Construction Management Plan

47-52 Lever Street

Manchester

M1 1FN

Application number: 143714/FO/2025

Manchester City Council

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1. Introduction

This Construction Management Plan (CMP) has been prepared to outline the proposed management arrangements for construction works, with the aim of minimising disruption, protecting public safety, and reducing environmental impacts during the construction phase.

2. Contact Information

Role	Name	Company	Contact
Client	Henry Hunter	Grosvenor OEI Limited	02073126321
Principal Designer	Philip Etchells	OMI Architects	01618323242
Principal Contractor	Ollie Caunt	Interaction Associates Ltd	07568143345
Contract Manager	Chris Dingle	Interaction Associates Ltd	07774340715
Site Contact	Spencer Eagles	Interaction Associates Ltd	07770694929
Emergency Contact	Spencer Eagles	Interaction Associates Ltd	07770694929

3. Construction Programme

- Anticipated Programme '22 Weeks'
- Construction Phases
  - Site Set up
  - Internal works
  - External works
  - Demobilisation

4. Site Access, Set up and Traffic Management

- **Deliveries and Offload**

Application for a Temp diversion of bus stop on Lever street for duration of programme to be applied for.

Access to building for contractor and tenants via Warwick Street.

Loading of material via Warwick street into internal storage room via Arcade.

Delivery vehicles to approach via Great Ancoats Street, Newton Street and Lever Street. Exit via Lever Street back onto Great Ancoats Street.

Condition survey to be carried out of Arcade entrance via Warwick Street, footpath on Lever Street and Bus stop on Lever Street.

- **Scaffolding and External works**

Scaffolding required to the Lever street elevation for works on external cladding. Request to close footpath to be considered due to medium risk overhead works.

Temporary works coordinator to be appointed for the construction phase, TW register to be kept on site and weekly inspections carried out. Delivery and install of scaffold to avoid peak traffic and pedestrian times. Netting to face and underside of scaffold to be installed, ground floor access to scaffold to be locked off or removed when scaffold not in use.

Lever street elevation works consist of adaptions to existing framed mesh panels and install of 'Aluminium Fins'. Works to be carried out within site hours, adhering to BS 5288 regarding noise levels.

Roof works include additional mechanical equipment installed Via Crane Lift. Application to be made for close for Weekend crane lift via local council, Maximum 2 working days. Lifting plan to be submitted prior to works.

Ground floor external works to be carried out within hoarding allowing no public interface.

Cherry-picker use within Arcade space Via Warwick Street to be barriered off from public interface. Trained and certificated personnel to be used. Peak times to be avoided.

Plant and machinery expected to always remain on public highway, negating the need for wheel wash. External spot cleaning to be carried out following works if deemed necessary.

Full traffic Management plan to be completed prior to works.

Draft Traffic & logistics Plan



Construction Management Plan

5. Environmental management and considerations

Environmental risk register to be produced before works commence.

- **Noise**

Internal noisy working restrictions in place and agreed with other building tenants.

Noisy works application (section 61) considered but not deemed necessary.

- **Dust and Air quality**

All external skips/waste to be covered at all times.

External works to Lever Street to include decorations (spraying). No works to be carried out in enclosed areas without RPE. Water suppression to be used where necessary for dust suppression externally alongside dust suppression screens where the works are taking place. Weather conditions to be assessed daily to avoid overspray to neighbouring properties.

Internal dust to be managed by local extraction, no lower than M class filters and FFP3 mask filters. Water suppression to be used internally to supress dust.

VOC reading to be taken internally and recorded.

- **Pollution control**

All contractors will be encouraged to lift share where possible, also the use of public transport encouraged. No Contractor parking on local streets, unless defined as designated parking bays.

All delivery vehicles to be switched off and not left on idle when offloading.

Local suppliers to be utilised where possible, local contractors to be utilised where possible.

Spill kit to be available on site at all times.

COSHH cupboard to be available for storage. Cupboard to be hard locked.

6. Waste Management

All waste to be segregated on site where possible. Waste to be removed Via wait and load Via licensed contractor. Designated onsite waste storage to be utilised to reduce number of wait and loads required.

Waste to be taken to licensed waste plant. All waste to be reported and provided within Health and safety File.

All materials ordered to allow for minimal wastage where possible.

No burning of waste on site.

7. Site security and community

Building security on site 24 hours a day, 7 days a week. Contractor entrance to site to be hard locked by site supervisor daily. Contact information to be available at site entrance.

No items to be stored externally for a long duration, or overnight. All deliveries to be supervised by site team.

External hoarding to be kept locked and secure, Ground floor scaffold access to be removed or locked off when not in use.

External hoarding to be inspected weekly and findings recorded within TW register. External face to be kept clean and free from sharps. Site contact information to be visible.

Introduction visits to be made to neighbouring property/businesses to share contact information for any feedback during the construction phase. Notice given of any closures or large deliveries.

8. Health and Safety

All works to be carried out in accordance with CDM 2015 regulations. Full CPP to be issued before works commence. HSE to be notified via F10 notification.

Site induction to be given to all contractors and visitors. Building and Site evacuation plans to be shared with all contractors, visitors and delivery drivers.

All plant and equipment to be operated by trained personnel, proof of in date competency required.

All site agents to hold minimum of SMSTS and first Aid at work qualifications, site supervisors to hold SSSTS and first Aid at work.

Temporary works coordinator to be appointed for the construction phase, all inspections and findings to be recorded.

Regular Health and Safety audits to be undertaken by SSUK, all audits to be available within Site H&S file.

Site Information board visible at all times to include; *site contact details, emergency procedures, Health and safety Law poster, F10 notification, insurance certificates & H&S policy.*

All works carried out to have valid and in date Risk assessment and Method statement. All RAMS to be checked and verified before works commence.

9. Conclusion

This CMP sets out the commitment to the effective management of the proposed commercial fit-out works, ensuring compliance with planning conditions, applicable legislation, and recognised best practice.

10. Review and Sign off

Name	Company	Rev	Date	Review Date
E Kelly	Interaction	A	14/01/2026	01/03/2026