1. Introduction

This Construction Management Plan has been produced by Osmosis ACD in consultation with Sustainable Building Services (UK) Ltd, to be submitted to, and approved by Manchester City Council in consultation with Transport for Great Manchester, to satisfy the following planning conditions;

-6) Construction management plan,

The condition is as follows;

Working Safely Near Metrolink

Prior to commencement, a Construction Management Plan (CMP) with detailed method statements of construction and risk assessments, is required to be be submitted to, and approved in writing by Manchester City Council (approval to be in consultation with Transport for Greater Manchester). The approved CMP shall include agreed safe methods of working adjacent to the operational Metrolink and associated Hazard Zones and shall be adhered to throughout the construction period. The CMP shall provide for:

-Loading and unloading of plant and materials;

-Storage of plant and materials used in constructing the development;

-Construction and demolition methods to be used; including the use of cranes (which must not oversail the tramway);

-Measures to control the emission of dust and dirt during construction.

This project includes the installation of new energy efficiency measures at the four flat blocks situated on the following streets: Stonebeck Road, Hockley Road, Banbury Road and Marden Road, in Wythenshawe, Manchester. The energy efficiency measures to be installed include external wall insulation, solar PV panels, and upgrade to the ventilation systems within the flats.

The project will commence on site by the end of 2025 and complete by approximately 41 weeks. Sustainable Building Services (UK) Ltd has been appointed as principal contractor for this project.

There may be some adjustments to this management plan should either Manchester City Council or Transport for Great Manchester consider it necessary.

2. Site Specific Information

2.1 Stages of work;

-Identify and remove any asbestos.

-Erect scaffolding to the perimeter of properties.

-Adapt/alter external fixtures to the properties.

-Install external wall insulation.

-Reinstate external fixtures and fittings.

-Install ventilation upgrades where required.

-Installation of solar PV to each block.

2.2 Main Duty Holders:

Client: Wythenshawe Community Housing Group

Contact: Adrian Waywell and Dave Irlam

Principal Designer: Arcus

Contact: Josh Pepper

Designer: Osmosis ACD and MDA

Contact: Andres Gonzalez and Stephen Hepworth

Principal Contractor: Sustainable Building Services Ltd

Contact: Rob McDowell and James Twist.

2.2 Site Contact Numbers

Client: Wythenshawe Community Housing Group.	03001110000
Operations Manager: Rob McDowell.	07729093479
Site Manager: James Twist.	07729093479
Site Supervisor: Ryan Doherty.	07562962159
Customer Liaison Officer: Thomas Pollard.	07568428259
Health and Safety Advisor: Tony Sharp Project 4S.	03339900145
Principal Designer: Josh Pepper, Arcus Consulting LLP.	01619053222

3. General safety considerations for working adjacent to Metrolink.

Both the south and West sides of the site are near to the tram lines on Hollyhedge Road and Southmoor Road respectively. Works in this area include the installation of external wall insulation, for which the erection of scaffolding is necessary.

The minimum distance from the nearest zone of the existing buildings to the tram lines is over 10 metres, and therefore the erection and placement of scaffolding is not considered to be a risk, but especial consideration is given to the load and unloading of materials, and to the construction methods to be used, as well to measures for controlling dust and dirt during construction.

4. Loading and unloading of materials.

On Hollyhedge Road and Southmoor Road, Metrolink lines are located adjacent to the working site. Although these lines are more than 10 meters away from the buildings where works are to be carried out, special consideration must be given to the loading and unloading of materials.

To avoid any risks associated with the Metrolink lines and to ensure safe operations, **all transport vehicles will access the site via Roundthorn Road and Marden Road**. These access points offer safer and more practical entry for delivery vehicles, minimizing risks and ensuring smoother logistics.

Furthermore, **all loading and unloading will be carried out from Roundthorn Road, Marden Road, Banbury Road, Stonebeck Road, or Hockley Road**, depending on site conditions and operational requirements.

Materials delivered to site will be via suitably sized transport, due to the restricted area for unloading and storage. Deliveries requiring larger delivery vehicles will require special consideration and be co-ordinated to arrive on sire at pre-designated times. Where vehicles are required to deliver small tools and materials to the site, they will be allowed into the site, making use of the designated parking spaces.

All waste will be disposed into a skip and will be fenced off in public areas and or removed from site and taken to a recycle depot. To allow for the skip to be loaded/unloaded, suitable locations will be located on Banbury Road, Stonebeck Road, Hockley Road, Marden Road, and away from the Metrolink

5. Storage of plant and materials used in the construction development.

All construction materials will be stored securely at locations well away from the Metrolink and the rail lines, maintaining a safe buffer zone and preventing any potential hazards or obstructions near the Metrolink tracks. When possible, deliveries will be coordinated with management to mitigate disruptions to public.

Where feasible, materials will be safely stored on public areas adjacent to Banbury Road, Stonebeck Road, Marden Road, and Hockley Road. These locations offer suitable space for temporary storage while maintaining safe distances from transport infrastructure.

All lorry access for loading and unloading will be via Roundthorn Road and Marden Road, ensuring that vehicle movements do not interfere with the Metrolink lines or pose risks to public transport operations. This approach supports safe logistics and minimizes disruption to surrounding areas.

The site office / welfare will be located at 18 Stonebeck Road, with additional facilities at 32 Wendon Road. Additional toilet and hand washing facilities will be located at the end of the scaffolding at Marden Road.

All scaffolding will be fitted with yellow foam protection and scaffold caps to minimise risks and enhance visibility, and all walkways will remain clear and unobstructed at all times, allowing safe and easy movement throughout then site for tenants and visitors.

6. Construction and demolition methods to be used.

The works involve the install of external wall insulation, solar PV panels, and internal ventilation works within the properties. No demolition or excavation works will take place, apart from the removal of the chimney stacks in both Stonebeck and Hockley Road. The demolition of the chimneys will be carried out without the use of heavy or specialist machinery, in a careful and controlled manner, minimizing noise, vibration, and dust.

Construction works will follow a phased approach, beginning with the identification of any Asbestos materials present, the erection of scaffolding to the perimeter of properties, removal or alteration of external fixtures, external wall insulation installation, installation of ventilation upgrades where required, and installation of solar panels.

Significant works at height operations will be carried out from scaffolds, mobile elevating work platforms, mobile towers or other acceptable access systems. Step ladders and leaning ladders will only be used as working platforms where there is no other reasonably practicable option.

In all cases, no works will take place within the designated Metrolink Electrical Hazard Zone, as described in the "Working safely near Metrolink" document. No equipment or materials will be stored within 3 metres of the tracks.

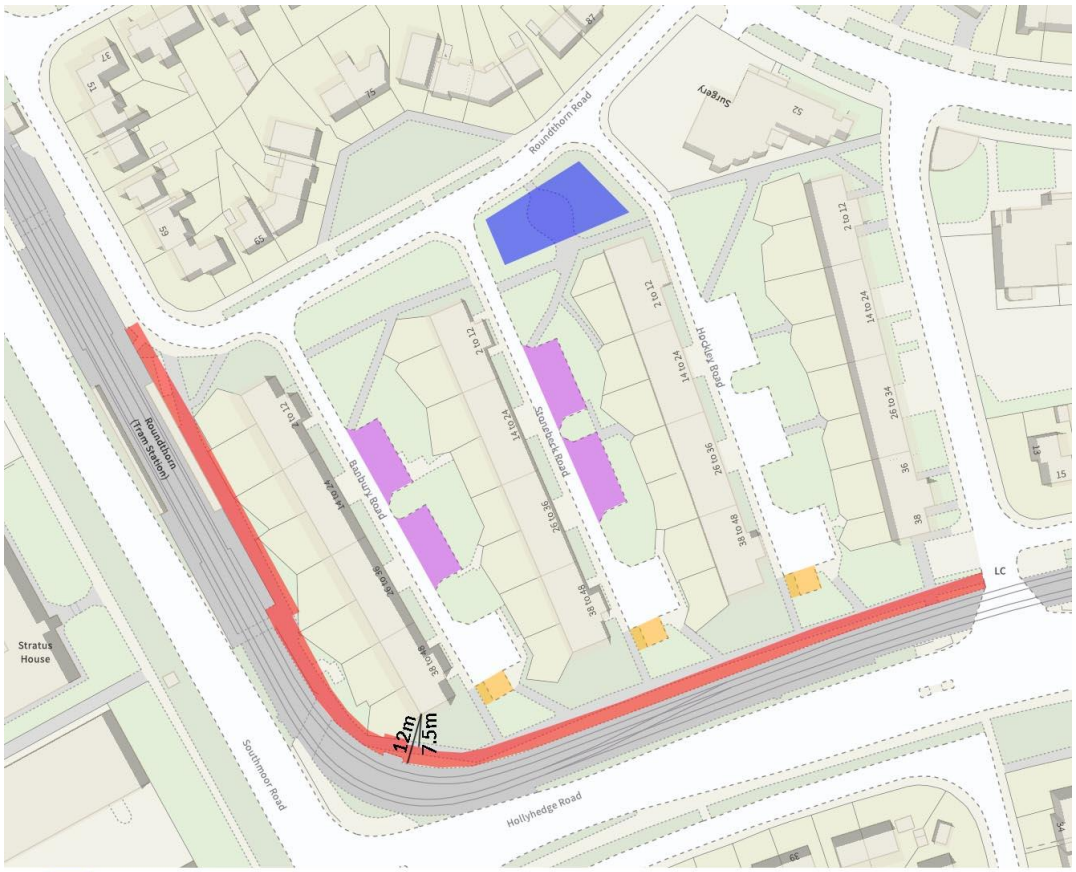
7. Measures to control the emission of dust and dirt during construction.

Due to the nature of the energy efficiency measures to be installed, it is not expected a significant level of dust or dirt derived from the construction works. The following measures will be implemented throughout the duration of the works to minimise environmental impact, protect public health, and maintain cleanliness in and around the construction site;

-Covered skips and material storage will be used to reduce wind-blown dust. Loose materials will be stored in enclosed containers or under sheeting.

-Barriers and hoardings will be erected around the site where necessary to contain dust and prevent it from affecting nearby properties and public areas.

Contractor to ensure that dust levels generated by its operations and materials stored on site are minimised and kept within the limits set out in the current EH40 (EH40/2005 Workplace exposure limits) to protect those in the vicinity of the works.



Parking area for operatives.
Area for lifting panels.
Storage area for thelehandler and materials.
Safety zone. Works to be avoided within this area. Metrolink safety zone + security margin.