

Construction Management Plan

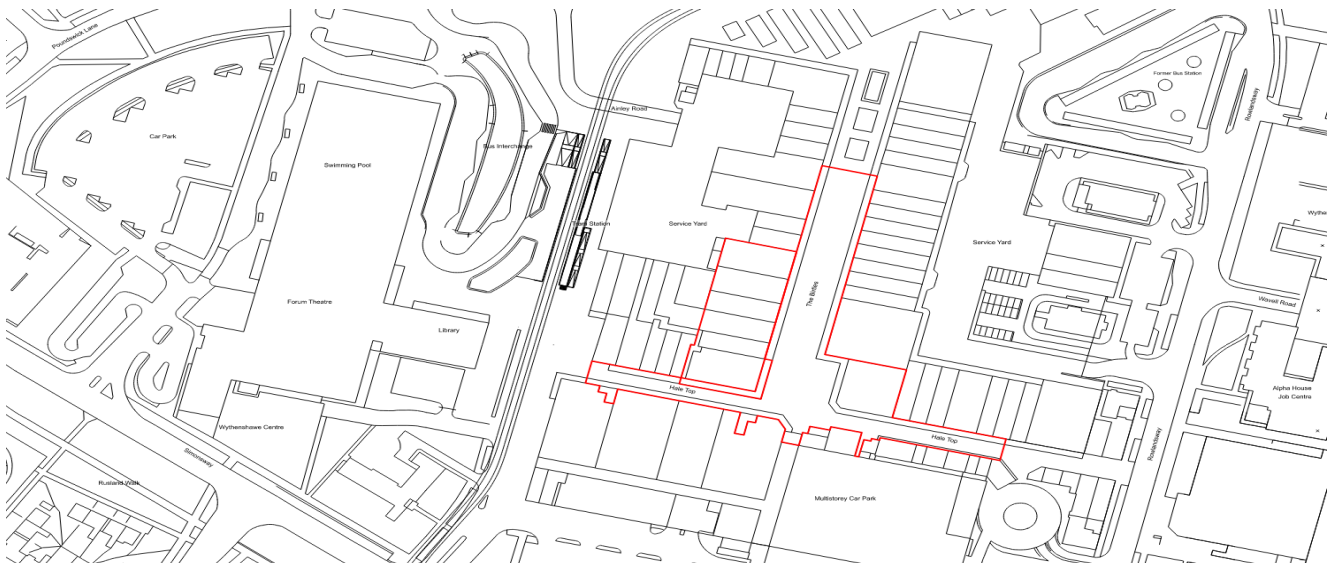
Revision number	1
Project name	Wythenshawe Culture Hub & Public Realm
Project address	Wythenshawe Town Centre Hale Top, Civic Centre Wythenshawe Manchester M22 5RQ
Client name	Manchester City Council

1. Project Details

Brief description of the project

The project comprises the refurbishment of the former Coop department store to a culture hub. The facility will provide performance and rehearsal spaces, cinema, artist studios, workshops, exhibition spaces, community rooms and food and beverage facilities.

The main construction will also see improvements to the public realm area with new paving and landscaping to the central retail spaces through Hale Top and Birtles, along with the removal of the existing Peacocks (No 36 Birtles) building to increase the size of the public square.



Site operating times:

8am – 6pm Monday to Friday (primary working hours)

Due to the nature of the works that interface with the public realm & general public, out of hours working is required throughout the duration of the project to maintain public safety.

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Working hours will vary and typically be determined by the opening hours of the retail units and off-peak times of pedestrian foot traffic, which are expected to be undertaken outside of the following hours:

Monday to Saturday 0900 – 1800

Sunday 1000 – 1630

2. Project Programme Dates

Planned commencement date

November 2025

Planned completion date

June 2026

Public Realm Phasing

There are no sectional handover dates for the public realm paving works, however due to the nature of the required phasing to maintain public access sectional areas will be handed over sequentially as the phase/area is completed. Works will be inspected, with defects agreed and formally recorded prior to the area being opened to the public. Kier will not be responsible for wear and tear, and damage sustained once areas are opened to the public within the period to the Completion Date.

3. Project Team Details and Organisation

Client

Name

Email

Project Manager

Name

Email

Building Regulations Principal Designer

Name

Email

CDM Principal Designer



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Name	
Email	

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Principle Contractor	
Name	
Email	
Architect	
Name	
Email	
Structural & Civil Engineer	
Name	
Email	
M&E Consultant	
Name	
Email	

4. Project Layout (access roads, walkways & traffic management plan)

A project layout plan marked up with traffic routes and key installations is produced and displayed – see **Appendix A**. It is regularly reviewed and forms part of the induction process. The layout will be well presented and easily understood by any person. If necessary, the information may be depicted on more than one layout.

The following Arrangements will be put in place and developed as the project moves on to control vehicle movement and interaction with public and pedestrians.

- Safe routes for construction vehicles manoeuvring into and around the project have been considered and set out on the attached plan.
- A trained 'banksman'/gateman to manage vehicle movement in and around site. This includes small vehicles and material movements where transiting within the public domain.
- Vehicles will be driven into site via the routes listed below Loaded/unloaded within the compound area and driven off site via the same gates.
 - Peacock (36 Birtles) – Hale Top (front) Rowlandsway (rear)
 - Public Realm distribution compound – Rowlandsway
 - Coop Site compound – Poundswick Ln (via Ainley Rd)

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- Road Clean/Wheel wash requirements are not expected to be extensive as the site is well established on hard/tarmac ground to all areas. However, this will be monitored during dry periods for removal of dust where road sweeps will be allocated as required to the roads and pavements directly adjacent to the site. All HGV movements will be planned and managed through a delivery management portal to avoid idling outside of the site.
- Separate entrances will be established for pedestrian and construction vehicle traffic to form Segregated routes in and around site protecting staff, operatives and the public and visitors to the site. Safe pedestrian routes to and from work locations will be set up within the compound and site areas.
- Materials will be offloaded on site and stored on suitable hard standing.
- Materials will be brought to site on a "just in time" basis.
- Plant parked on site will never be left running whilst unattended, during periods where the site will be closed all powered plant will be immobilized with security shutters fitted (if provided). The plant will be grouped and parked in a spot clearly visible so any potential thieves or vandals can be spotted by security or passersby.
- Plant and vehicles will be switched off when stationery and not permitted to idle to reduce fumes and exhaust gases on and around the site.
- Prior to commencement a dilapidation survey of the existing highways adjacent to the site access/egress and along access routes to the site.

Public Realm Works

- Work zones will be phased and continuously adapted as new paved areas are completed.
- Work zones will be established with open mesh/heras type fencing with pedestrian segregation, sufficient crossing points and access and egress routes maintained.
- Construction vehicle movements during primary working hours will be segregated and marshalled through the public domain to the distribution compound.

Coop Compound

- Retail deliveries to be coordinated with Kier to avoid backlog and vehicles unable to access the compound.
- Disruptive activities such as excavations for STATS and crane lifts will

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be planned in advance (1 weeks' notice). Deliveries during these works will need to be impacted and rearranged to suit.

5. Project Security

The site will be fitted with 24/7 monitored CCTV with visiting guards to cover out of hours periods.

The perimeter of the site is secured with a combination of new and existing perimeter fence, with the introduction of new 3m high solid PVCU/Propriety hoarding to the front of the Peacocks building during demolition & the Coop compounds. Works within the public realm and distribution point will be secured with open mesh/heras type fencing.

Site contact and emergency details will be clearly displayed on site hoardings.

A Biometric access system/turn style will be utilised to restrict access on the main Coop site area to prevent unauthorised access during site operating times. All openings to the building where possible, will remain shut and locked during out of hours.

The local neighbourhood policing team will be consulted with prior to works progressing and notified of the site and associated activities.

6. Existing hazards / considerations / restrictions

Identified Issue	Notes & Controls
Adjacent buildings – offices, shops	The area around the site comprises mainly of retail units and commercial properties. A dedicated point of contact/tenant liaison will be established with site contact, and emergency details clearly displayed on site hoardings.
Access restrictions / Live environment	Deliveries will be managed and timed so as not to cause congestion or general nuisance on or around site. Access to the public realm and works likely to cause safety concerns to the public will be undertaken during the out of hours

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	periods noted above.
Noise, dust & vibration	The site will monitor the environmental impact from noise and vibration particularly during the demolition and structural alteration phases of the project. Requirements have been established by a specialist acoustician with monitoring stations established in the work areas and adjacent properties. Refer to appendix B Site works are programmed to proceed unimpeded during the primary working hours with practical methods to reduce the impact of noise employed where practicable if they exceed 75-80dB (A) for prolonged periods of time. During dry months roads and transit routes within the site boundary will be dampened down to prevent dust using a water bowser or similar. Any cutting of blocks, concrete etc. will all be wet cut eliminating dust. Tools will have water supply or dust extract attached to them to eliminate the up kick up of dust. Appropriate measures will be implemented within the site boundary to ensure no dirt or debris is taken from site to the local highway. As a secondary measure, offsite road cleaning will be used in conjunction with the above to ensure that everything necessary is being done to minimise the dust/dirt being tracked onto public highway.

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	During the demolition of the Peacocks building, water spray will be utilised to dampen down and control dust. Dust monitoring will be in place at the site boundary.
Excavations	Excavations will be protected throughout the duration using fixed open mesh/heras type fencing and road plates in trafficked areas to prevent unauthorised and accidental access to those involved in the work, visiting or trespassing on site.
Storage of materials	Fuel and chemicals will only be stored on site within plant or in bunded tanks with spill prevention/protection all of which will be locked off or secured when not in use. Materials will be delivered on a 'just in time' basis.
Water management	Temporary water supplies will be kept outside of the building. New water supplies will only be made live at the point when all associated pressure tests and inspections have been completed. Existing RWP's are maintained so that rain water discharged can be managed throughout. New roofing works are phased with strip and reinstatement undertake progressively. Where new roof apertures are formed, these will be locally sealed or bunded with a monitoring process established.
Fire Safety	A fire and DSEAR risk assessment has been completed by a third party specialist and used to form the project controls. This will be monitored throughout the project by the site

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	team and SHE management. Basic principles and procedures for fire prevention will be established such as permits to work, fire checks, suitable storage and segregation of materials and such like.
Asbestos	A full R&D survey has been undertaken with all known locations of asbestos identified and planned for removal as the primary early activity by a vetted and licensed contractor. It is planned that asbestos will be removed from the building, with none retained/encapsulated. Asbestos awareness training will be mandated for the entire workforce until a practical point within the programme.
Live services	A full service isolation survey and disconnection process will take place prior to any demo and strip out works commencing with isolation certification issued. Where live services are maintained, these will be visually identified and communicated during the site induction.

7. Emergency Arrangements

First Aid

The project site first aiders will maintain a 1:10 ratio for the duration of the works and be achieved through directly employed Kier management and our supply chain supervisors.

A first aid kit and defib will be located within the main site compound.

Due to the large and segregated nature of the site additional locations will be established for a secondary first aid and defib.

Nearest Hospital with A&E

Wythenshawe Hospital

Southmoor Road

Wythenshawe

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Manchester

M23 9LT

The A&E department is situated in the Acute Block, Purple Zone, approximately 50 yards to the left of the hospitals main entrance, near the visitors car park.

8. Waste Management

A site-specific Waste management plan has been developed for the project ensuring that all waste produced or held on a site is disposed of safely, efficiently and in accordance with the law. The plan identifies the management of:

- targeted waste streams for all demolition & construction activities.
- How waste will be handled both off and on site.
- Roles and responsibilities.
- Waste minimization.
- Project targets.
- Forecast.
- Record actual quantities produced.

Separate skips provided by a licensed waste handler will be utilised for part of the works segregating waste at source, with some skips being combined and segregated off site. Bulk excavated material will be loaded directly into wagons and carted off site utilising a registered waste carrier and disposed of at a licensed location with all carriers and destination permits validated before the material leaves site.

The waste streams will be managed in the materials storage compound located in the site set up.

9. Parking

Parking for project management staff, operatives and visitors is planned to utilise the adjacent multi-storey carpark. Parking within the multi-storey car park will be advised during pre-start meetings with sub-contractors and visitors, and any reports of

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inappropriate parking will be addressed using Kier's standard warning procedures.

By agreement the clients representative via Saville's (estate management team) will permit the quantity of parking bays required for the project duration. The allocated number of bays will vary with the quantity required to be 80 bays at peak.

Parking requirements will be submitted weekly to Saville's for enrolling to the ANPR system.

10. Neighbourhood Engagement

A Tenant Liaison point of contact will be established for ongoing engagement with the retail units and any community groups that are identified.

Through consultation with the client team we will continue the engagement currently carried in updating and keeping the retailers informed of the project and any activates likely to impact on their day to day. An open-door policy will be set up and encouraged throughout the lifetime of the project encouraging neighbours to contact the site directly. This will be reiterated via regular letter drops and tenant liaison meetings/drop ins.

The site will also be registered with the considerate constructor scheme enabling an anonymous method of to raising complaints, this information will be distributed within the project newsletters and via site signage and banners erected around the site perimeter. The newsletter will be sent out prior to the works commencing and on a monthly basis thereafter or sooner if required.

Within site inductions all staff and operative will be briefed on our expectation of their behaviour in and around the site via the project specific rules. Any operative to breach these rules or those who created nuisance or disruption around the site will be retrained and where required excluded from the project.

All complaints received either directly or indirectly – (via social media or CCS) will be recorded for the duration of the scheme. Complaints in the first instance will be dealt with via the site team, if the complaint persists or cannot be resolved by the site team, Kier's Senior Leadership team will be brought in to take an overview of the situation and deal with any issue away from a site level.

11. Monitoring and audit (health, safety, quality and environment)

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The Project Operations Manager will ensure that performance is monitored on site on an on-going basis, through regular inspections of the site and works in progress, commensurate with the nature of the works and associated risks.

Safety & Environmental inspections will be undertaken on a fortnightly basis (approximately) by the company's SHE Managers, and scored inspection sheets prepared. Non-confirming activities will be addressed in a timely fashion.

The SHE Manager's will visit and inspect the works at any time, either of their own volition or by request.

Quality inspections will be ongoing by the site team with Observations, snags/defects raised, monitored and closed out through the duration of the project. Quality procedures are monitored and audited at periodic intervals by the company's Quality team.

12. Environmental Management – Aspects & Impacts

The site is located within a town centre area, there are no water ways or areas of significant ecological value. Surveys have been carried out to establish the presence of endangered and protected species which has identified a low likelihood of nesting bats which will be considered and suitable precautions established prior to any impactful works commencing.

Noise, refer notes above.

13. Welfare & Site Set up

The project welfare will be set up in two parts. An initial smaller early works provision to accommodate 10 – 15 site staff on the old bus depot site, which will be followed by a larger welfare provision on the service yard to the rear of the coop building which will provide suitable provision for up to 90 staff.

The site will operate a no smoking policy with smoking and vaping only permitted within designated locations/shelters within the welfare compounds.

All STAT services for the project welfare will be taken from the existing client infrastructure as outlined below.

Early works compound – Ticket office (or local supply)

36 Birtles – Local supplies within building

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Coop building & Main compound welfare – Coop building

Welfare positions have been shown within appendix A

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Appendices

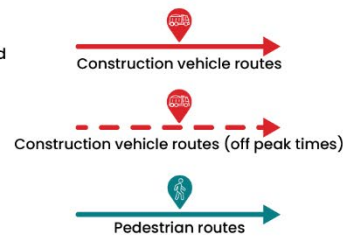
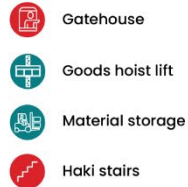
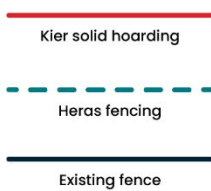
A Site layout plan / traffic management plan.

Coop – Site Compound

1. Kier construction vehicle movements – replicates existing HGV pattern.
2. Vehicle Marshall present to manage shop and construction deliveries. (Delivery schedule/restrictions to be agreed with stakeholders).
3. Area hatched – No parking zone, gates to be kept clear.
4. In/out gates / relief gate to storage compound to provide flexibility.
5. Operative access to building via Haki & scaffold to level 1.
6. Live shop emergency escape route segregated from construction site. (Stake holders to policy to keep area clear from waste/materials).
7. ENW 24hr access to substation to be maintained through key system to compound.
8. Access to plantroom kept clear at all times.
9. Operative access from welfare to construction site via controlled turnstile access.
10. Live shop delivery offloading bays and pedestrian access kept clear at all times.
11. Pedestrian access to compound via outer fenced walkway to turnstile.
12. Kier compound provides secure boundary to building access point, hoist, skip & bin storage and segregated lifting zone.
13. Hoarding and access/egress point to Select retail area. Materials in/out to be undertaken during off peak hours. All waste to be removed in wheeled enclosed bins. Materials to be transported in suitable load sizes and marshalled as required.



Site set-up Overview



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Coop Site Compound

1. Covered scaffold walkway providing public protection for retail staff. Segregated walkway provides access/egress to rear of units. Walkway to be provided with temporary lighting and where possible openings to allow natural daylight.
2. Access / egress route to live retail units, segregated from construction activities.
3. Kier site compound. Utilised for material distribution into the building, skips and bin storage. Area utilised for decontamination units during asbestos works.
4. Waste chute location during demolition and strip out phase. To be replaced with goods hoist during build phase. Access from level 1, 2 and upper roof.
5. Operative turnstile access into site compound.
6. Haki stairs provides access to scaffold gantry and access to level 1.
7. New window position over extended to form access route into building.
8. Scaffold independent working platform – utilised as landing location for threading new steel beams into building.
9. Clear access / egress maintained to retail units and plantroom.
10. Scaffold gantry bridged to provide access to substation, retail units and building access point 12. Gantry provides building access and material distribution provision via telehandler.
11. Secure gates into compound to be locked at all times when not in use and controlled by dedicated gateman. All material movements to be marshalled from material compound to site compound.
12. Secure hoarding at lower ground floor access into building with push bar door (out) and digit lock (in). Access primarily used as fire escape, however, will be used as an access point for goods hoist room or to facilitate logistical sequencing during initial set up, close out of the project and key activities such as lifting operations and internal sequencing where alternate access maybe required.

Culture hub set-up Overview

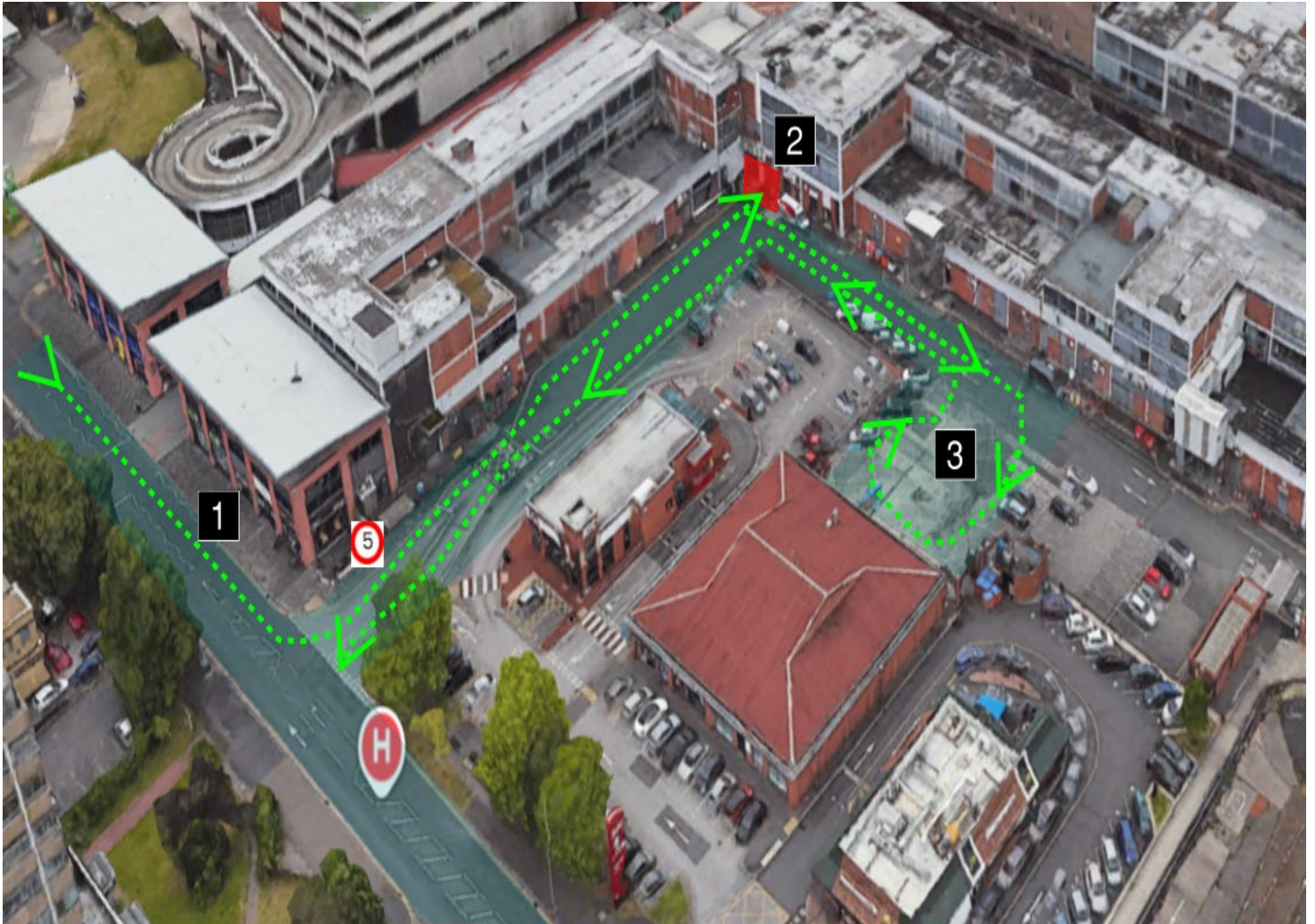


Early Works Compound, Public Realm Logistics & distribution



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Peacocks (36 Birtles) Logistics Route to compound (rear of building) for waste collection and general deliveries.

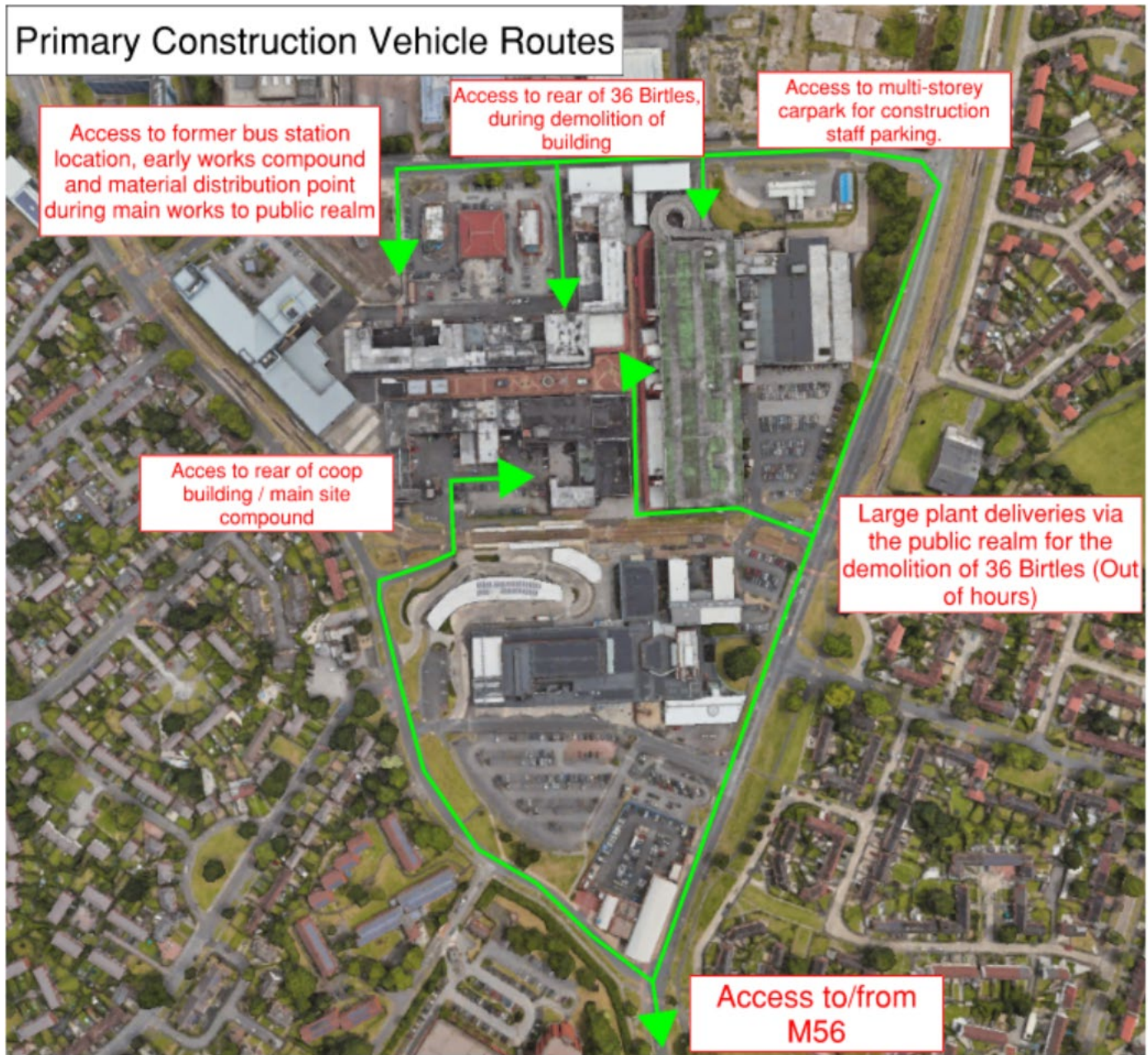


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Peacocks (36 Birtles) Logistics Route to compound (front of building to delivery and collect demolition plant)



Primary Construction Vehicle Routes



B Noise & Dust Monitoring

Proposed Monitoring Locations – Main works to coop building

Blue – Two noise and vibration monitors – to be installed within the shop units

Red – One dust monitor – to be installed on the shoe facade.



Blue – Two noise and vibration monitors – to be installed within the shop units

Red – Two dust monitors – to be installed on the hoarding line



