

Construction Management Plan (CMP)

Project: Erection of two-storey side/rear extension, detached annexe, and detached home office.

Site Address: 91 Buckingham Road, Manchester, M21 0QT

Planning Reference: 144097/FH/2025

Date: January 2026 (Rev C - Final)

1. Introduction & Scope

This Construction Management Plan (CMP) details the site management procedures for the development at 91 Buckingham Road. This revision (Rev C) specifically addresses the requirements of **Transport for Greater Manchester (TfGM)** regarding the safety of Metrolink assets during the construction of the garden office and the **detached ancillary annexe**.

This document is to be read in conjunction with:

- **Arboricultural Method Statement:** Arbtech AMS 01 Rev B.
- **Slope Stability Assessment:** Solmek M25-066 (dated December 2025).
- **No-Dig Foundation Specification:** Surface-Mounted Cellular Raft Spec.

2. Site Management & Responsibilities

- **Site Manager:** Dwayne Campbell (Client/Owner).
- **Contact:** 07886813583 / dwayne.campbell1@gmail.com.
- **Primary Responsibility:** Ensuring all contractors, specifically those working on the **Annexe and Garden Office**, adhere to the Metrolink exclusion zones and safety protocols.

3. Working Hours (Strict Adherence)

- **Monday to Friday:** 08:00 – 18:00
- **Saturday:** 08:30 – 14:00
- **Sunday & Bank Holidays:** No work permitted.

4. Site Set-up & Logistics

- **Access:** Single point of access via the existing driveway on Buckingham Road.
- **Parking:** All contractor vehicles will park on the existing driveway. No parking on verges or pavements.
- **Welfare:** Facilities located on the driveway hardstanding, >10m from tree root zones and well clear of the Metrolink boundary.

5. Slope Stability & Construction Exclusion Zone (CRITICAL)

Following the **Solmek M25-066 Slope Stability Assessment**, the following controls apply during the construction phase to prevent surcharge loading on the embankment:

- **1.2m Physical Exclusion Zone:** A 1.2m buffer zone will be clearly marked out from the Metrolink boundary fence for the duration of the build.
- **Prohibition:** Within this 1.2m zone, there shall be **NO** stockpiling of building materials (bricks, stone, soil) and **NO** stationary heavy plant or equipment.
- **Movement Monitoring:** The Site Manager will inspect the rear boundary slope daily for signs of movement. If any cracking, subsidence, or movement of the slope is observed, work will stop immediately, and the Site Manager will contact **Metrolink Control** and the Local Planning Authority.

6. Protection of Metrolink Infrastructure (Office & Annexe)

The safety protocols apply to both the Garden Office and the **Detached Annexe** (which sits closer to the boundary).

6.1 General Safety & Scaffolding

- **Boundary Security:** The rear boundary fence will remain in situ and secure.
- **Netting:** Any scaffolding erected for the Annexe or Office will be fitted with debris netting to prevent any materials (tools, bricks, debris) falling towards the Metrolink track.

6.2 Lifting Operations (Cranes/Hi-Ab)

- **Exclusion Zone:** No lifting of materials, plant, or equipment will take place over the Metrolink operational boundary.
- **Radius Control:** Any crane or Hi-Ab delivery vehicle will be positioned such that its boom/jib cannot swing over the tram lines or overhead wires, even in the event of equipment failure.
- **Banksman:** A dedicated banksman will supervise all lifting operations at the rear of the site.

7. Environmental & Amenity Protection

- **Mud & Dust:** Wheel washing facilities will be provided. Water suppression will be used during all cutting/grinding. No burning of waste.
- **Noise:** Plant machinery will be turned off when not in use. No radios permitted on site.

8. Arboricultural Protection (Tree Safety)

- **No-Dig Foundation:** The garden office foundation is a **Surface-Mounted Cellular Raft**.
 - **Excavation:** No topsoil stripping is permitted.
 - **Stone Delivery:** Stone infill will be delivered to the driveway and moved to the build zone manually or via light machinery, avoiding the 1.2m Metrolink exclusion zone.

9. Community Liaison

- **Notification:** Immediate neighbors (No. 89 and No. 93) will be notified by letter 7 days before work commences.
- **Site Board:** A board at the site entrance will display the Site Manager's contact number (07886813583) for any urgent concerns.

Site Layout Plan: Refer to site_logistics_diagram.png for locations of the 1.2m exclusion zone and material storage.