

Construction Management Plan
4 Hardman Square
Spinningfields
Manchester
M3 3EB



	Name	Title	Date	Signature
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Approved By:	Mark Spavin	Director	16.10.23	<i>M.Spavin</i>

Introduction

The team at CubicWorks have put together the following document.

The document that forms the contract management plan is designed to discharge the planning conditions: -

Section 4 of the planning Permission ref: 135123/FO/2022

The development shall be carried out in accordance with the Construction Management Plan (CMP) that has been submitted to and approved in writing by the city council as local planning authority before the development commences.

1.1 Purpose and Implementation

The purpose of the CMP is for the construction phase of developments at 4 Hardman Square and is in place to ensure the secure and safe operation of the site, thereby protecting staff, the environment and the businesses that operate on site.

This document describes the site rules, security arrangement and intended methods of effectively managing potential environmental impacts arising from construction activities.

The responsibility for implementation of the CMP lies with the Principal Contractor, working in conjunction with other key personnel (construction staff, sub-contractors and surrounding occupants) on the site, to ensure it is implemented effectively.

To ensure this CMP remains current and relevant, the Principal Contractor, shall take control of the document and regularly revise/update as necessary to reflect and new information which arises from construction activity.

1.2 Objectives

The overall objective of this CMP is to ensure that all practicable steps are taken to minimize disruptions to users and occupiers of 4 Hardman Square and adjacent parties caused by construction activities. All practicable steps are taken to minimize the environmental effects of construction works.

All activities are conducted in accordance with the CMP, relevant legislation, codes of practice, guidelines and any local environmental procedures. Licenses, permits and consents and other statutory requirements are obtained prior to works commencing and fully complied with.

Environmental controls remain adequate throughout the duration of the project. This CMP is part of the governance framework that includes UK Law and generally accepted code of conduct and Industry best practice.

They are to be followed in this context and also taking into consideration company requirements and to safeguard the amenities of nearby residents and highway safety, pursuant to policies SP1, EN9, EN19 and DMI of the Manchester Core Strategy 2012 to 2027

2.0 Consultation Strategy on Courts and Local Businesses

The enclosed newsletter is distributed to the courts, local businesses and residents close to the construction site and distributed once a month. Should CubicWorks plan to carry out an activity that would make an impact, a letter would be sent out advising them:-



CubicWorks

Contractor Newsletter - 4 Hardman Square Manchester November 2023

The purpose of this letter is to provide an update on the landlord construction works at 4 Hardman Square. We are currently working on the project and the target completion date for the project is October 2024. We will continue to issue a monthly newsletter to provide a construction update to local businesses and building occupants.

We are a fit-out and refurbishment services construction company committed to build workplaces that go beyond the functional into the extraordinary. Our projects are primarily within the North West of England with an end-to-end service, focused on quality, design, and sustainability.

Our commitment is based on transparency, bringing positive results to the local community and increasing the value of the area as a result of our work. To forge and maintain good relationships between us we will provide regular reports on the development to let you know our next steps and activities.

Currently, we are setting up the site and completing the initial demolition and soft strip works, so we don't envisage any noise or disruption. We have removed 70% of all the finishes and services from the internal metal deck ceiling from the 1st floor and are currently in the process of setting up site welfare. All our deliveries will adhere to the Spinningfields Estate Management site rules and be undertaken out of hours.

For the next month, we will be working on the following:

- Completion of demolition works
- Mechanical works to start
- Businesses, courts, and local residents will be notified of upcoming works and can expect site working hours between

Monday to Friday: 7:30 am to 5:00 pm

Saturday: 08:30 am to 2:00 pm



If you have any questions or concerns please don't hesitate to contact our team

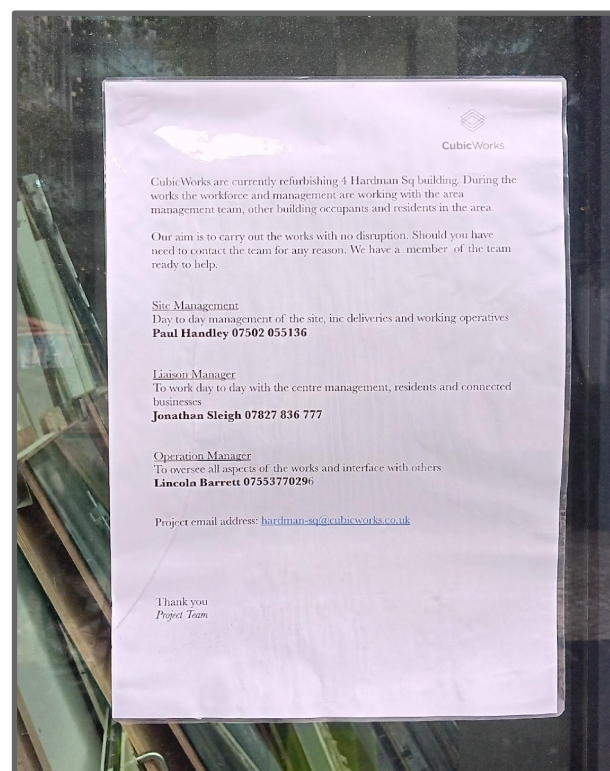
For customer inquiries please contact:

Jonathan Sleight: 07827 836 777

2nd Floor Spinnaker Court, 31 Broadway
Manchester, M50 2YR
sales@cubicworks.co.uk

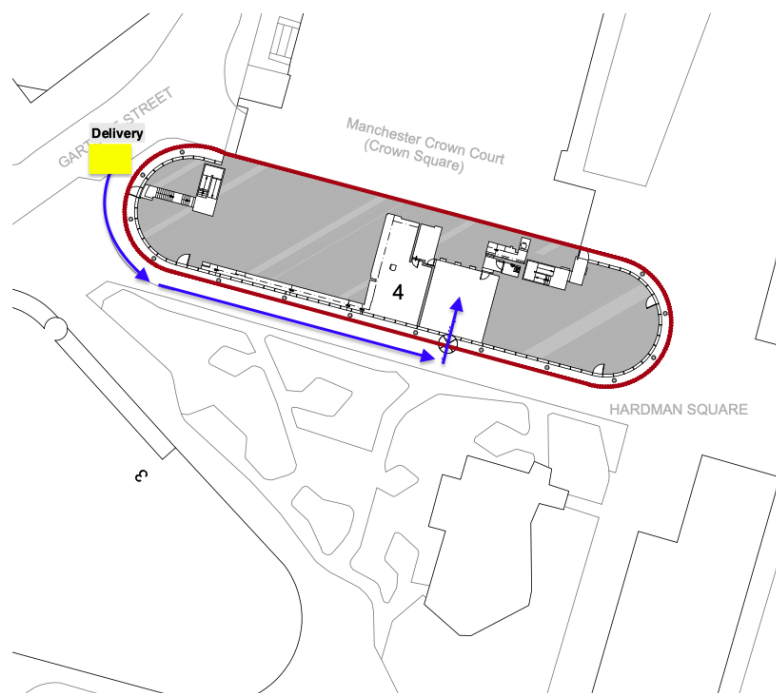
3.0 Details of Emergency Contact for the site

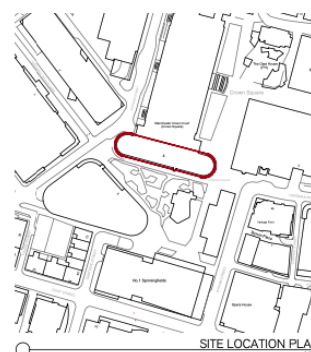
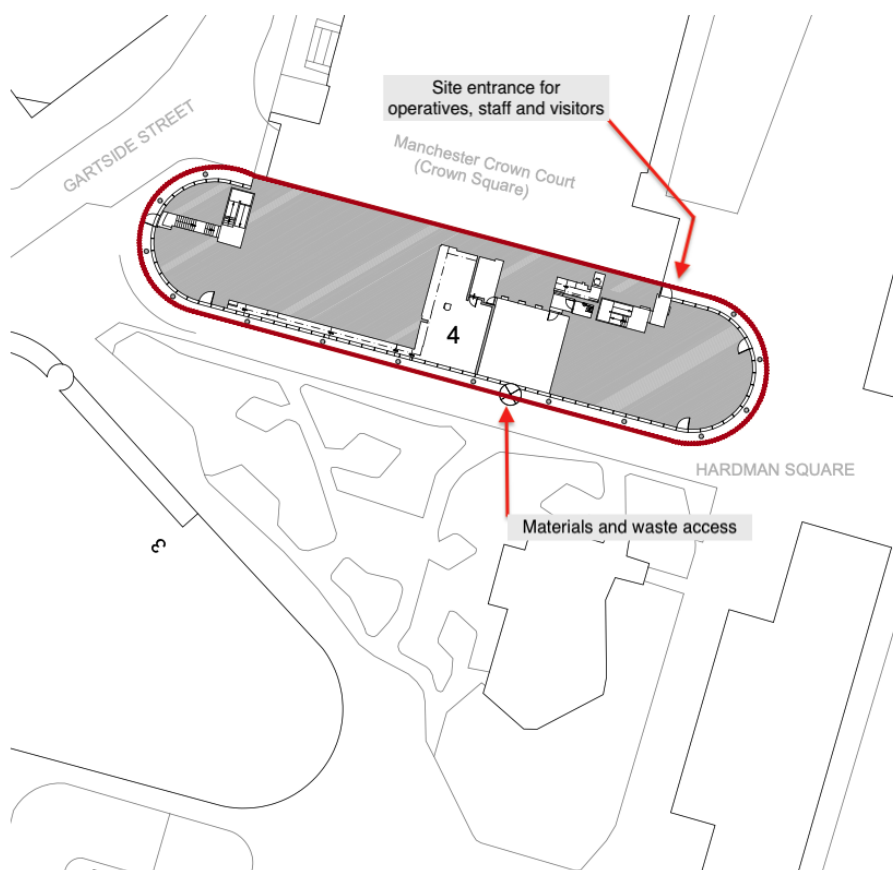
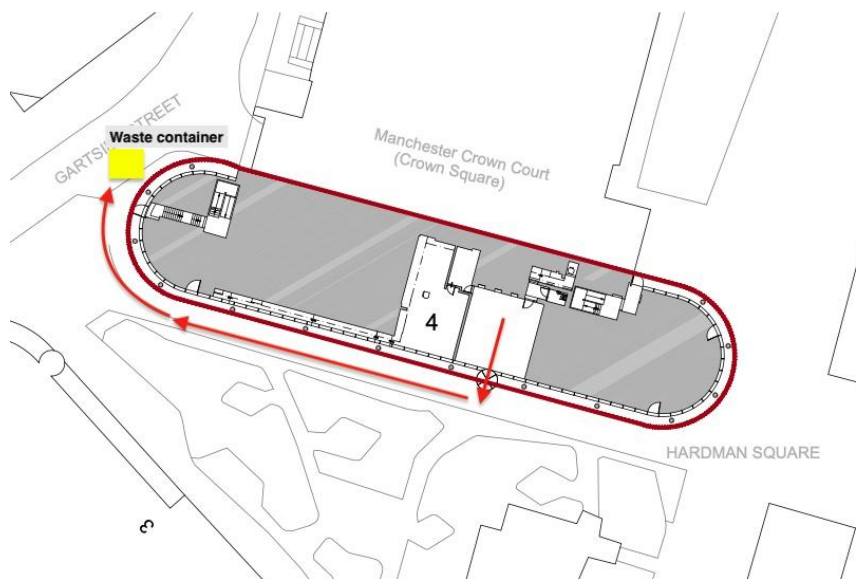
Below is a contact list displayed at the entrance to the site; a copy is also included in the appendix;



4.0 Routing of Construction Traffic

All waste and materials will be transported from the storage location within the building to waiting transport. All will be securely wrapped and banded.



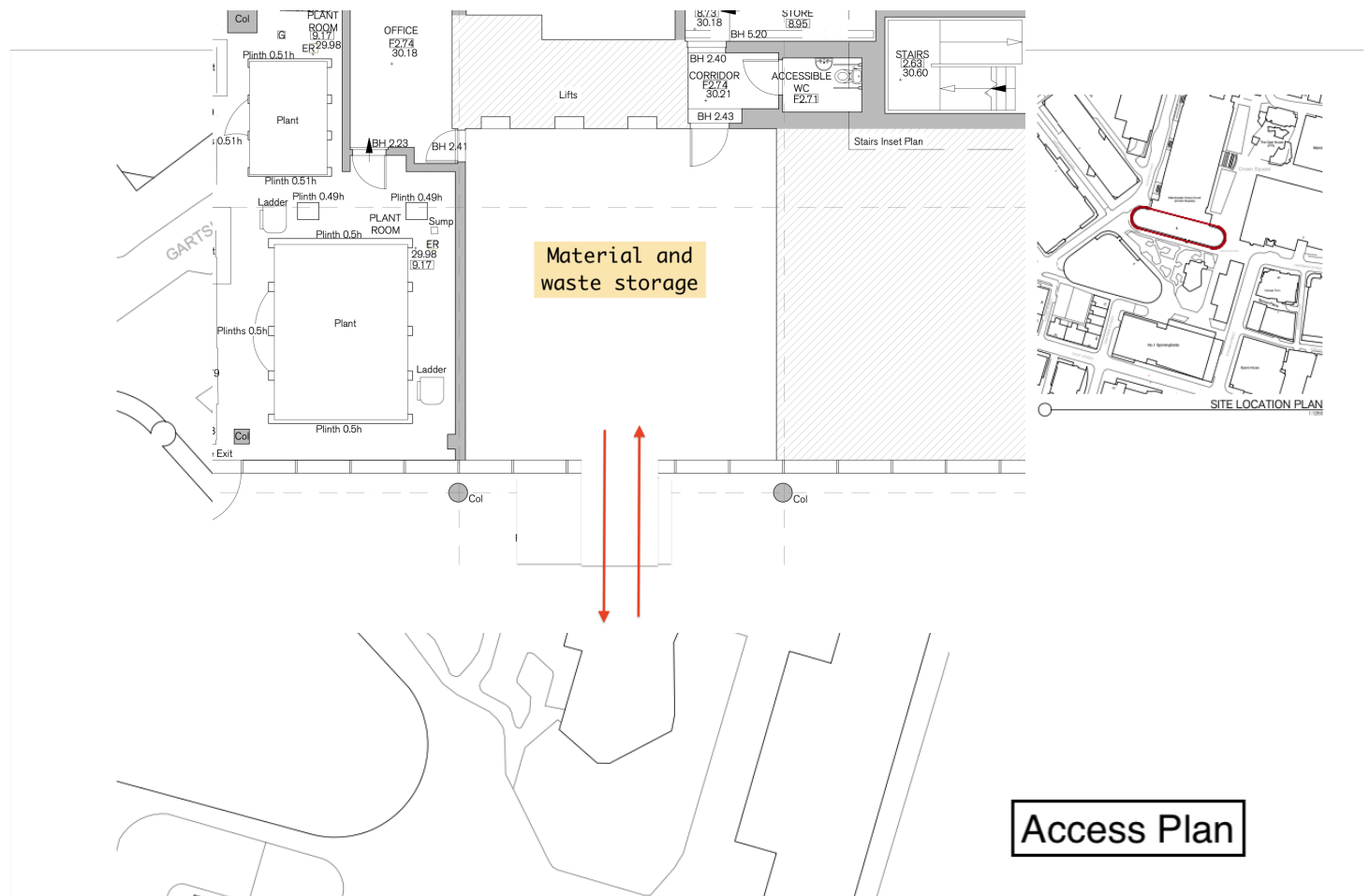


Access Plan

5.0 Details of Vehicular activity during the construction period

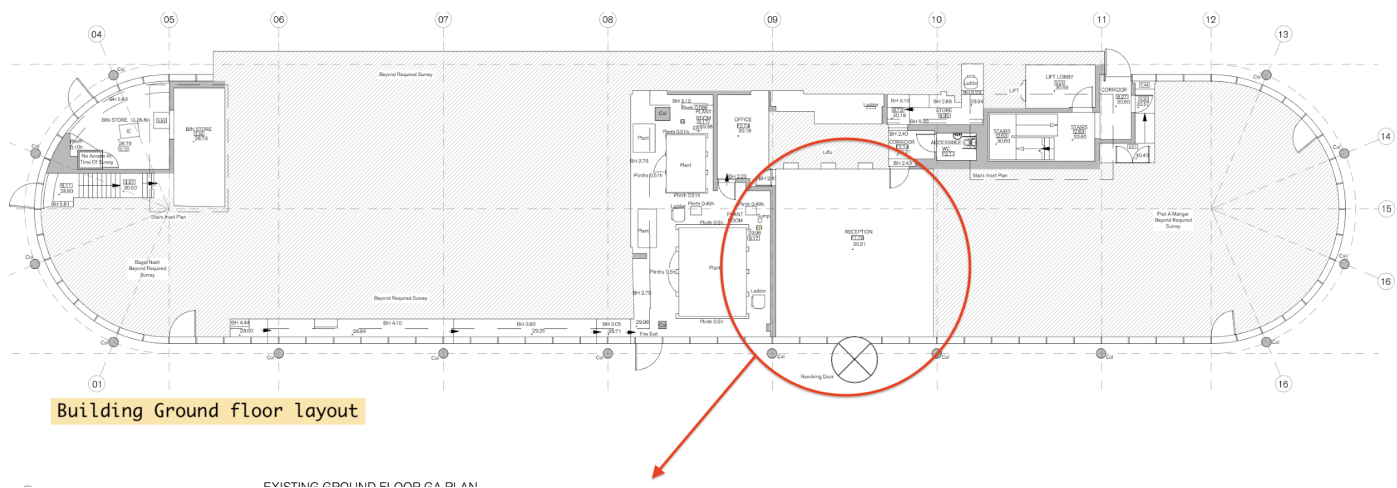
Deliveries and waste removal will be required. Below is an agreement with the local managing agent: -

All times will be adhered to Manchester City Council's standard working hours



6.0 Compound Locations

All materials and waste are to be stored onsite within the existing building reception



7.0 Details of Parking of Vehicles of Site Operatives, Contractors and Visitors.

Management Parking

During the construction, CubicWorks have been allocated 16 parking spaces within the underground carpark of 3 Hardman Square. It is anticipated that 8 passes will be issued

to staff working on the site with 8 remaining passes allocated for visitors.

Contractor Parking

The following guide is issued to contractors working on the project, this guide highlights the parking facilities within the area:-

NCP Manchester Spinningfields

Car park

0.1 Mi - Manchester

Open 24 Hrs

Manchester Bridge Street

Car Park

0.2 Mi - Manchester

Open 24 Hrs

Manchester King Street West

Car Park

0.2 Mi - Manchester

Open 24 Hrs

NCP Salford New Bailey

Car Park

0.2 Mi

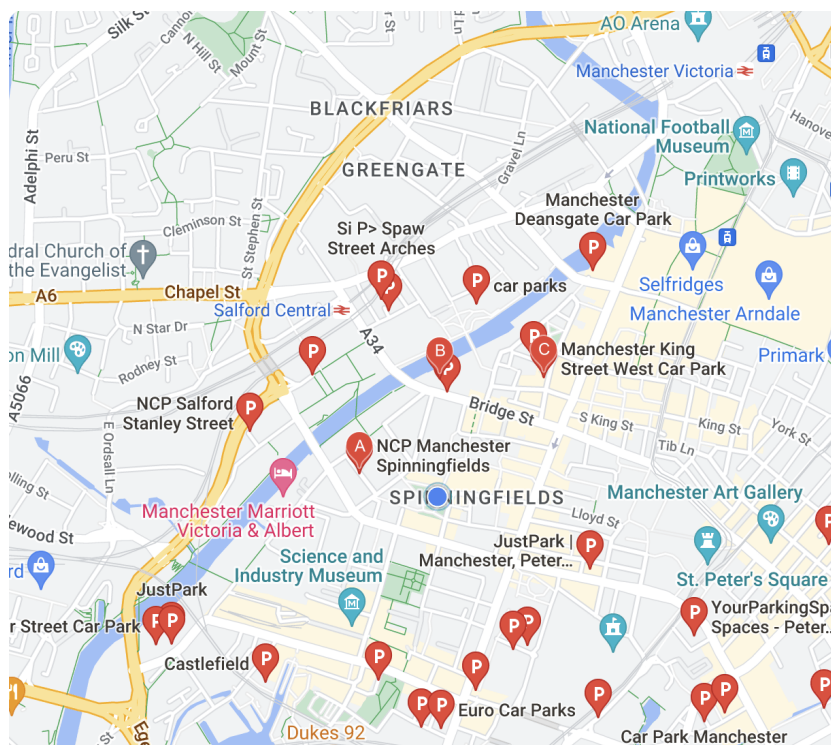
Open 24 Hrs

Manchester Stone Street

Car Park

0.2 Mi

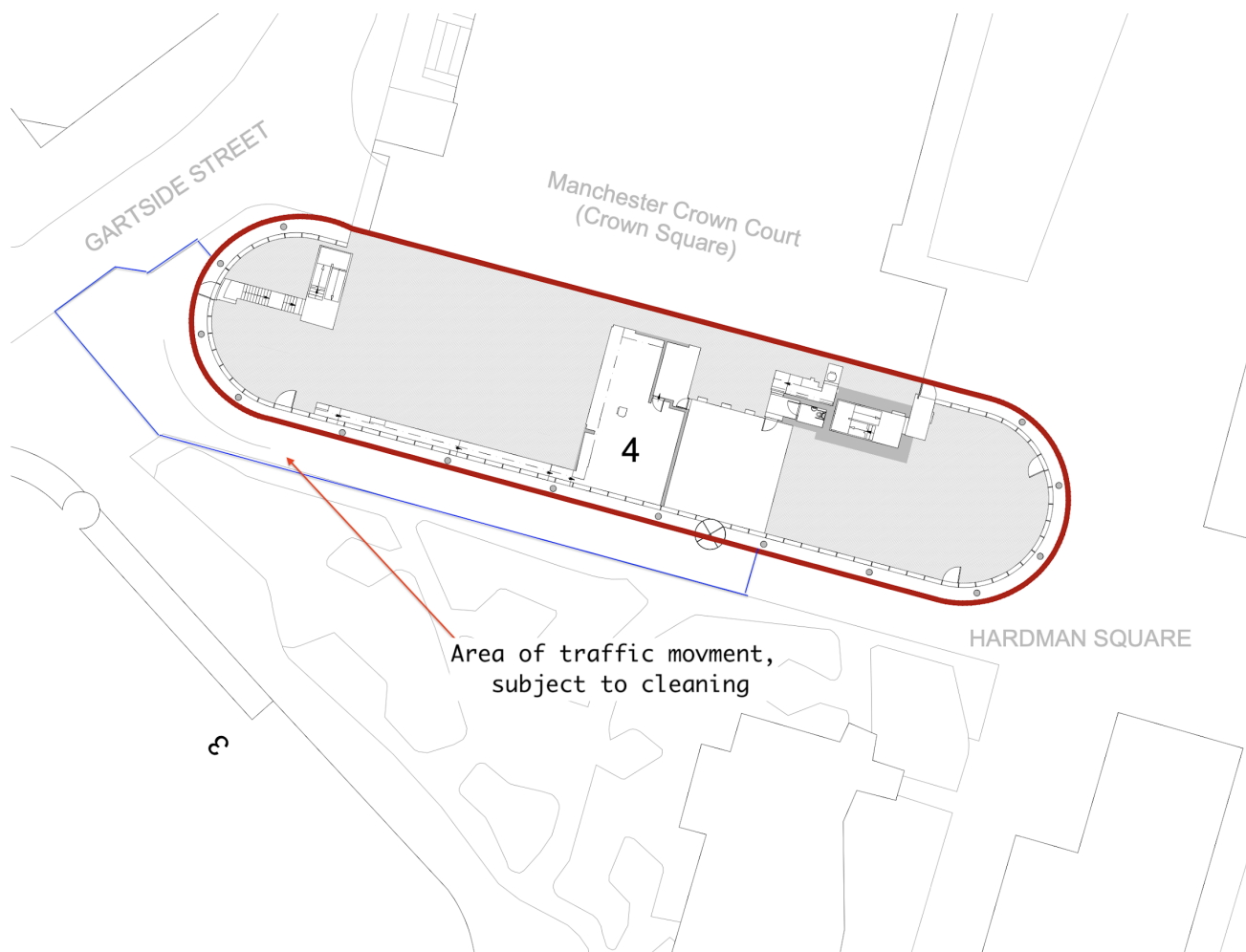
Open 24 Hrs



8.0 Control of Dust and Mud

During the works any traffic movement will be monitored by site management.

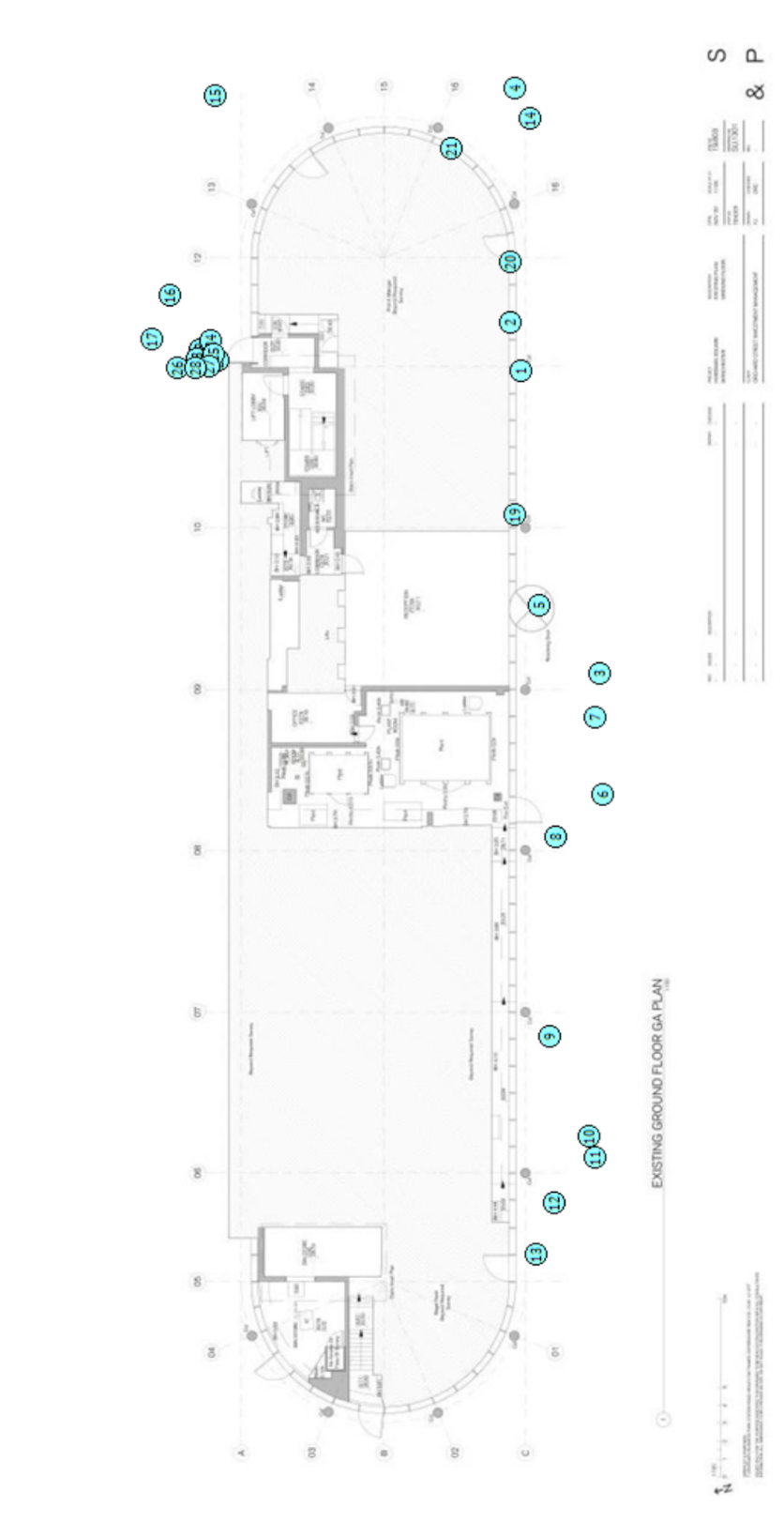
The area subject to traffic movement will be inspected on completion of the activity and if required all mud, waste or spillage will be removed.



9.0 Highway Dilapidation (see appendix)



Survey



10.0 The loading and unloading of plant and materials

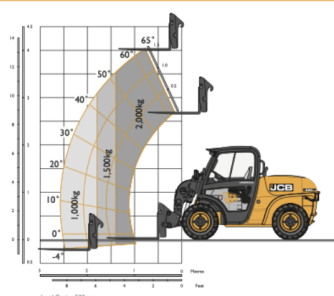
All materials/plant delivered to site must comply to the following requirements:-

1. Small loading (lifting not required) can be transported by hand, sack truck or similar.
2. Loose materials such as gravel, sand or similar must be contained within a proprietary bag. The bag must be designed for the materials and capacity/waste.
3. Palletised: large, sheet materials heavy or bulky items must be securely fixed to a pallet, suitable for use with the enclosed plant.



LOADALL | 520-40

LIFT PERFORMANCE



LIFT PERFORMANCE

Machine Model	Compact Tool Carrier	Skid Steer Tool Carrier
	520-40	520-40
Lift capacity at full height	2000 (4408)	2000 (4408)
Lift capacity at full reach	1000 (2204)	1000 (2204)
Max. lift height	4035 (13-3)	4025 (13-2)
Reach at max. lift height	890 (2-11)	815 (2-8)
Maximum reach forward	2590 (8-6)	2515 (8-4)

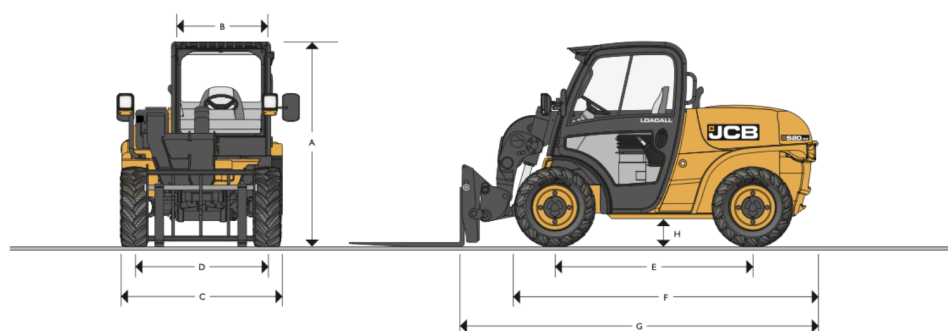
LOADER PERFORMANCE

Machine Model	Compact Tool Carrier	Skid Steer Tool Carrier
	520-40	520-40
Shovel rated capacity	m ³	0.7
Breakout force	kN (kg)	34 (3700)
	kg (lb)	3700 (8157)
Dump height (max)	mm (ft-in)	3555 (11-8)
Dump angle at max height	degrees	33
Loader height (max)	mm (ft-in)	4015 (13-1)
Rollback angle at ground	degrees	38
Carriage rotation angle (total)	degrees	140
Bucket width	mm (ft-in)	1750 (5-8)



LOADALL | 520-40

MAX. PAYLOAD: 2.0 tonnes (4409lb) MAX. LIFT HEIGHT: 4 metres (13ft 1in) MAX. HORSEPOWER: 36.3 kW (49hp)



STATIC DIMENSIONS

Machine model	520-40	Machine model	520-40
	m (ft-in)		m (ft-in)
A Overall height	1.97 (6-6)	H Ground clearance	0.27 (0-11)
B Inside width of cab	0.92 (3-0)	Outer turn radius over tyres	3.05 (10-0)
C Width over tyres (mm)	1.56 (5-1)	Weight	4400 (9700)
D Front track	1.29 (4-3)	Tyres	10x16.5 12 ply
E Wheel base	1.90 (6-3)		12x16.5 10 ply
F Overall length to front of tyres	2.92 (9-6)		11.5/80x15.3 8 ply
G Overall length to front of carriage	3.38 (11-1)		

11.0 Dust

Due to the nature of the works (office-fit-out we do not envisage dust from the works. In the event of small amounts of dust created, they will be dealt with under section 8.0.

12.0 Sheeting of Construction Vehicles

We do not anticipate a large amount of plant/construction vehicles, will be required to carry out the works.

Day to day operations will be carried out using the JCB load all, as enclosed.

