

Construction Management Plan

Introduction

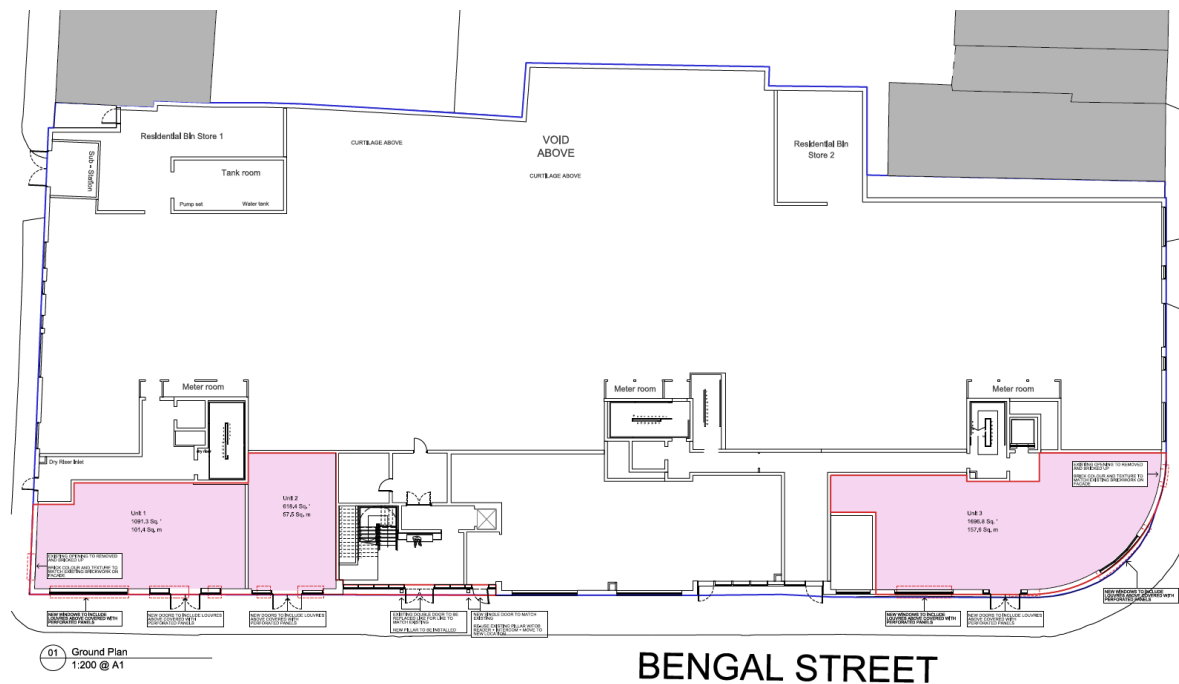
This report describes the proposed construction programme and key activities that will be undertaken. Detailed consideration of potential impacts during the construction process and any necessary mitigation measures are provided in each relevant chapter.

The main aim throughout the construction period is to regulate and diminish the impact on the surrounding properties and roadways for the duration of the work. Close collaboration with the highways department and other construction project management teams from nearby sites will be promoted by the applicant to achieve this aim. The following narrative explains this methodology and timescales envisaged at the time of the planning application.

Programme

Start: April 2026

Finish: May 2026



Construction Methodology

- The following is a brief overview of the methodology to be adopted for the construction of the Proposed Development. The section also considers general logistics as well as traffic management for the movement of material to the disposal of waste.
- The proposals are based upon normal working hours in line with MCC Guidance of 08:00hrs - 1800hrs Monday to Friday and 0800hrs to 1400hrs on Saturdays.

- On Sundays and Bank holidays noisy working will generally not be planned. Access to the Site will be permitted 30 minutes prior to working day commencing with noise being kept to a minimum for the first half hour of each day.
- Where required, appropriate wheel and vehicle wash facilities will be in place to ensure delivery wagons leave site clean.
- Any loading and unloading of material deliveries will occur within the site boundary unless exceptional circumstances require special measures to be instigated.

Construction

The works generally comprise of the following:

- Phase 1 (Enabling Works)
 - Unit clearance
 - Hoarding installation – if required
 - Scaffold installation – if required
 - Install temporary propping – if required
 - Mark out openings
- Phase 2 (Forming openings)
 - Mechanically cut masonry internally and externally
 - Tooth out brickwork externally
 - Break out brickwork (top down)
 - Remove debris from site
 - Securely board up openings
- Phase 3 (Glazing Installation)
 - Install framing, glazing and louvres to pre prepared openings
 - Install EPDM
 - Install mastic externally

Traffic Management

- The site is served well from perimeter roads via Oldham Road and Great Ancoats Street. Deliveries will traverse from these arteries to the site entrances via the Bengal Street roadway. This approach negates the need for traffic to access via the city centre.
- All measures to ensure the safe integration of pedestrians, cyclists and road users both on, off and surrounding the development will be incorporated.
- A protocol of timed and booked deliveries and off-peak deliveries will be incorporated.

Deliveries

- Delivery routes for any major materials will be as per the section above and we will endeavour to deliver outside of peak traffic hours to diminish local disruption and the normal workings of the surrounding properties.

Parking

- There will be no visitor or staff parking within the site. Parking will be available within surrounding surface level public car parking.

Health and Safety

- The project will be carried out in accordance with the Construction, (Design and Management) Regulations 2015, and all other relevant legislation and guidance.
- The applicant can demonstrate competency in the management and execution of Health and Safety. The applicant has the appropriately trained management resource and procedures in place and oversee the activities.

Construction Materials

- There have been no materials at this stage of the design process which are considered to generate a risk to construction personnel which will be unfamiliar to an experienced contractor.

Site Security and Safety

- Protecting the public from risks to their health and safety arising from the construction work is a high priority. Every care will be exercised to prevent risk to members of the public and appropriate action will be taken.
- Vandalism and theft is possible throughout the duration of the development. The applicant will take appropriate action, as described in previous sections, to ensure the site is secure at all times from unauthorised access.

Environmental Legislation

- Applicable environmental legislation will be identified to ensure that appropriate systems are put in place in order to comply with the legal requirements in question.

Noise & Vibration

- Mitigation relating to the nuisances of noise and vibration measures will be considered to include low noise options, noise attenuation techniques and carrying out certain activities during agreed hours of the day.
- Problems concerning noise from construction works can often be avoided by taking a considerate and neighbourly approach to relations with the local residents. Where possible, works should only take place during given periods, e.g. during normal construction hours and not at night.

Water Pollution

- The applicant will establish procedures, to ensure the prevention of water pollution, relating to the following risk activities:
 - Storage and movement of fuels, oils, chemicals and other such fluids.
 - Cleaning (including plant, machinery and wheel washing).

Public Relations

- The applicant will ensure that regular contact is made with local residents and community groups to ensure they are kept up to date with general progress on the site.

Summary

- The Construction (Design and Management) Regulations 2015 will apply to this project and all appropriate controls and systems will be in place to comply with the standards of the Regulations and associated guidance.
- Every stage of the project will be pre risk assessed and appropriate controls applied.
- The applicant has an on-going process of monitoring health and safety standards throughout its organisation. Site managers will also undertake regular reviews of safety on site, including any accidents or incidents and any matters raised will be dealt with accordingly.
- Health and safety is also incorporated as a fundamental aspect of the overall project review.
- The applicant will at the earliest possible stage of the project enter into dialogue with all relevant parties, including neighbours to ensure there is effective coordination throughout all stages of construction.