



Construction Management Plan

Discharge of Condition 3 (Ref: 143177/J0/2025)

The Stables, Bonded Warehouse

Client:

All Studios Holdings Limited

Date:

March 2026

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1. Introduction

- 1.1 This Construction Management Plan (CMP) has been prepared on behalf of our client (All Studios Holdings Ltd) and outlines the commitments, methods and measures that will be adopted by All Studios Holdings Ltd and Contractors. It has been prepared to satisfy Condition 3 of the full planning consent (143177/JO/2025) notice of decision by Manchester City Council.
- 1.2 The CMP will be adhered to during the construction works and will be developed as the development proceeds and updated accordingly.
- 1.3 The CMP supports the discharge of the following condition:

Condition 3

Prior to the commencement of Phase Two of the development, a detailed construction management plan (CMP) outlining working practices during development shall be submitted to and approved in writing by the City Council as Local Planning Authority. For avoidance of doubt, the CMP shall include the following:

- *Display of an emergency contact number;*
- *Details of Wheel Washing;*
- *Dust suppression measures*
- *Compound locations where relevant;*
- *Location, removal and recycling of waste;*
- *Phasing and quantification / classification of vehicular activity associated with planned construction with commentary on types and frequency of vehicular demands;*
- *Routing strategy and swept path analysis;*
- *Parking of construction vehicles and staff; and*
- *Sheeting over of construction vehicles;*

Manchester City Council encourages all contractors to be 'considerate contractors' when working in the city by being aware of the needs of neighbours and the environment. Membership of the Considerate Constructors Scheme is highly recommended. Development shall be carried out in accordance with the approved construction management plan.

GENERAL

- 1.4 This document presents a CMP in support of the refurbishment of the former Stables. This CMP sets out the principles and procedures for the construction management of the project.
- 1.5 The methods and processes provided in this document will form part of the contractual agreement between The Stables and the Principal Contractor. The CMP is prepared to satisfy Condition 3 of Planning Ref: 143177/JO/2025.

PROJECT DESCRIPTION

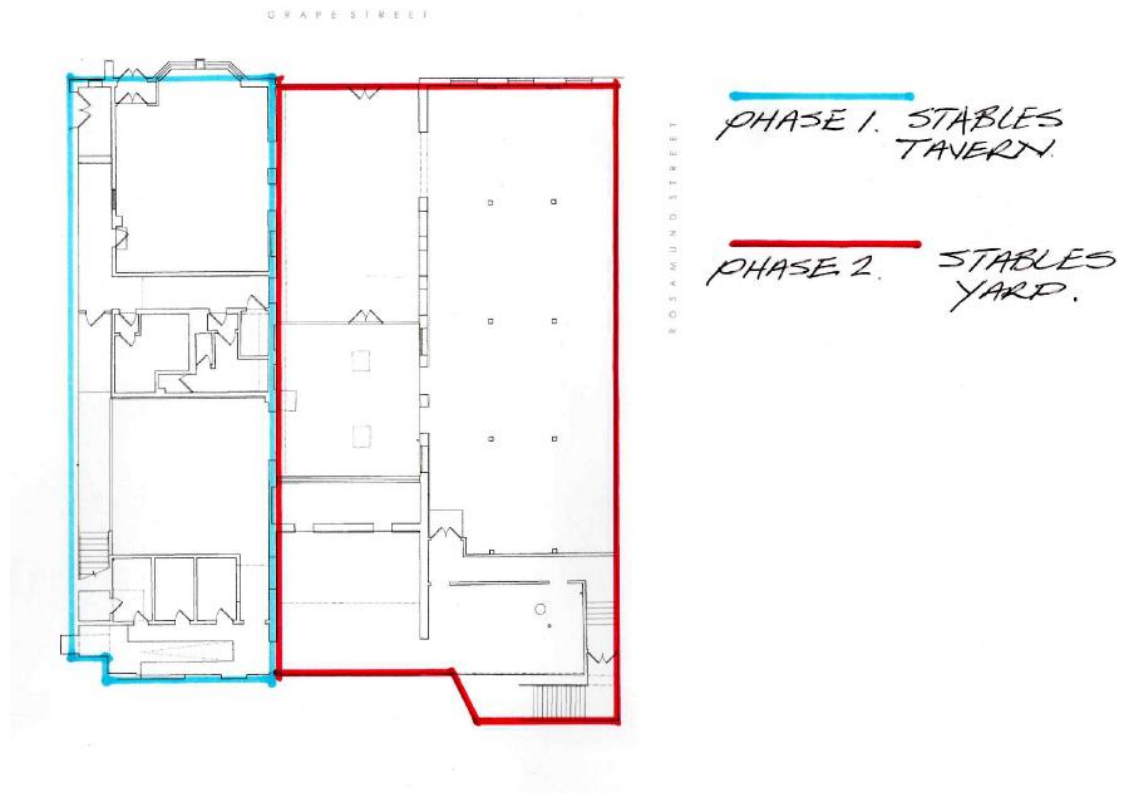
- 1.6 The site comprises two former stable blocks linked by a glazed element to comprise a single building. It is located adjacent to the Grade II listed Bonded Warehouse.
- 1.7 Imagineering Global LLP will be taking the role of Principle Contractor and will be responsible for ensuring that relevant responsibility of the Construction Design and Management 2015 duty holder are met for the development.
- 1.8 The CMP applies primarily to the site deliveries and construction activities. The two areas of the site that are subject to this CMP are refers to as follows:

Phase 1: works involving Stables Tavern (public house)

Phase 2: works involving Stables Yard (bar and restaurant)

THE SCHEME

- 1.9 The proposals are for the change of use, refurbishment and alteration to create a bar restaurant (Use Class sui generis) including replacement roof and removal of conservatory.
- 1.10 As part of the Section 73 application dated 15th August 2025, this approved the Phasing Plan. Due to the number of varying elements associated with the development, the purpose of the phasing plan is for the scheme to be delivered in phases, with the element to the western side of the courtyard being progressed first as Phase 1.
- 1.11 Please refer to the below Map which outlines Phase 1 and Phase 2 works.



^ Figure 1: Phasing Plan

OBJECTIVES OF THE CMP

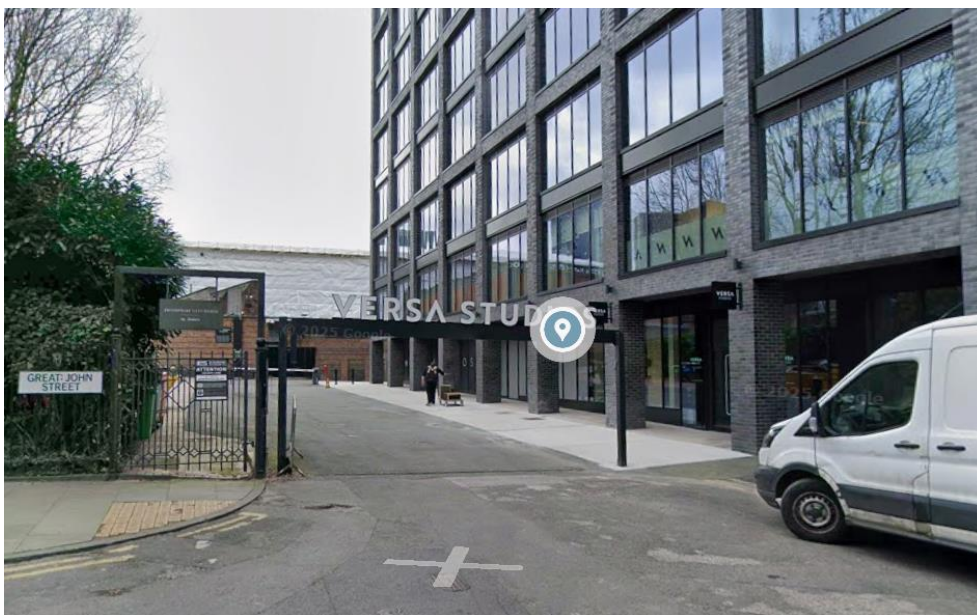
- 1.12 This CMP covers the construction of the proposed scheme. This CMP is a 'live' document which must be reviewed and updated as the proposed development passes through the demolition and construction process.
- 1.13 The CMP provides details of the measures that will be implemented by Imagineering Global LLP to minimise and mitigate the impacts on the environment at the development site, and in the immediate surrounding area during the construction phase. The CMP sets out how the construction process will be managed, and the site operation control measures that will be undertaken during construction. The CMP will help to ensure that construction industry best practice standards are adopted throughout the entire construction.

2. Strategy and Management Approach

- 2.1 This Chapter outlines the overall CMP strategy. This risk assessment should be reviewed regularly and updated based on site conditions at Atherton Street Entrance to The Stables Building.

SITE DESCRIPTION

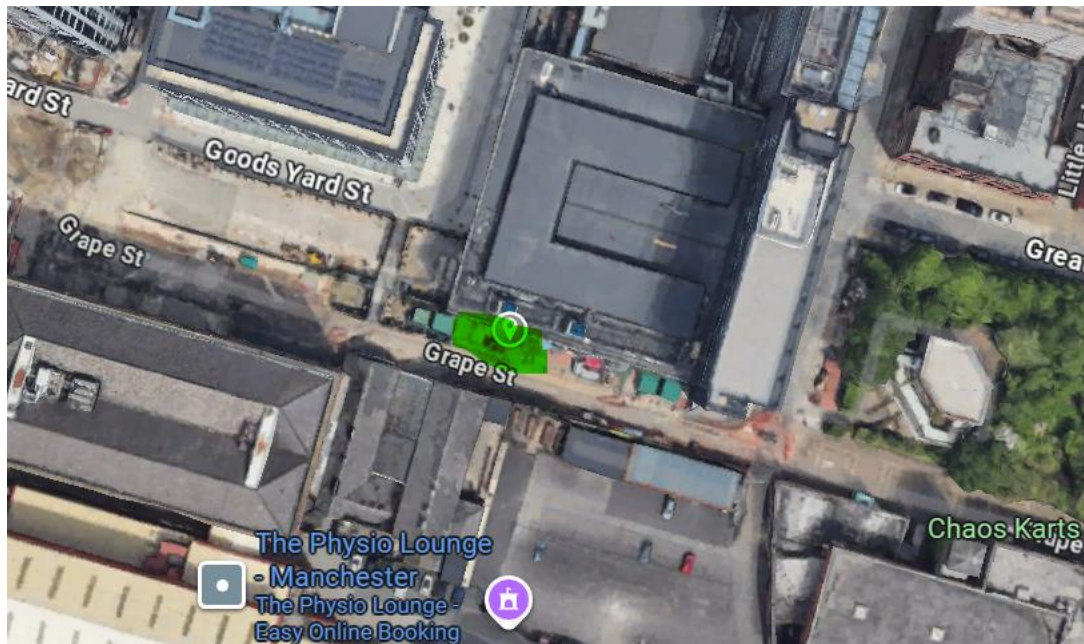
- 2.2 Entrance via Atherton Street Entrance to The Stables Building, as shown in Figure 2.



^ Figure 2: Construction Access from Atherton Street

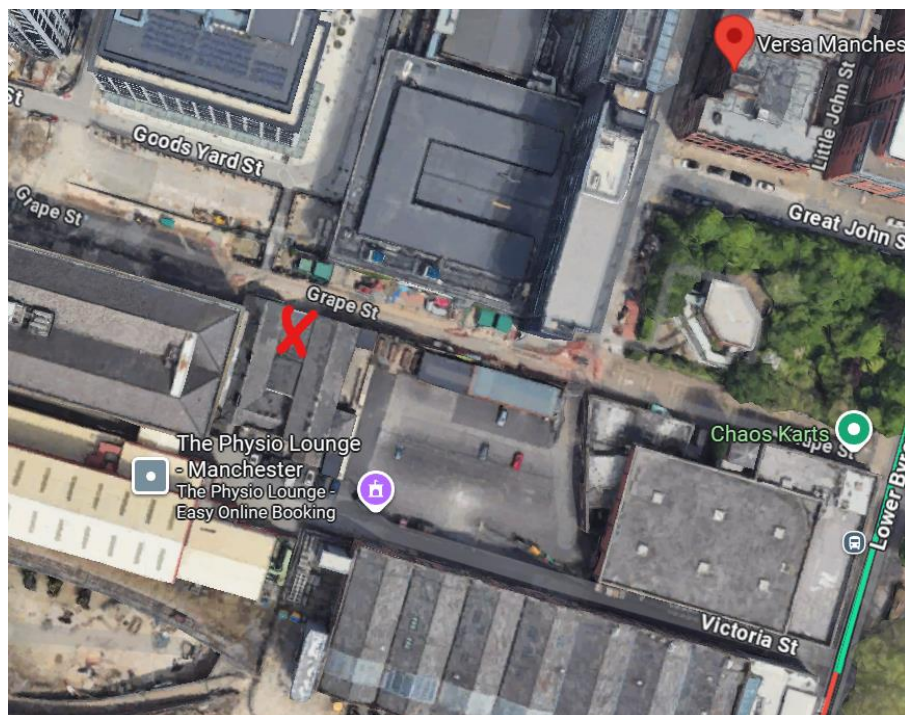
ACTIVITY

- 2.3 Delivery and placement of a skip at the designated area within the compound area of the building site.
- 2.4 For Phase 1, the skip location and compound is located on Grape St.



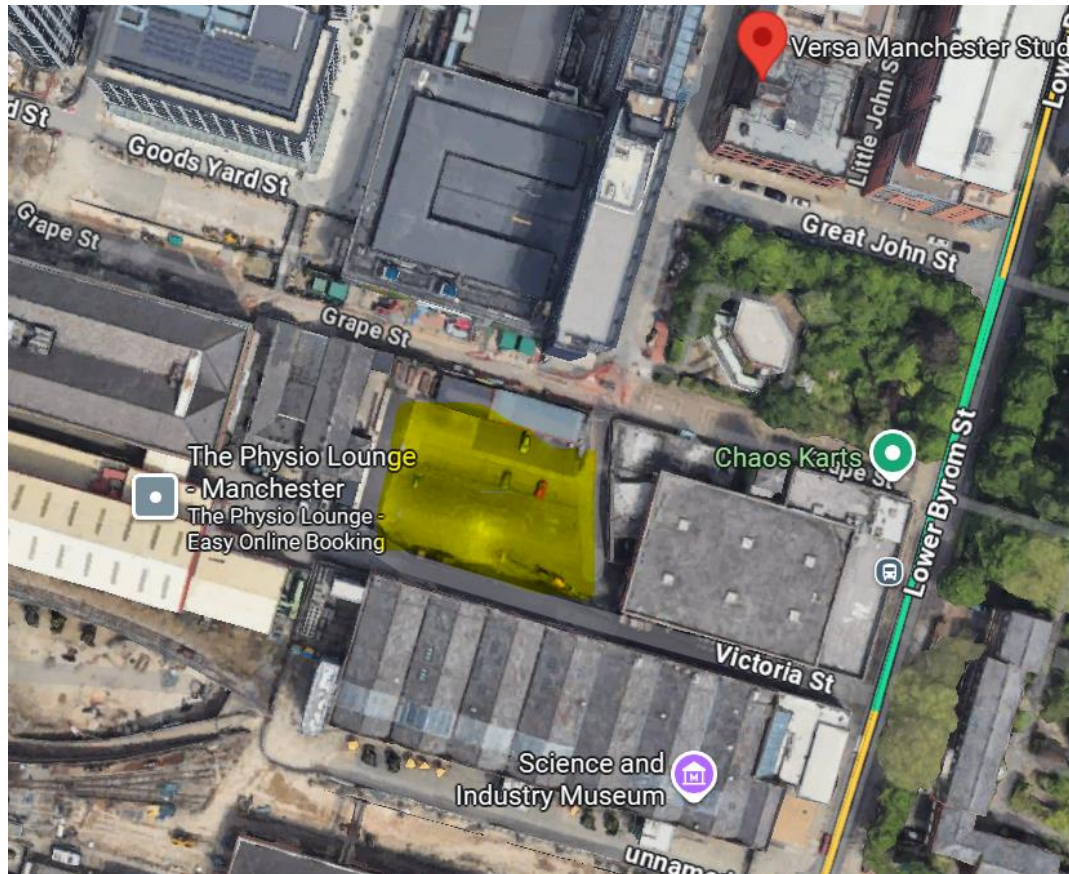
^ Figure 3: Skip / Compound Location (Phase 1) – indicated by green highlight

- 2.5 Phase 2 waste waste will be segregated and stored in the courtyard where the glazed atrium currently sits. Waste will be segregated for recycling and there will be 2no collections per week.



^ Figure 4: Waste Compound Location (Phase 2) indicated with red 'X'

- 2.6 Parking of contractor vehicles is located in the versa studios car park, indicated in yellow within the below Figure and the accompanying Compound Plan (Ref: ST2-(OO)-102), contained within Appendix 1.



^ Figure 5: Car Park Location – indicated by yellow highlight

POTENTIAL HAZARDS

- 2.7 Listed below are the identified potential hazards:
- **Traffic and Pedestrian Safety** – Risk of collisions with site vehicles, workers, or the public.
 - **Ground Stability** – Uneven or unsuitable ground could cause stored waste to tip or sink.
 - **Obstructions and Overhead Hazards** – Risk of damage to structures, scaffolding, power lines, or other site elements,
 - **Manual Handling and Lifting Risks** – Potential injuries from incorrect handling of waste components.
 - **Environmental Hazards** – Spillage of waste materials or risk of hazardous substances entering the environment.

CONTROL MEASURES

2.8 Listed below are the control measures to be put in place:

- **Pre-Delivery Planning:** Conduct a site survey to assess ground conditions, clearance, and access to the designated waste segregation and storage area.
- **Traffic Management:** Use barriers, signage, and banksmen to direct vehicle and pedestrian movement, particularly at the Atherton Street entrance.
- **Stable Positioning:** Ensure the wait and load (waste removal) vehicle is parked on firm, level ground within the designated area to prevent movement or instability.
- **Clearance Checks:** Verify safe distances from buildings, overhead cables, and other obstructions near The Stables Building.
- **Personal Protective Equipment (PPE):** Ensure all site personnel wear appropriate PPE, including hi-vis clothing, hard hats, and safety boots.
- **Safe Loading Practices:** Ensure waste materials are evenly distributed, avoiding overloading or protruding debris.
- **Environmental Considerations:** Use covers if necessary to prevent debris dispersal and ensure waste is handled per environmental regulations.
- **Wheel Washing:** Mud and debris should be controlled at entry and exit to the site. The contractor will install a wheel wash and/or road sweepers. The roads should be dampened down during dry weather and runoff from road sweepers carefully controlled. Wheel wash facilities to be located in the car park area (refer to Waste Management Strategy / Waste Storage Plan).
- **Dust Suppression:** The construction project manager will maintain a close eye on any levels of dust that could be generated by moving machinery in dry times. If levels rise to an unacceptable level haul routes are to be wetted down on regular basis using tractor towed water bowser. Minimal demolition is proposed for Phase 2 therefore it is anticipated this should result in very little dust and debris.
- **Sheeting:** Any imports involving loose material will require sheeting to ensure debris is not deposited on the road.

EMERGENCY PROCEDURES

- In case of an incident, halt operations immediately and follow site-specific emergency protocols.
- Report any accidents or near misses to the site supervisor for review and further risk mitigation.

EMERGENCY CONTACT

2.9 In case of an emergency, please call the Bonded Warehouse Estate's Security Team.

Tel: 07917 095972

3. Method Statement

- 3.1 In regards to Phase 1, the works involve internal refurbishment with no plant/machinery required.
- 3.2 In regards to Phase 2, the only plant required would be in relation to taking down the atrium and the break-out of the courtyard. This would be limited to:
- 1 x 5t Excavator
 - 1 x Small Bunded Diesel Tank for Excavator
- 3.3 The site access will therefore accommodate the manoeuvring requirements for the transport of this plant and machinery. The remainder of this Chapter deals with the waste removal from the waste segregation and storage zone Within the site boundaries on the plot of the former atrium.

SCOPE OF WORK

- 3.4 This method statement outlines the safe procedure for the collection of waste within The Stables Building site via the Atherton Street entrance. The objective is to ensure the process is conducted safely and in compliance with health and safety regulations.

RESPONSIBILITIES

- 3.5 **Site Manager** – Ensures all personnel are briefed and site conditions are prepared.
- 3.6 **Waste collection vehicle driver** – Responsible for the safe transport and placement of the skip.
- 3.7 **Banksman/Traffic Marshal** – Guides the driver and ensures pedestrian safety.
- 3.8 **Site Workers** – Ensure waste is disposed of correctly and the area remains tidy.

EQUIPMENT & PPE

- 3.9 Below is a list of the equipment and PPE required for the proposed works (Phases 1 & 2):
- Waste collection vehicle (HGV with hydraulic lifting system)
 - Cones and barriers (for traffic and pedestrian management)
 - Signage indicating waste management area
 - Personal Protective Equipment (PPE):
 - Hi-vis vest/jacket
 - Hard hat
 - Safety boots
 - Gloves (if handling waste)

METHOD OF WORK

Step 1: Pre-Collection Planning

- Conduct a risk assessment of the site and ensure the designated space for the waste removal vehicle clear and stable.
- Confirm ground stability to support the weight of the vehicle.
- Check for any overhead hazards (scaffolding, power lines, low-hanging structures).
- Ensure the designated area is properly marked and accessible from Atherton Street.

Step 2: Traffic and Pedestrian Management

- Deploy a banksman/traffic marshal to guide the vehicle.
- Use cones and signage to create a safe working perimeter around the vehicles location.
- Restrict pedestrian and vehicle access during collection of waste.

Step 3: Waste Segregation Area =

- The driver will reverse the delivery vehicle under the guidance of the banksman.
- The hydraulic lifting system will be used to grab the waste into the collection vehiclesafely.
- The vehiclewill be positioned securely on level ground, ensuring stability.
- The collection driver will conduct a final inspection to ensure the vehicle is parked correctly and safely During collection of waste.

Step 4: Waste Management and Safe Use

- Ensure only permitted waste materials are taken by the collection vehicle
- Do not overfill the collection vehicle this will be managed by the driver
- Use covers if necessary to prevent debris dispersal in windy conditions.
- Regularly monitor the area to prevent hazards (e.g., overflowing waste, trip hazards).

Step 5: WasteCollection and Removal

- When full, the waste will be collected following the same safety procedures used during delivery of collection vehicle..
- The collection vehicle will be guided by the banksman, and access will be controlled.
- The site will be checked for any remaining debris and swept once the waste collection has taken place

EMERGENCY PRODECURES

- 3.10 In the event of an accident, work will stop immediately, and first aid will be provided if needed. Any incidents must be reported to the site manager and documented for review.
- 3.11 If the waste becomes unstable, the site manager must be informed, and corrective action taken before use continues.
- 3.12 Fire risks will be managed by ensuring no hazardous or flammable waste is disposed of incorrectly

ENVIRONMENTAL CONSIDERATIONS

- 3.13 Ensure waste is segregated where possible (e.g., recyclable materials). Avoid contamination of surrounding areas by keeping waste confined to the defined area. Ensure compliance with local environmental regulations regarding waste disposal.

MONITORING & REVIEW

- 3.14 The method statement will be reviewed regularly to ensure continued safety compliance. Any site-specific changes or incidents will be documented and used to improve procedures.

4. Waste Management

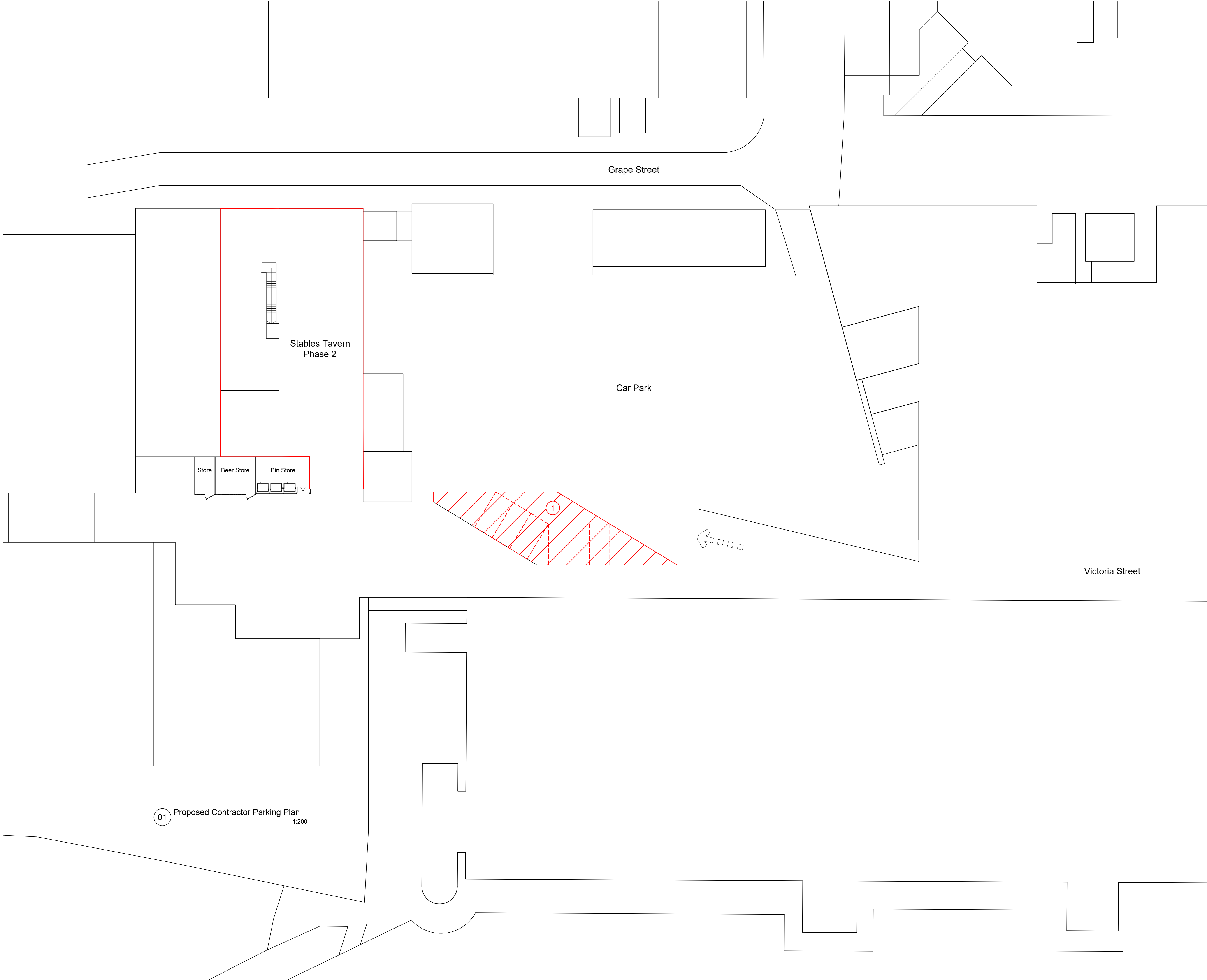
- 4.1 Please refer to the Waste Management Strategy contained within **Appendix 2**.

5. Closure

- 5.1 This CMP and Method Statement must be followed at all times to ensure a safe and efficient waste collection and waste management process at Atherton Street Entrance to The Stables Building.

APPENDIX 1

Contractor Parking Plan



01 Proposed Contractor Parking Plan
1:200

Notes :

- This drawing is the property of Imagineering Global and the copyright is reserved by them. This drawing is not to be copied or disclosed by or to any unauthorised persons without the prior written consent of Imagineering Global.
- This drawing is solely for the purpose of achieving Planning and Building Regulation approvals only and should not be classified as an actual construction drawing.
- Do not scale from this drawing. All dimensions are to be checked on site prior to construction, manufacture of any components and ordering of materials and equipment. Any discrepancies are to be reported to the architect for clarification.
- All materials and workmanship to be in accordance with the current Building Regulations, British Standards and Codes of Practice.
- This drawing is to be read in conjunction with all relevant Architectural, Structural Engineers, Mechanical Engineers, Electrical Engineers and Specialists drawings and specifications.

Materials and Workmanship :

- All materials must comply with British Standards or European Standards, Product Certification Schemes, Quality Assurance Schemes, British Board of Agreement Certificates, Construction Product Directives and Local Authority National Type Approvals.
- All materials should be fixed in strict accordance with manufacturers details and workmanship must be in strict accordance with BS 8000 .
- Workmanship on Building Sites - Parts : 1 to 16.
- Where materials, products and workmanship are not fully specified or described, they are to be suitable for the purpose stated or inferred and in accordance with recognised good practice.

Building Regulations :

- All work must comply with the current Building Regulations and the technical design and constructional requirements of the current Approved Documents.
- The person carrying out the building works is to liaise with and meet the requirements of the LA Building Control / Certifying Body giving required notices of stages of works as required by the Building Regulations including :
 - Inspection of existing foundations / lintels where required to check suitability to support new storey loadings.
 - Foundation excavations before any concrete is laid.
 - Oversite covering to ground floors before any concrete is laid.
 - Foul and surface water drainage before any pipes are covered over.
 - Structural timbers (upper storey floor joists / beams and roof structure before any coverings are fixed.
 - Completion of building prior to occupation.

Key :

① Proposed area for Contractor parking.

rev	description	date	dr by	app by
original	dr by			

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project
Stables Tavern Phase 2

drawing
Proposed Contractor Parking Plan

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drawing number ST2-(00)-102	revision -

APPENDIX 2

Waste Management Strategy

Appendix E Proforma for Planning Applications



**MANCHESTER
CITY COUNCIL**

Planning Application – Waste Management Strategy

Planning Application Number:

Date Submitted:

Estimated volumes/ m² required by the development

Low Rise Domestic

Waste Types	Capacity Required (litres)	Number of bins required per household	Confirm what is to be provided
General refuse	140 / 240	1 x wheeled bin	NOT APPLICABLE FOR THIS APPLICATION.
Pulpable Recycling	140 / 240	1 x wheeled bin	11
Mixed Recycling	140 / 240	1 x wheeled bin	11
Garden Waste	140 / 240	1 x wheeled bin	11
Food Waste	23	1 x 23 litre caddy	11

High Rise Apartment Developments

	Yes/No - how much space has been provided?
0.43m ² has been provided per apartment for the container space. Space to manoeuvre and access containers individually has also been provided so that each container can be accessed and removed for collection individually.	NOT APPLICABLE FOR THIS APPLICATION.

Commercial Developments

Please state number of bins you propose, showing calculations where appropriate.

General Waste - 2200L - 2X 1100L EUROBIN
Pulpable Recycling - 2200L - 2X 1100L EUROBIN
Mixed Recycling - 720L - 3X 240L WHEELIE BIN
Food Waste - 240L - 1X 240L WHEELIE BIN
Industrial Waste - N/A

Has / will a contract be obtained with a licenced waste carrier?



Mixed Use Developments

Are the stores for residential and commercial separate from each other? N/A



Internal Stores (Residential and Commercial)

Please provide details of internal stores / segregation of waste and recycling.

DEDICATED INTERNAL COURT YARD STORE. WITH WASTE SEGREGATED AS PER THE TABLE ATTACHED. BINS LABELED AND COLOUR CODED FOR STAFF. WASTE TO BE SEGREGATED IN INTERNAL BINS SHOWN ON PLAN, TAKEN FOR ROADSIDE COLLECTION BY MAWACEMEN COMPANY FOR DAILY COLLECTION.

Storage Areas for Waste Containers (Residential and Commercial)

Please provide details of container stores, attaching plans if appropriate.

SEE ATTACHED PLANS.

Ensure all bins in the store are accessible

YES



Ensure recycling facilities are as easy to access as general refuse

YES



Please confirm details of waste store ventilation and hygiene / cleaning proposals

Ventilation - TO BE PROVIDED BOTH MECHANICALLY & VIA LOUVRED GRILL IN STORE DOOR.
Hygiene - AREA IS MANAGED AND CLEANED BY COMMERCIAL MANAGEMENT TEAM TWICE A WEEK.

Please provide details of who will be responsible for placing the bins at the collection point and returning them to the store / property promptly e.g. resident / management company

MANAGEMENT COMPANY.

Please ensure that you have attached:

Detailed plans of waste stores	☒
Location plans showing stores	☒
Location plans showing the proposed collection point and the route the collection vehicle will take	☒

Please ensure that you have completed this form in accordance with our GD04 Waste Storage and Collection Guidance for New Developments

THE STABLES

7.2 WASTE STORAGE PLAN

Schedule for Waste Management - New Restaurant

Please see below recommended schedule to start off with. In additional Fresh Start would provide free cardboard collections prior to opening to account for initial stock intakes prior to launch. Additionally, Fresh Start would link up with Hospitality Action to provide charitable donation upon launch PR.

Service Available Twice Daily on All Waste Streams												
Waste stream	Container type	Details	Container size	Qty	Collections p/week	Mon	Tue	Wed	Thu	Fri	Sat	Sun
General waste	Eurobin	Collected on our Euro 6 Compliant vehicle. All waste picked at our facility just 5 miles away in Salford 25% Recycled / 75% Energy from Waste Recovery	1100 litre	2	5							
Dry Mixed Recycling	Eurobin	We never collect our recycling at the same time as general waste - all waste collected separately. Processed separately from our general in our Swinton MRF just 5 miles away = 70% Recycled / 30% Energy from Waste Recovery	1100 litre	2	5							
Glass Recycling	Wheelle bin	Cutting Carbon Emissions by collecting in our Split Body Dual Vehicle. Glass sent for resmelting 100%. Inedible food and plate scrapings sent for Anaerobic Digestion 100%. Edible food to be placed on Too Good To Go food surplus app for discount resale to avoid wastage.	240 litre	3	4							
Food Recycling	Wheelle bin		240 litre	1	7							
Sanitary Bins	Autobin	100% RDF Disposal	17.5 litre	4	monthly							
Nappy Bin	Autobin	100% RDF Disposal	60 litre	1	monthly							
Air Fresh Units	Unit	Replenishing service	n/a	1	monthly							
Collection Services												
Food Recycling	Caddies	For the segregation of food at preparation areas including back of bar for cocktail and coffee waste	23 litre	8	n/a							
Glass Recycling	Slim Jims	For the segregation of glass waste	60 litre	8	n/a							
Cardboard	Cage	For the segregation of paper, card, plastic packaging & tin.	Unit	1	n/a							
Non-collected												
Monthly replenish and collections												
Supporting:												
<div><div></div><div></div><div>Partnered with:</div></div>												

THE STABLES

7.0 WASTE STORAGE PLAN

Survey Details:

- New restaurant & bar concept situated in the Spinningfields, Central Manchester.
- Capacity is 100 Diners seated and 200 in the bar with a ratio of 60% wet sales vs 40% restaurant.
- Predominately serving pizzas with prominent crust bases, indicating food recycling bins will be required. Preparation is done on site, indicating there will be a substantial amount of packaging required Mixed Recycling containers.
- Additionally, as preparation is done on site I would anticipate surplus food wastage from daily preparation – we recommend signing up with our partner Too Good To Go to minimize waste and create additional revenue stream.
- There is an equal split between draughts, wine, cocktails and bottled beer. Daily opening until late indicating overall high wastage amounts due to the type of cuisine and portion sizes.

THE STABLES

7.1 WASTE STORAGE PLAN

The stables was previously occupied by Granada Television. The application site is fronted by Grape street to the North. The east side of the building adjoins the existing surface carpark offering parking for the former Granada Television staff. To the West is the main building, The Bonded Warehouse. To the South there is an adjacent warehouse building which links into the Bonded Warehouse.

It is our understanding that the existing building is predominantly serviced from the South via Victoria Street. This will also be the main service access area.

Servicing arrangements and waste collection will be in-line with the existing strategy and the Enterprise City masterplan.

