



CONSTRUCTION MANAGEMENT PLAN

Sunlight House Manchester, Little Quay Street,
Manchester, M3 3HP



TRUE NORTH PROJECTS

TRUE NORTH PROJECTS

Construction Management Plan
submitted in accordance with planning
conditions to control construction
activities, protect local amenity, and
ensure the safe operation of the site.

1. Site and project details

1.1 Contractor and site management

We will act as the principal contractor in accordance with the Construction Design and Management Regulations 2015.

The main contractor will be True North Projects, Unit 42 Kingfisher Way, Dinnington, S25 3AF.

The appointed Site Manager will be Keith Smith, contactable on 07973 824474.

The Site Manager will have day to day responsibility for site control, safety, logistics, and neighbour liaison.

An emergency contact number will be displayed at the site entrance and maintained throughout the project.

This management structure accords with Manchester Core Strategy policies SP1 and DM1 and promotes safe delivery.

1.2 Description of works

We will undertake a full internal fit-out in accordance with the approved drawings and project description.

Works will include internal partitions, ceilings, mechanical and electrical installations, air conditioning, plumbing, flooring, glazing to the shopfront, kitchen installations, bowling alleys, loose joinery, seating, and decorative finishes.

All works will be internal only and will not alter the external structure beyond the approved scope. The only external work will be shop front signage and glass fronts.

No demolition affecting the building structure is proposed.

1.3 Programme and duration

We will commence works on 2 February 2026 following discharge of all pre-commencement conditions.

The anticipated project duration is 22 weeks.

The programme includes strip-out, fit-out, installation, testing, and commissioning phases.

Works will be sequenced to minimise disruption to neighbouring occupiers.

1.4 Working hours

We will operate strictly within Manchester City Council standard construction hours.

Working hours will be Monday to Friday 08:00 to 18:00 and Saturday 08:30 to 13:00.

No works will take place on Sundays or Bank Holidays.

Any requirement for out of hours working will be agreed in writing with the Local Planning Authority in advance.

1.5 Temporary works

We will not require external scaffolding, hoarding, or temporary fencing.

All works will be contained within the existing building envelope.

No encroachment onto the public highway is proposed.

2. Site layout, welfare, and material storage

2.1 Site compound

We will not establish a site compound.

The project will operate as a logistics-managed city centre fit-out.

This approach avoids obstruction to surrounding streets and footways.

2.2 Material storage

We will store all materials internally within designated areas of the building.

Materials will be delivered on a just-in-time basis where practicable.

No materials will be stored on the public highway or footway.

2.3 Welfare facilities

We will provide welfare facilities within the building in accordance with the Construction Design and Management Regulations.

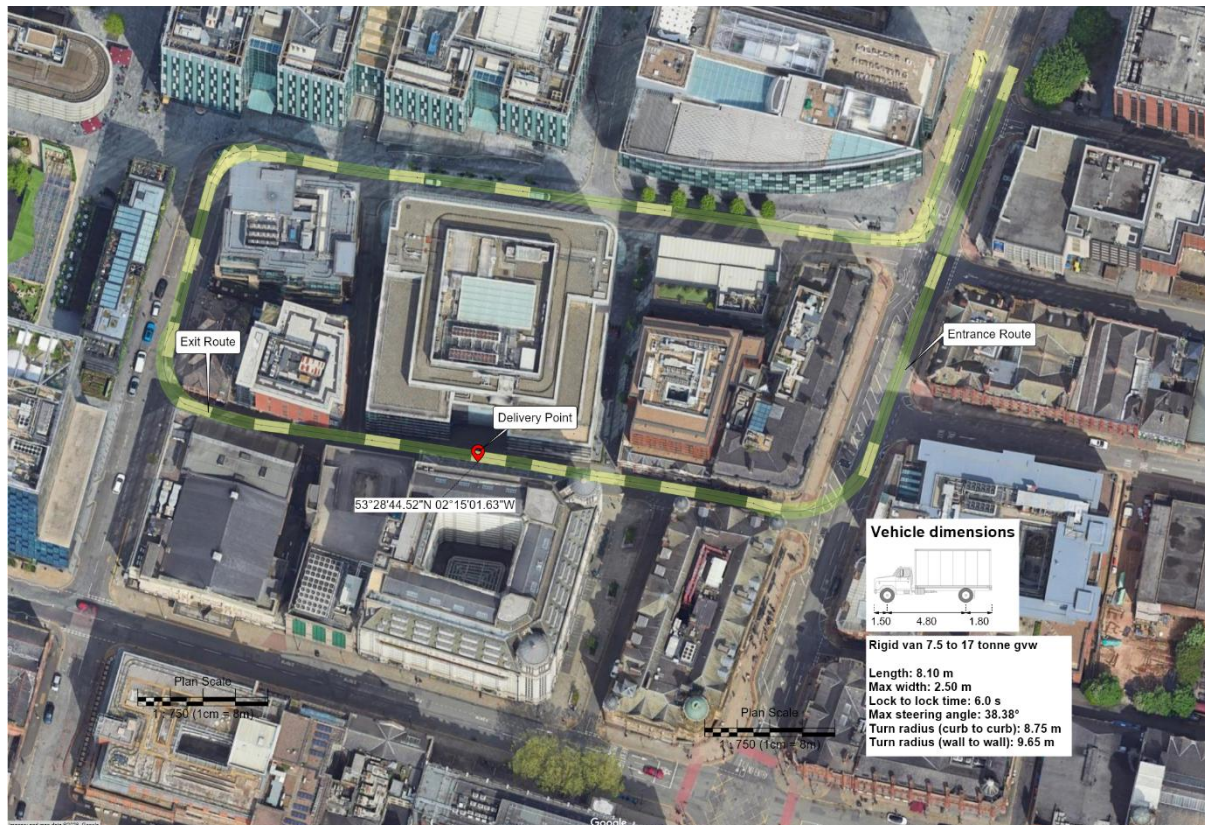
Facilities will include toilets, washing facilities, rest areas, and drinking water.

Welfare provision will be maintained for the duration of the works.

3. Access, pedestrians, and surrounding area

3.1 Site access

We will access the site via the approved access point shown on the submitted drawings. All deliveries, collections, and contractor access will use this entrance only. Access arrangements will be communicated to all operatives and suppliers. A delivery route plan has been prepared and is included with this Construction Management Plan.



3.2 Pedestrian management

We will maintain safe and unobstructed pedestrian routes at all times. The works will not affect existing pedestrian routes and no diversions are required. Deliveries will be supervised where necessary to protect public safety. Banksmen will be used where vehicle movements interact with pedestrian areas.

3.3 Highway interfaces

We do not anticipate any requirement for footway closures or highway licences. Should this position change, we will seek approval from the Highway Authority in advance. No unauthorised highway occupation will take place.

4. Traffic management and deliveries

4.1 Vehicle types and frequency

We will restrict construction vehicles to sizes suitable for the city centre location. Deliveries will be undertaken using long wheelbase vans and Luton vans only. The maximum anticipated delivery frequency is up to five visits per week during early phases. Vehicle movements will reduce as the project progresses.

4.2 Delivery management

We will schedule deliveries within permitted working hours only. Vehicles will not queue or wait on the public highway. A managed delivery system will be used where required to avoid congestion.

4.3 Routing strategy

We will route vehicles in accordance with the delivery route plan included with this submission. Restricted routes will be avoided at all times. Drivers will be briefed on approved routes prior to arrival on site. Routing compliance will be monitored by site management.

4.4 Staff travel and parking

We will not provide on-site parking. Operatives will travel using company vehicles or public transport. Parking will take place in off-site public car parks.

4.5 Swept path consideration

A swept road assessment has been undertaken for the tight bend geometry serving the site.

Swept road drawings demonstrating the manoeuvring of the largest anticipated vehicle have been included with this Construction Management Plan.

These drawings confirm that vehicle movements can be accommodated under controlled conditions.

Arrivals and departures will be managed by site operatives, with banksmen used where required to ensure safe manoeuvring.



5. Construction methods and controls

5.1 Dust management and air quality

We will manage dust generated from cutting, drilling, sanding, and waste handling activities.

Local dust extraction will be used on power tools.

Dust cubes and sealed waste containers will be employed where required.

Internal works will be contained and external doors kept closed where practicable.

Good housekeeping will be maintained throughout the works.

These measures accord with policy EN19 and protect local air quality.

5.2 Noise control

Noise generated by drilling, cutting, and fixing activities will be actively managed throughout the works.

Noise generating activities will be planned and sequenced to minimise impact on neighbouring occupied premises, including the adjacent florist and other commercial units within the building.

All works will be undertaken strictly within the permitted working hours.

Where practicable, higher noise activities will be programmed for mid-morning and mid-afternoon periods, avoiding early morning and late afternoon works adjacent to occupied spaces.

Doors will remain closed where practicable to limit noise breakout.

Low-noise and low-vibration tools will be used where practicable, and percussive fixing methods will be avoided where suitable alternatives are available.

Anti-vibration mats and controlled working methods will be used to reduce noise transmission through the building structure.

Plant and equipment will be properly maintained to minimise unnecessary noise emissions.

Temporary internal acoustic barriers or screens will be installed locally where works are undertaken directly adjacent to occupied units to further reduce noise transmission.

The Site Manager will monitor noise during works and will adjust methods, sequencing, or locations immediately if disturbance is identified or a complaint is received.

5.3 Vibration management

Vibration-generating activities will be limited to minor internal works.

No piling, heavy breaking, or ground compaction works are proposed.

Low-vibration hand-held tools will be used where practicable.

Working methods will be reviewed immediately if complaints are received.

5.4 Vehicle cleanliness and sheeting

We will ensure vehicles leaving the site do not deposit debris onto the highway.

Most deliveries will be palletised or enclosed within box vehicles.

Any waste skips will be covered prior to removal.

Vehicle wheels will be visually checked before exit.

6. Waste management and environmental protection

6.1 Waste streams and recycling

We will generate typical fit-out waste streams including timber, plasterboard, metal, packaging, mixed construction waste, and general waste.

Waste will be segregated where practicable.

We will target a minimum of 90 percent diversion from landfill.

This approach supports sustainable construction objectives.

6.2 Waste storage and removal

We will store waste internally or manage removal through timed collections.

All waste will be removed by licensed waste carriers.

Waste transfer notes will be retained and made available upon request.

6.3 Pollution prevention and spill response

We will store hazardous substances in sealed, COSHH-compliant containers away from drains.

Spill kits will be available on site at all times.

Operatives will be trained in their use.

Any spill will be contained immediately and disposed of appropriately.

7. Community liaison and considerate working

7.1 Sensitive receptors

We acknowledge nearby sensitive receptors including commercial premises, public venues, and city centre pedestrian routes.

We will manage works to minimise noise, dust, vibration, and disruption.

Particular consideration will be given to occupied commercial premises within the building, including ground floor retail units, when planning and undertaking noise generating works.

7.2 Communication and complaints procedure

We will display an emergency contact number on site.

Any complaints will be logged, investigated promptly, and responded to within 12 hours of receipt.

Mitigation measures will be reviewed where necessary.

Advance notice of disruptive activities will be provided where required.

7.3 Considerate Constructors Scheme

We will become members of the Considerate Constructors Scheme prior to commencement of works.

We will operate in accordance with its principles throughout the project.

This includes respect for neighbours, safety, and environmental responsibility.

7.4 Nearby construction activity

We will monitor nearby construction works in the locality.

Deliveries will be coordinated where practicable to minimise congestion.

We will consider cumulative impacts when planning site activities.

7.5 Communication, liaison, and complaints management

We will maintain clear lines of communication with neighbouring occupiers, stakeholders, and members of the public for the duration of the works.

The appointed Site Manager will act as the primary on-site contact and will be available to respond to queries or concerns arising from the construction activities. An emergency contact number for the Site Manager will be displayed at the site entrance at all times.

Members of the public or neighbouring occupiers may also contact our head office directly. Our offices are located at **Unit 42 Kingfisher Way, Dinnington, Sheffield, S25 3AF**. The Office Manager can be contacted directly on **07927 203989**.

Any complaints received, whether on site or via the office, will be logged, investigated promptly, and responded to without delay. Where necessary, construction methods or sequencing will be reviewed and amended to mitigate any substantiated issues.

This approach ensures accountability, transparency, and timely resolution of concerns, and supports considerate working practices throughout the project.

8. Surveys and records

8.1 Dilapidation survey

We will undertake a pre-commencement dilapidation survey if required by the Local Planning Authority or Highway Authority.

The survey will record the condition of carriageways, footways, kerbs, drainage covers, and street furniture.

Photographic records will be dated and retained.

8.2 Vehicle routes

Vehicle routes will be limited to Quay Street and immediately adjoining access roads.

Photographic records will be retained for the duration of the works and made available upon request.

Implementation and compliance

This Construction Management Plan will be implemented in full for the duration of the works. The development will be carried out strictly in accordance with the measures and controls set out within this document. Any material changes to the construction methodology or management arrangements will be agreed in writing with the Local Planning Authority prior to implementation.