

27 Gun Street, Ancoats

27 Gun Street, Manchester M4 5DN

Construction and Environmental Management Plan A1612

15th July 2025

Rev A - 24/03/2026

CONTENTS

PAGE	SECTION
INTRODUCTION	1
PROJECT SPECIFICS	2
PERMITTED CONSTRUCTION HOURS	3
VEHICLE ROUTING STRATEGY	4
PARKING & DELIVERIES	5
IMPACT ON HIGHWAYS	6
PARKING SUSPENSION & HIGHWAYS LICENCES	7
PEDESTRIAN SAFETY	8
COMMUNICATION STRATEGY	9
SITE ADMINISTRATION	10
SITE WASTE MANAGEMENT PLAN	11
SITE COMPOUND	12
HOARDING & SITE SECURITY	13
DUST SUPPRESSION	14
NOISE CONTROL	15

APPENDIX A

APPENDIX B

1. INTRODUCTION

- 1.1. This Construction Management Plan has been prepared by **Create It Studio Architects** on behalf of our client, to accompany an Application for Approval of Details Reserved by Condition for the **Application for Planning Permission** at **27 Gun Street, Manchester M4 5DN**.
- 1.2. This report has been prepared to discharge **Condition 3** of the extant planning application **141792/FO/2024** as approved on **10/04/2025**.

2. PROJECT SPECIFICS

- 2.1. **Employer:** Blossom Street Motors, 27 Gun Street, Manchester M4 5DN.
- 2.2. **Architect:** Create It Studio Architects, 3 Stevenson Square, Manchester M1 1DN. Tel: 0161 974 6162
- 2.3. **Contractor:**
- 2.4. **Location:** 27 Gun Street, Manchester M4 5DN
- 2.5. **Proposal:** Conversion of vehicle garage into market hall (Use Class E)
- 2.6. **Scope of Works:** Change of use and Proposed Market Hall
- 2.7. The proposal does not involve any changes to the building's scale or massing. It includes the introduction of new openings to allow for increased natural light.

3. PERMITTED CONSTRUCTION HOURS

- 3.1. **Monday to Friday:** 7:30am – 6:00pm
- 3.2. **Saturday:** 9:00am – 1:00pm
- 3.3. **Sundays or Bank Holidays:** No construction shall take place
- 3.4. Deliveries will not be permitted **before 09:30 AM** or **between 14:30-15:30 PM**, Monday to Friday.
- 3.5. Deliveries will continue to be restricted **between 16:30-18:00 PM** to prevent interference with general highway peak periods.
- 3.6. All contractors, sub-contractors, delivery companies, and visitors will be informed of these restrictions and required to comply with them as part of this plan.

4. VEHICLE ROUTING STRATEGY

- 4.1. The site is located on **27 Gun Street, Manchester M4 5DN** a short distance from **Great Ancoats Street and Oldham Road**.
- 4.2. Site access is gained from Gun Street and Henry Street, to the front and rear of the site.
- 4.3. During the construction period, no construction vehicles will enter the site.
- 4.4. Located a short distance Great Ancoats Street and Oldham Road provides excellent routing for delivery vehicles to gain access to the site.
- 4.5. **Appendix A** shows the entry and exit routes for all site traffic highlighted.
- 4.6. All contractors, sub-contractors, delivery companies and visitors will be advised of and required to adhere to the specified route and all other terms of the plan.

5. PARKING & DELIVERIES

- 5.1. Deliveries during construction will be managed on a rota basis, where each delivery is allocated a slot to visit the site.
- 5.2. Deliveries will take place outside peak hours.
- 5.3. Vehicles will be no larger than transit vans and will park outside in front of the site to unload goods.
- 5.4. Both Henry St and Guy St will be used for the routing of delivery vehicles.
- 5.5. Construction workers will park their vehicles in the adjacent multi-storey car park.

6. IMPACT ON HIGHWAYS

- 6.1. All vehicles will leave the site in forwarding gear. No other special measures are required to protect venerable road users.

7. PARKING SUSPENSION & HIGHWAYS LICENCES

- 7.1. The development will not require any parking suspensions, traffic diversions, temporary cross-over or any scaffolding to be erected on, over or adjacent to the public highway.
- 7.2. No scaffolding is required as no work is proposed at a high level.

8. PEDESTRIAN SAFETY

- 8.1. Existing footpaths around the perimeter of the site will be kept clear at all times.
- 8.2. Lighting and signage are to be used on temporary structures/slopes/hoarding etc
- 8.3. Appropriate ramping will be used if cables, hoses etc are to run across the footway.
- 8.4. Access to Neighbouring Building
- 8.5. The neighbouring building access routes will not be affected by the construction work.
- 8.6. Clear and safe routes into buildings are maintained at all times.

9. COMMUNICATION STRATEGY

- 9.1. During construction, signage will be installed to the front and rear to make local residents and businesses aware of the construction work.
- 9.2. The contractors contact number will be displayed on the sign for easy communication.

10. SITE ADMINISTRATION

- 10.1. Responsibility for Construction Traffic Management is that of the project manager with the security teams:
 - 10.1.1. Ensure sub-contractors and suppliers adhere to procedures set out in the pre-site conditions by booking in deliveries.
 - 10.1.2. Prevent unauthorised contractors parking and the congestion of traffic.
 - 10.1.3. Maintain roads in a clean and safe condition.
- 10.2. Co-ordinating and controlling delivery vehicles:
 - 10.2.1. Deliveries will be scheduled to arrive at specific times, allowing sufficient times to load and unload. Thereby, omitting any waiting or stacking effect of vehicles in surrounding roads.
 - 10.2.2. Trained staff will assist delivery vehicles accessing and egressing the site.
 - 10.2.3. Banksman will ensure the safe passage of pedestrians and vehicular traffic in the street.

11. SITE WASTE MANAGEMENT PLAN

- 11.1. The following good waste management practices will be considered as a general guideline.
- 11.2. **Buying and Storing Materials**
 - 11.2.1. Order the amount of materials needed only
 - 11.2.2. Arrange for 'just in time' deliveries to reduce storage and material losses
 - 11.2.3. Consider the source of materials (Is the company certified with environmental standards? Quality materials and recycled materials may prove cheaper).
 - 11.2.4. Consider the packaging used for materials delivered to the site - can this be reduced or recycled.
 - 11.2.5. Ensure that deliveries are rejected if damaged or incomplete
 - 11.2.6. Make sure storage areas are safe, secure and weatherproof (where required)
 - 11.2.7. Store liquids away from drains, burns and in bounded areas to prevent pollution.
- 11.3. **Site Activities**
 - 11.3.1. Ensure options for the use of reclaimed and recycled construction materials that meet the materials specification are considered.
 - 11.3.2. Recycle suitable spoil, demolition materials, pruning, and surplus construction material arising from the works on site to avoid the need to transport materials.
 - 11.3.3. Keep the site tidy to reduce material losses and waste.
 - 11.3.4. Waste materials shall be disposed appropriately and no fires are to be permitted on site during construction.
 - 11.3.5. Construction waste will be stored within the site and collected periodically via a waste collection vehicle.

11.4. **Training and awareness**

11.4.1. Promote good practice awareness as part of health and safety induction/training for workers on-site.

11.5. **Waste Segregation**

11.5.1. Waste will be segregated on site into recyclable and non recyclable materials and disposed accordingly.

11.5.2. No external skips will be required.

11.6. **Waste certification**

11.6.1. Complete waste transfer notes before any waste leaves the site

11.6.2. Ensure all waste carriers have a valid waste carriers registration certificate

11.6.3. Ensure all wastes are disposed of at a correctly licensed site

11.6.4. Complete notification for hazardous waste

12. SITE COMPOUND

- 12.1. **Appendix B** shows all construction related works required will be carried out within the site.
- 12.2. This includes construction compound, welfare, storage of materials and storage of waste.
- 12.3. No road closures will be required for deliveries.

13. HOARDING & SITE SECURITY

- 13.1. The site does not require security hardening.
- 13.2. Along Henry St, whilst the new wall is being constructed.
- 13.3. Heras Fencing will be installed to allow pedestrians to navigate around the area of works.

14. DUST SUPPRESSION

- 14.1. Dust from the construction site will be minimised by keeping the cutting/grinding of materials on site to a minimum. Where cutting or grinding is unavoidable, equipment and techniques to minimise dust will be used. All land clearing activities will be "damped down" using water suppression. Loaded lorries and skips will be covered with netting/sheeting, and the wheels of all vehicles/plant leaving site will be cleaned so that mud is not spread onto the surrounding roads.
- 14.2. The site manager will take account of weather conditions and prevailing wind directions when organising operations to prevent and minimise dust nuisance to neighbouring properties.
- 14.3. All staff will be trained and be aware of Dust Management Strategy.
- 14.4. In the event of a complaint from neighbouring properties in respect of dust, concerns will be recorded and action is taken to prevent future occurrence.
- 14.5. All site staff will have appropriate PPE to protect them from the effects of dust.

15. NOISE CONTROL

- 15.1. Whilst working on site the contractor will adhere to the recommendations of BS 5228-1, clause 9.3 to minimise noise levels during the execution of the works.
- 15.2. It is considered that no notable works which would cause significant noise pollution is included in the scope of works for this project. The close proximity of residential housing has been noted and there will be no operation of heavy plant etc outside normal working hours.
- 15.3. The proposed foundations are to be traditional strip foundation type. In the event the ground is discovered not to be suitable and pile foundations are required, then a hydraulic method of pile will be used as it produces 20dB less noise compared with impact hammer piling.
- 15.4. A press piling method, also known as 'silent' piling, shall be explored as an option to avoid the high impact noise created with impact piling. If harder than expected ground conditions are encountered, pre-auguring and jetting will be considered in conjunction with press piling.
- 15.5. If any piling is required near boundaries, there will be screening erected for protection against dredging activities and the screens will remain for the duration of piling.

APPENDIX A

External Traffic Management Plan

APPENDIX A EXTERNAL TRAFFIC MANAGEMENT PLAN

Dashed Line, indicated route of main site traffic.

To be communicated to all site subcontractors and suppliers to minimise disruption to local neighborhood.

Site entrance to be appropriately signed warning of site traffic.

A wheel wash will not be required,

LEGEND

— Site Boundary

— Access Route

— Egress Route

— Unloading area



APPENDIX B

Site Compound Plan

APPENDIX B SITE COMPOUND PLAN

LEGEND

- Site Boundary
- Access Route
- Egress Route
- Office & Staff Room
- Secure Store
- Waste Area

