents.

Construction Phase Traffic Management

Given the busy urban area of Henry Street, the traffic management plan will focus on:

- Coordinating of site deliveries adopting the 'just in time' principle
- All deliveries will be during off peak times where feasible
- Implementing 'just in time' contract plant hire and restricting unnecessary vehicle movements.
- Encouraging the use of nearby parking facilities and car sharing among workers to reduce traffic congestion.

Management of Vehicle Access/Egress and Pedestrian Safety

In the context of Henry Street's urban environment:

- Vehicle access and egress will be meticulously managed, prioritising pedestrian and cyclist safety.
- Use of banksman to guide delivery and construction vehicles safely, given the site's proximity to public thoroughfares.
- No staff parking will be allowed on Henry Street

Vibration Management

Specific to this project:

- A Vibration Risk Assessment will be developed, considering the proximity to residential and commercial buildings.
- Monitoring of vibration levels to ensure they remain within acceptable limits, with a focus on minimal disturbance to the local community.

Dirt, Dust, and Air Quality Control

To effectively manage dust and air quality during the construction on Henry Street, Manchester, the following best practices will be implemented:

- Dust Suppression Techniques: Utilising water spray systems to damp down the site, especially during dry periods, to prevent dust from becoming airborne. This includes regular watering of exposed surfaces and stockpiles.
- Wind Direction Consideration: Monitoring weather conditions, particularly wind direction, to schedule dust-generating activities when prevailing winds are least likely to impact neighbouring properties and public areas.

- Use of Dust Barriers: Erecting hoarding barriers around the site to contain dust within the construction area, particularly close to residential and commercial neighbours.
- Dust Monitoring: Regular on-site dust monitoring to assess the effectiveness of control measures, adjusting as necessary based on real-time data.
- Material Handling Protocols: Implementing careful handling procedures for materials prone to generating dust, such as sand and aggregate, to minimise disruption. This includes storing such materials with protective sheeting.
- Staff Training and Awareness: Conducting thorough training for all site staff on the Dust Management Strategy, ensuring everyone understands their roles and responsibilities in minimising dust emissions.
- Community Engagement and Complaint Response: Establishing a clear and responsive protocol for addressing community complaints regarding dust. This involves promptly investigating complaints, communicating with the affected parties, and implementing corrective actions swiftly.
- Personal Protective Equipment (PPE): Providing all site staff with appropriate PPE, such as masks and goggles, to protect them from dust exposure.

By adopting these comprehensive dust control measures, the project aims to significantly reduce dust emissions and minimise the impact on local air quality, whilst ensuring a safer environment for construction workers and nearby residents.

Wheel Wash and Material Storage

To mitigate environmental impact:

- Implementation of a wheel wash facility would not be necessary as deliveries do not park within the site boundary however, staff will be available to unload each delivery and cleaning materials will be accessible at all times to ensure debris or spillages are dealt with instantly to prevent road contamination.
- Safe and compliant storage of materials, especially those that are hazardous, to prevent environmental pollution.

Waste Management

In line with sustainable practices:

Strategies for reducing, reusing, and recycling waste generated from the construction site.

- Adherence to stringent waste management protocols, with an emphasis on sustainability and environmental responsibility.

10.0 Scaffolding Erection

The erection of scaffolding is a critical component of the construction process at Henry Street, facilitating various stages of development, including alterations to the front elevation, roofing, and window installations. This section outlines our approach to scaffolding erection with a focus on safety, compliance, and minimal impact on the surrounding environment.

Planning and Design

- Permit Application: A separate application for a scaffolding permit will be submitted, detailing our proposed scaffolding structure and its adherence to safety regulations.
- Design Considerations: The design will be detailed in the permit application, including load capacities, dimensions, tie-in methods, and access points.

Safety and Compliance

- Hoarding and Signage: Hoarding will surround the scaffolding to enhance safety and reduce visual impact. Signage will be prominently displayed, providing safety information and contact details.
- Scaffolding Tags: To monitor safety, scaffolding tags will be used. These tags will provide quick reference to the current status of the scaffolding, indicating whether it is safe to use.
- Weekly Inspections: In addition to regular inspections, the scaffolding will undergo a thorough weekly inspection to ensure ongoing safety and compliance with standards. These inspections will be documented.
- Daily Inspections: Before each use, a daily inspection of the scaffolding will be conducted to identify any potential hazards or maintenance needs.
- Adherence to Standards: Compliance with HSE guidelines and relevant safety standards will be strictly maintained.

Communication and Coordination

- Contractor Coordination: Coordination with the scaffolding contractor will ensure alignment with the overall project schedule.

- Stakeholder Notification: Advance notification to stakeholders about scaffolding erection, ensuring awareness of any temporary disruptions or changes.

Environmental Considerations

- Minimised Impact: The design and placement of scaffolding and hoarding will consider the surrounding environment and pedestrian pathways.

Decommissioning

- Safe Dismantling: The scaffolding will be dismantled and removed safely and efficiently upon project completion.

Conclusion

Our approach to scaffolding erection at Henry Street prioritises safety, regulatory compliance, and minimal disruption to the local community. The inclusion of hoarding, clear signage, regular inspections, and scaffolding tags underlines our commitment to maintaining a safe and compliant construction environment. Detailed design elements and safety measures will be comprehensively covered in our separate permit application.

11. Complaints Procedure

The CMP recognises the importance of having an effective complaints procedure in place. This not only facilitates a mechanism for members of the public and other interested parties to voice their concerns regarding the construction works but also serves as a valuable feedback tool. Through this procedure, the project team can gauge the impact of the construction on sensitive aspects of the local environment and community, enabling the refinement and improvement of construction techniques where necessary.

The complaints procedure will be detailed in the CMP, including:

- Contact Information: Clear and easily accessible contact details for the construction management team, to enable the public to report any concerns or issues directly.
- Response Protocol: A defined response protocol will be in place to ensure complaints are acknowledged promptly and dealt with efficiently.
- Record Keeping: All complaints will be recorded and tracked, ensuring transparency and accountability in handling these issues.
- Regular Review: Regular review of complaints and the response effectiveness will be undertaken to continuously improve the process and address any recurring issues.

- Community Liaison: Regular updates to the community, possibly through newsletters or local meetings, to keep them informed about the progress of the construction and how their feedback is shaping the project.

12.0 Summary

This report has been prepared with the utmost professionalism, exhibiting due care and diligence. The level of detail and attention paid is reflective of the resources and manpower allocated to it, as agreed upon with the client. The information within this report is based on a thorough interpretation of data collected and is accepted in good faith as accurate and valid.

The CMP is developed with a comprehensive understanding of the local environment, regulatory requirements, and the specific challenges and opportunities presented by the construction site on Henry Street. It aims to balance the needs of the project with those of the local community and environment, ensuring a sustainable and responsible approach to construction.

13.0 Document Version and Approval Page

Construction Management Plan for 46 Henry Street, Ancoats, Manchester M4 5DD

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Date: 24th November 2023

Prepared by:

Name: Ben James

Position: Manager

Date: 24th November 2023

Signature: Ben James

Checked by:

Name: Carly Wilson

Position: Director

Date: 24th November 2023

Signature: Carly Wilson

Approved by:

Name: Carly Wilson

Position: Director / Managing Director

Date: 24th November 2023

Signature: Carly Wilson

Distribution List

Michael Pearson, Case Officer, Manchester Planning Office