HARGREAVES CONTRACTING
Construction Management Plan (CMP) – Revision B
Proposed Industrial Development for Kier Sharston Ltd
Planning Reference: 143771/FO/2025
Condition: Discharge of Condition 5 – Construction Management Plan
Local Planning Authority: Manchester City Council
Site Location: Land bounded by Harper Road, Sharston Road and Longley Lane, Manchester

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1. Introduction

This Construction Management Plan (CMP) has been prepared by Hargreaves Contracting in support of the above planning application and in response to Environmental Health comments relating to Condition 5 of Planning Permission 143771/FO/2025.
This revised CMP (Revision B) provides enhanced detail regarding:

- Noise and vibration limits and monitoring
- Dust suppression and air quality management
- Defined responsibilities and compliance procedures

The purpose of this CMP is to ensure that construction activities are undertaken in a manner that minimises impact on neighbouring residential properties and the surrounding environment.
All works will be carried out in accordance with:

- BS 5228-1:2009+A1:2014 (Noise)
- BS 5228-2:2009+A1:2014 (Vibration)
- Control of Pollution Act 1974
- Environmental Protection Act 1990
- IAQM Guidance on the Assessment of Dust from Demolition and Construction
- Relevant planning conditions imposed by Manchester City Council

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2. Site Management and Responsibilities

A suitably qualified Site Manager will be appointed for the duration of the works and will have overall responsibility for implementing and monitoring compliance with this CMP.
The Site Manager will be the named responsible person for:

- Noise compliance
- Vibration compliance
- Dust management
- Monitoring review
- Community liaison
- Complaint investigation

Contact details for the Site Manager will be clearly displayed at the site entrance.
All operatives and subcontractors will receive a site induction covering:

- Environmental controls
- Noise and vibration limits
- Dust suppression procedures
- Traffic and highway safety
- Emergency procedures
- Considerate construction practices

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3. Control of Noise and Vibration

3.1 Working Hours

Construction activities will be limited to:

- 08:00 – 18:00 Monday to Friday
- 08:00 – 13:00 Saturday
- No working on Sundays or Bank Holidays

No high-noise works will be undertaken outside these hours without prior written agreement from Manchester City Council.

3.2 Noise Limits

To protect nearby residential properties, the following construction noise limits will apply at the nearest residential façade:

- **65 dB LAeq,1hr** during core working hours

Where existing background levels (LA90) are lower, works will aim to limit noise to:

- **No more than 5 dB above measured background level**, where reasonably practicable.

If noise levels approach 60 dB LAeq, monitoring frequency will increase.
If monitoring identifies levels exceeding 65 dB LAeq:

1. The activity will be reviewed immediately.
2. Alternative methods will be considered.
3. Additional mitigation (acoustic barriers, relocation of plant, reduced operating periods) will be implemented.

3.3 Vibration Limits

Vibration limits at the nearest residential properties will be:

- **1.0 mm/s PPV (Peak Particle Velocity)** for continuous vibration
- **3.0 mm/s PPV** for short-duration intermittent activities

If vibration exceeds trigger levels:

- Works will cease immediately.
- Methodology will be reviewed.
- Lower vibration techniques will be implemented.

No percussive piling is currently proposed. Should piling become necessary, a separate piling method statement will be submitted for approval.

3.4 Monitoring Strategy

Baseline Monitoring

Prior to commencement of significant works, baseline background noise measurements will be undertaken at the nearest residential boundary.

Noise Monitoring

- Attended monitoring during high-noise activities.
- Weekly monitoring during groundworks and structural phases.
- Monitoring at:
    - Harper Road residential boundary
    - Longley Lane residential boundary
    - Any residential façade within 20m of active works

Monitoring equipment will be a calibrated Class 1 sound level meter.
Additional monitoring will be undertaken if complaints are received.

Vibration Monitoring

- Continuous vibration monitoring during significant excavation, compaction or heavy groundworks.
- Monitoring equipment located at the closest residential boundary.
- Data logged and retained on site.

Records will be made available to Manchester City Council upon request.

3.5 Noise and Vibration Mitigation Measures

In addition to standard good practice, the following measures will be implemented:

- Use of modern, well-maintained plant fitted with effective silencers
- No unnecessary idling of plant
- Electric plant used where practicable
- Hydraulic munchers preferred to percussive breakers
- Static plant located away from residential boundaries
- 2.4m security fencing/hoarding around perimeter
- Temporary acoustic screens around fixed plant where necessary
- Phased programming to avoid multiple high-noise activities concurrently

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3.6 Community Liaison and Complaints Procedure

- Letter drop to neighbouring residents prior to commencement
- Emergency contact number displayed at site entrance
- All complaints logged in a site register
- Complaints investigated within 24 hours
- Corrective action implemented where required
- Records retained on site

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4. Dust and Air Quality Management

Given the site's proximity to residential properties, a robust dust management strategy will be implemented.

4.1 Site Classification

The site is classified as **Medium–High Risk for Dust Impact** due to proximity to residential receptors.

4.2 General Site Controls

- 2.4m perimeter security fencing
- Hard-surfaced haul routes
- Maximum on-site speed limit of 10mph
- Wheel wash facility at site exit
- Rumble grid installed
- All vehicles transporting loose material fully sheeted
- Designated material storage areas away from residential boundaries

4.3 Active Dust Suppression

- Dedicated water bowser available on site at all times
- Regular damping down of haul roads and exposed surfaces
- Water suppression during:
  - Breaking
  - Crushing
  - Cutting
  - Excavation
- Misting systems during demolition where required
- Suspension of activities during extreme dry or windy conditions if dust cannot be controlled

4.4 Stockpile Management

- Stockpiles located away from residential boundaries
- Maximum height 3m
- Dampened during dry weather
- Covered if stored for more than 48 hours
- Minimise drop heights during loading/unloading

4.5 Monitoring and Inspection

- Daily visual inspections recorded in site diary
- Boundary inspections twice daily during groundworks
- Increased inspections during dry/windy conditions
- Immediate investigation of any dust complaint
- Road inspections twice daily

If visible dust leaves the site boundary, works will stop until control measures are strengthened.

4.6 Road Cleaning

- Mechanical road sweeper used daily as minimum
- Immediate cleaning if track-out observed
- Surrounding highways kept free of mud and debris

5. Construction Compound Location

The main construction compound will be located entirely within the site boundary and positioned to minimise impacts on nearby roads and properties.

The compound will include:

- Site offices and welfare facilities
- Secure storage areas
- Designated parking for staff and visitors

All compounds will be securely fenced and managed to prevent encroachment onto the public highway.

6. Waste Management, Removal and Recycling

Waste will be managed in accordance with a Site Waste Management Plan (SWMP) and all relevant legislation.

Measures include:

- Segregation of waste streams
- Recycling of metal, timber, concrete and packaging
- Use of licensed waste carriers
- Regular collections
- Retention of waste transfer notes

7. Emergency Contact Details

An emergency contact telephone number will be clearly displayed at the site entrance and on notice boards. The number will provide direct contact with the Site Manager or nominated responsible person outside working hours.

8. Parking of Construction Vehicles

- All vehicles parked within site boundary
- No parking on Harper Road, Sharston Road or Longley Lane
- Deliveries scheduled to avoid peak hours

9. Sheeting of Construction Vehicles

All vehicles transporting loose materials will be fully sheeted prior to leaving site. Loads will be checked before departure.

10. Dilapidation Survey

A pre-commencement dilapidation survey will be undertaken of surrounding highways and infrastructure. Any damage attributable to construction will be repaired at the contractor's expense.

11. Loading and Unloading

All loading/unloading to take place within the site boundary and supervised by competent personnel.

12. Storage of Plant and Materials

Storage areas will:

- Prevent obstruction of highways
- Minimise visual impact
- Comply with COSHH where applicable

13. Site Hoarding, Scaffolding and Acoustic Fencing

- 2.4m solid perimeter hoarding erected prior to commencement
- Hoarding maintained in good condition
- Acoustic fencing installed where required
- Scaffolding erected and inspected in accordance with statutory requirements

14. Traffic Management and Drainage Works on Sharston Road

All traffic management will comply with Chapter 8 of the Traffic Signs Manual.
Temporary measures may include:

- Temporary traffic lights
- Signage and barriers
- Lane closures where necessary

Access for emergency vehicles will be maintained at all times.

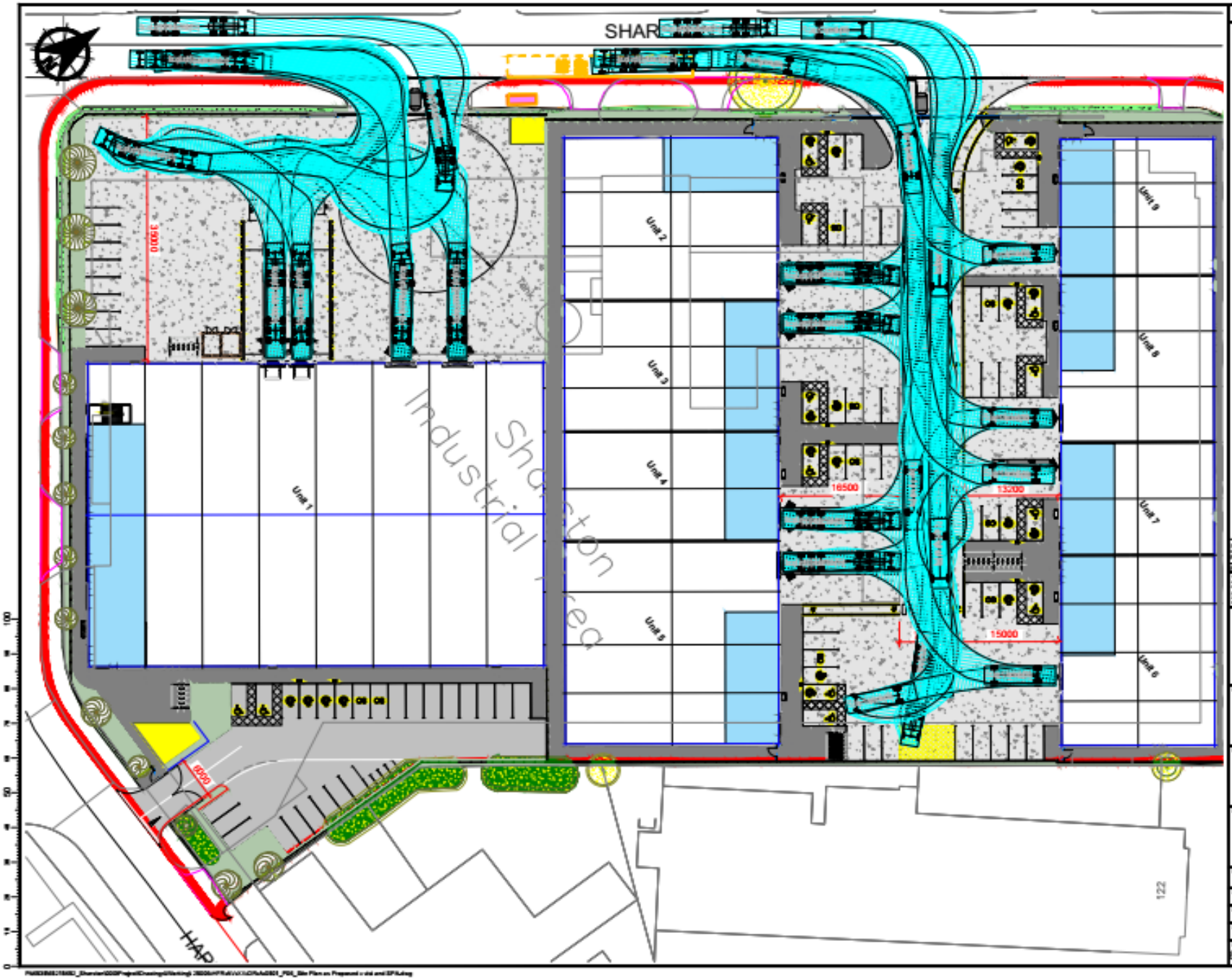
The attached draft Construction Programme indicates that the most frequent vehicle movements will take place from Wk 2 of the programme until circa Wk 27. During this period, the activities will include earthworks and groundworks typified by the movement of 4 axle 40t tipper wagons etc taking arisings off site and similar vehicles delivering stone and aggregates to site. Articulated vehicles will also visit site to delivery materials such as structural steel, cladding, drainage and other heavy side materials etc. Beyond circa Wk 27 the movement of heavier vehicles will be replaced by lighter vehicles such as vans and rigid bodied transport.
The attached Swept Path Analysis indicates the routes of construction which will be those of the finished development.

15. Conclusion

This revised Construction Management Plan (Revision B) provides detailed and measurable controls for noise, vibration and dust management in response to Environmental Health comments.
The measures outlined demonstrate Hargreaves Contracting's commitment to:

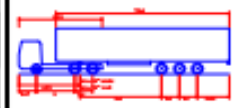
- Protecting neighbouring residential amenity
- Monitoring and controlling environmental impacts
- Maintaining highway safety
- Operating in accordance with Manchester City Council requirements

All works will be undertaken in full compliance with this CMP.

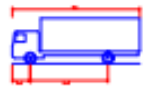


NOTES

1. DO NOT SCALE FROM THIS DRAWING MANUALLY OR ELECTRONICALLY.
2. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT PROJECT INFORMATION.
3. ALL DATUM LEVELS ARE IN METRES AND DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED.



Max Legal Length (GV) Articulated Vehicle (TRAS)					16.500m
Overall Length					16.500m
Overall Width					2.550m
Overall Body Height					4.000m
Min Body Ground Clearance					0.400m
Max Track Width					2.500m
Lock to lock time					4.00s
Kerb to Kerb Turning Radius					12.800m



FTA Design HGV Rigid Vehicle (TRR)					
Overall Length					7.500m
Overall Width					2.550m
Overall Body Height					3.500m
Min Body Ground Clearance					0.400m
Track Width					2.500m
Lock to lock time					4.00s
Kerb to Kerb Turning Radius					11.000m

Rev	Date	Amendment Details	Dr'n	Chk'd	Appd
P01	17.06.2020	FIRST ISSUE	DM	IB	IB
P02	20.07.2020	UPDATED LAYOUT	JF	IB	IB

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Client
KIER PROPERTY LTD

Project Title
SHARSTON ROAD TRADE CITY

Drawing Title
SITE ACCESS AND INTERNAL SITE LAYOUT - SWEPT PATH ANALYSIS (SHEET 1)

Purpose Of Issue
PRELIMINARY

Status	Status Description
S0	INITIAL STATUS OR WIP

Drawn	Designed	Checked	Approved
JF	DM	IB	IB

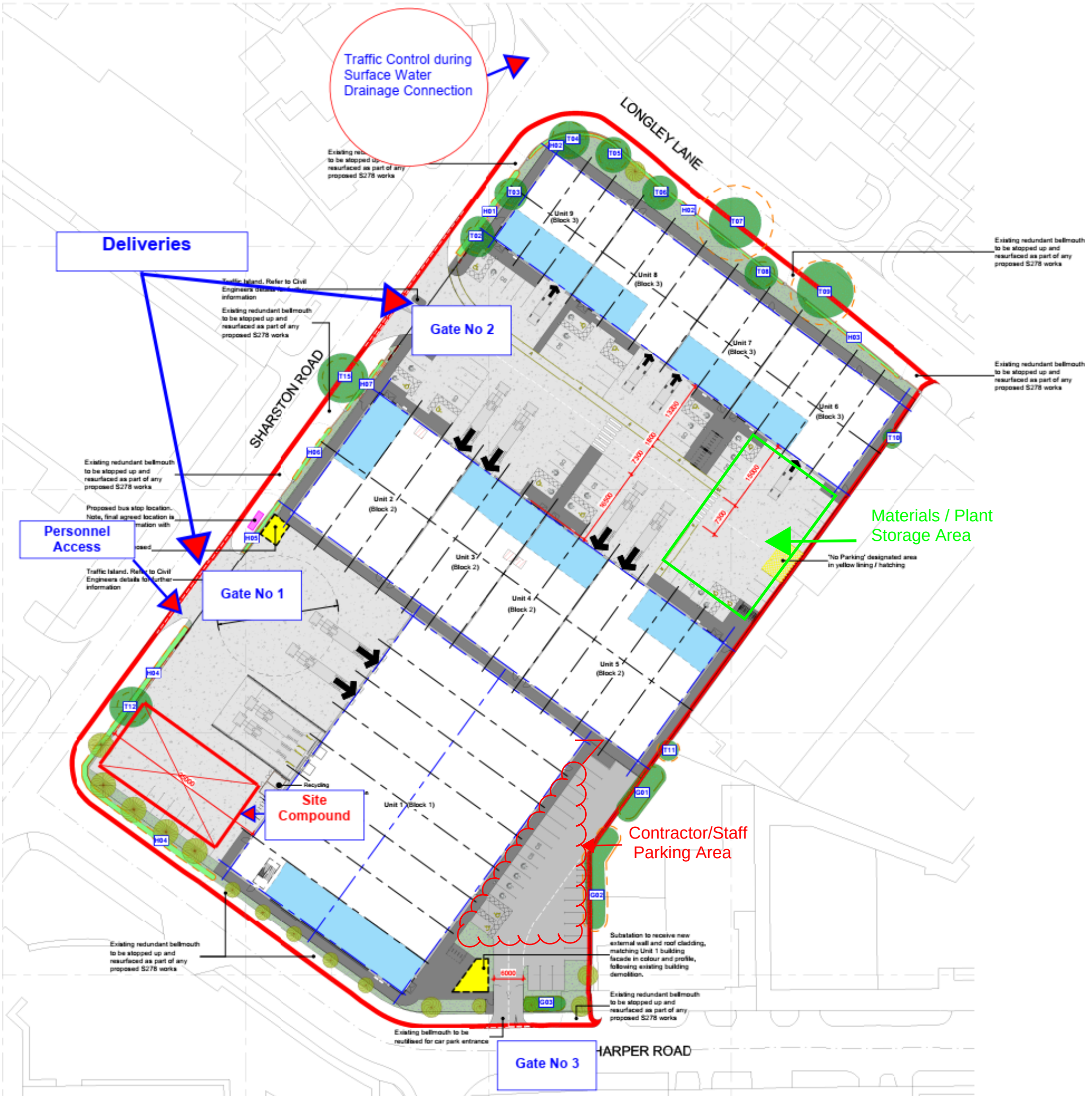
Sheet Size	Scale	Bureau Ref	Revision
A3	1:500	65215652	P02

Drawing Number
65215652-SWE-XX-XX-D-TP-0001-03

Site Logistics Plan

Sharston Road

Kier Sharston Ltd



05-ZZ_Site Plan as Proposed

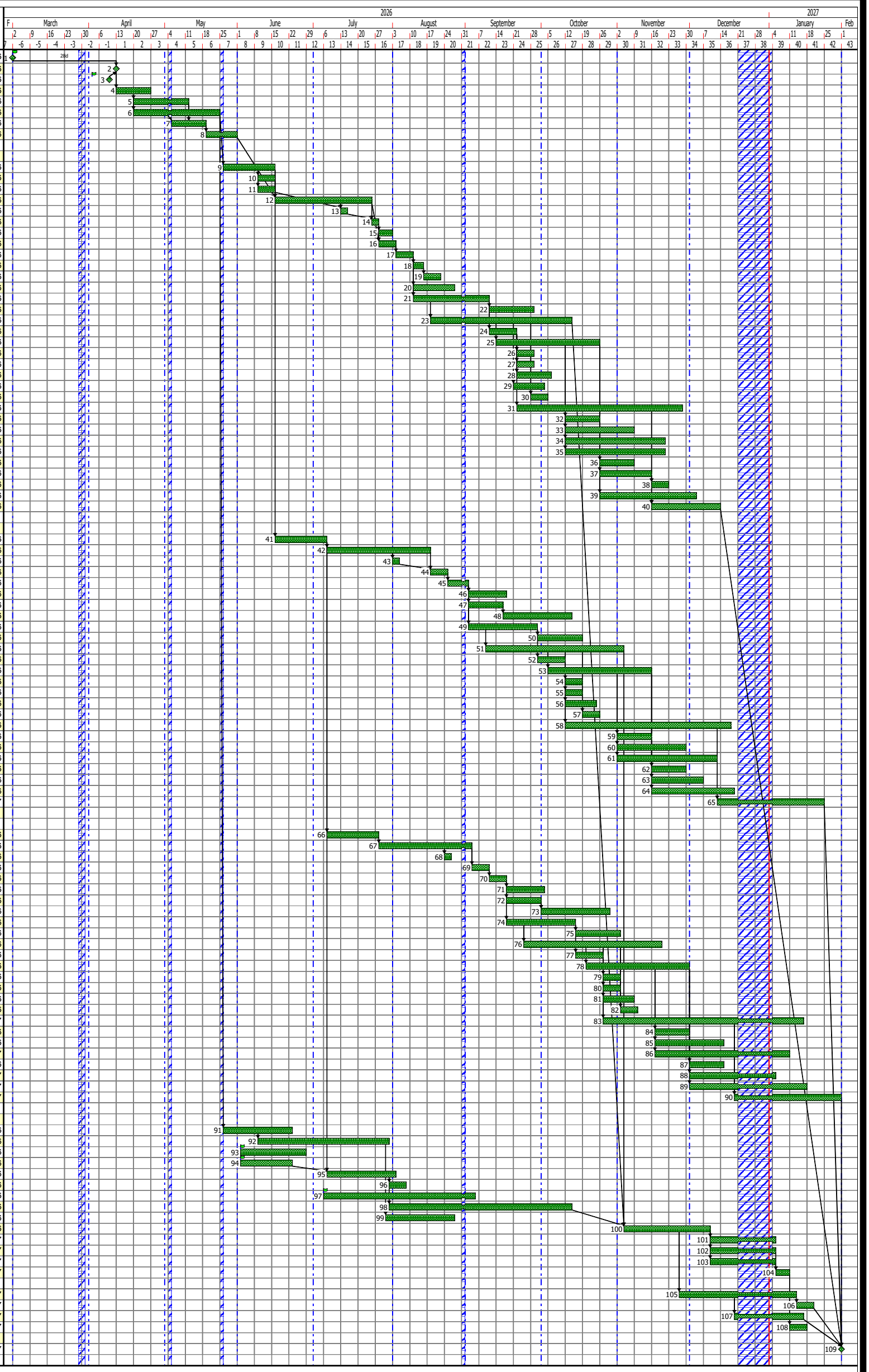
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Sharston Industrial Estate

25/02/2026

Kier Sharston Ltd

Line	Name	Duration	Start	Finish
1	Appointment/ Mobilization		02/03/2026	02/03/2026
2	Start on Site		13/04/2026	13/04/2026
3	Dilapidations Survey		09/04/2026	09/04/2026
4	Site Establishment/Setting Out	2w	13/04/2026	24/04/2026
5	Foul Drainage FW 17 - FW05	3w	20/04/2026	11/05/2026
6	Make up/Reduce Levels	4w 4d	20/04/2026	22/05/2026
7	Retaining Wall Bases	2w	05/05/2026	18/05/2026
8	PC Retaining Walls	1w 3d	19/05/2026	29/05/2026
	Block 1			
9	Excavate /Cast Pad Fdns	3w	26/05/2026	15/06/2026
10	Dock Leveller Slab	1w	09/06/2026	15/06/2026
11	Lift Pit Base	1w	09/06/2026	15/06/2026
12	Steelwork	5w 3d	16/06/2026	23/07/2026
13	PC Stairs/Pit/Shaft	2d	13/07/2026	14/07/2026
14	Dock Levellers/PC Walls	2d	24/07/2026	27/07/2026
15	Ramp Retaining Walls	4d	28/07/2026	31/07/2026
16	Metal Decking/ Stud Welds	1w	28/07/2026	03/08/2026
17	Conc to 1st Floor	1w	04/08/2026	10/08/2026
18	Conc to GF Office area	3d	11/08/2026	13/08/2026
19	Internal Blockwork to Office	1w	14/08/2026	20/08/2026
20	Int Drainage/Ducts/Pop ups	2w 2d	11/08/2026	26/08/2026
21	Roofing	4w 1d	11/08/2026	09/09/2026
22	Solar Array	2w 3d	10/09/2026	28/09/2026
23	Cladding	8w	18/08/2026	13/10/2026
24	Conc slab	1w 3d	10/09/2026	21/09/2026
25	Internal Partitions/Linings	6w	14/09/2026	23/10/2026
26	Roller Shutters	1w	22/09/2026	28/09/2026
27	Personnel Doors	1w	22/09/2026	28/09/2026
28	Dock Doors/Shelters	2w	22/09/2026	05/10/2026
29	Windows	1w 4d	21/09/2026	01/10/2026
30	Curtain Walling	1w	28/09/2026	02/10/2026
31	M&E Installation	9w 3d	22/09/2026	26/11/2026
32	Ceramic Tiling	2w	12/10/2026	23/10/2026
33	Joinery	4w	12/10/2026	06/11/2026
34	Lift Installation	5w 4d	12/10/2026	19/11/2026
35	Decoration	5w 4d	12/10/2026	19/11/2026
36	Sanitary Installation	2w	26/10/2026	06/11/2026
37	Suspended Ceilings	3w	26/10/2026	13/11/2026
38	Raised Floor	1w	16/11/2026	20/11/2026
39	Final Fix All Trades	5w 3d	26/10/2026	02/12/2026
40	Snag Test and Commission	4w	16/11/2026	11/12/2026
	Block 2 (Units 2,3,4,5)			
41	Excavate /Cast Pad Fdns	3w	16/06/2026	06/07/2026
42	Steelwork	6w	07/07/2026	17/08/2026
43	PC Stairs	2d	03/08/2026	04/08/2026
44	Metal Decking/ Stud Welds	1w	18/08/2026	24/08/2026
45	Conc to 1st Floor	1w	25/08/2026	01/09/2026
46	Int Drainage/Ducts/Pop ups	2w 1d	02/09/2026	16/09/2026
47	Conc to GF Office area	2w	02/09/2026	15/09/2026
48	Internal Blockwork to Office	4w	16/09/2026	13/10/2026
49	Roofing	4w	02/09/2026	29/09/2026
50	Solar Array	2w 3d	30/09/2026	16/10/2026
51	Cladding	8w	09/09/2026	03/11/2026
52	Conc slab	1w 3d	30/09/2026	09/10/2026
53	Internal Partitions/Linings	6w	05/10/2026	13/11/2026
54	Roller Shutters	1w	12/10/2026	16/10/2026
55	Personnel Doors	1w	12/10/2026	16/10/2026
56	Windows	1w 4d	12/10/2026	22/10/2026
57	Curtain Walling	1w	19/10/2026	23/10/2026
58	M&E Installation	9w 3d	12/10/2026	16/12/2026
59	Ceramic Tiling	2w	02/11/2026	13/11/2026
60	Joinery	4w	02/11/2026	27/11/2026
61	Decoration	5w 4d	02/11/2026	10/12/2026
62	Sanitary Installation	2w	16/11/2026	27/11/2026
63	Suspended Ceilings	3w	16/11/2026	04/12/2026
64	Final Fix All Trades	4w 4d	16/11/2026	17/12/2026
65	Snag Test and Commission	4w 1d	11/12/2026	22/01/2027
	Block 3 (Units 6,7,8,9)			
66	Excavate /Cast Pad Fdns	3w	07/07/2026	27/07/2026
67	Steelwork	5w 1d	28/07/2026	02/09/2026
68	PC Stairs	2d	24/08/2026	25/08/2026
69	Metal Decking/ Stud Welds	1w	03/09/2026	09/09/2026
70	Conc to 1st Floor	1w	10/09/2026	16/09/2026
71	Int Drainage/Ducts/Pop ups	2w 1d	17/09/2026	01/10/2026
72	Conc to GF Office area	2w	17/09/2026	30/09/2026
73	Internal Blockwork to Office	4w	01/10/2026	28/10/2026
74	Roofing	4w	17/09/2026	14/10/2026
75	Solar Array	2w 3d	15/10/2026	02/11/2026
76	Cladding	8w	24/09/2026	18/11/2026
77	Conc slab	1w 3d	15/10/2026	26/10/2026
78	Internal Partitions/Linings	6w	20/10/2026	30/11/2026
79	Roller Shutters	1w	27/10/2026	02/11/2026
80	Personnel Doors	1w	27/10/2026	02/11/2026
81	Windows	1w 4d	27/10/2026	06/11/2026
82	Curtain Walling	1w	03/11/2026	09/11/2026
83	M&E Installation	9w 3d	27/10/2026	14/01/2027
84	Ceramic Tiling	2w	17/11/2026	30/11/2026
85	Joinery	4w	17/11/2026	14/12/2026
86	Decoration	5w 4d	17/11/2026	08/01/2027
87	Sanitary Installation	2w	01/12/2026	14/12/2026
88	Suspended Ceilings	3w	01/12/2026	04/01/2027
89	Final Fix All Trades	4w 4d	01/12/2026	15/01/2027
90	Snag Test and Commission	4w 1d	18/12/2026	29/01/2027
	External Works			
91	Construct New Substation	4w	26/05/2026	22/06/2026
92	Repairs to Extg Brick Ret Wall	7w 3d	09/06/2026	30/07/2026
93	Overcladding Extg Substation	3w 4d	02/06/2026	26/06/2026
94	SW Connection Sharston Rd	3w	02/06/2026	22/06/2026
95	Attenuation Tanks	4w	07/07/2026	03/08/2026
96	Bypass Interceptors	1w	31/07/2026	06/08/2026
97	Foul Drainage	8w 3d	06/07/2026	03/09/2026
98	Surface Water Drainage	10w 2d	31/07/2026	13/10/2026
99	Fencing	4w	30/07/2026	26/08/2026
100	Kerbs and Edgings	5w	04/11/2026	08/12/2026
101	Asphalt footpaths	1w 4d	09/12/2026	04/01/2027
102	Block Paving	1w 4d	09/12/2026	04/01/2027
103	Permeable Paving	1w 4d	09/12/2026	04/01/2027
104	Tarmac Car Park	4d	05/01/2027	08/01/2027
	s278 Works			
105	Concrete Yards	4w 4d	26/11/2026	12/01/2027
106	Landscaping	1w	13/01/2027	19/01/2027
107	Electric Gates	2w	18/12/2026	14/01/2027
108	White Lining	1w	11/01/2027	15/01/2027
109	Handover		01/02/2027	01/02/2027



Milestone Appearances

◇ Start Milestone

Drawn by: M.Moorhouse	Dwg No. Tender/01	Revision No.	Notes: Tender Programme

Project Ref. S:\T297-25 Kier Sharston\8.0 Tender Programmes\Sharston April Start.pp

Planned by Powerproject