CONSTRUCTION MANAGEMENT PLAN



New Youth & Community Facility
Visitors Centre Building to North-West Corner of Crumpsall Park
Ash Tree Road, Manchester, M8 5SA

Revision Sheet

Version	Date	Changes
1.0	13/01/26	First Issue
2.0		
3.0		
4.0		
5.0		

Approval

Version	Author		Reviewed / Authorised	
	By	Date	By	Date
1.0	J Blogg	13/01/26	M Calderbank	13/01/26
2.0				
3.0				
4.0				
5.0				

Extract from the Planning Decision Notice:

Application number: 142985/VO/2025

4) Prior to the commencement of development, a construction management plan outlining working practices during development shall be submitted to and approved in writing by the City Council as Local Planning authority, which for the avoidance of doubt should include;

- *Measures to control noise and vibrations;*
- *Hours of working;*
- *Dust suppression measures;*
- *Compound locations where relevant;*
- *Location, removal and recycling of waste;*
- *Detail of an emergency contact telephone number;*
- *Parking of construction vehicles; and*
- *Sheeting over of construction vehicles.*

The development shall only be carried out in accordance with the approved construction/demolition management plan.
Reason - To safeguard the amenities of nearby residents pursuant to policies SP1, EN19 and DM1 of the Manchester Core Strategy.

Introduction & Overview

This Construction Management Plan (CMP) has been developed in the interest of highway safety and to mitigate the impact of this project on the surrounding road network, road infrastructure, adjacent Park and local residents.

The site is located within a public park area, Crumpsall Park, and is well used by local visitors and residents. The open space is utilised by walkers and other pedestrians, and the park also features a children's play area. There is currently no vehicular access to the site however there is access via a footpath from Ash Tree Road.

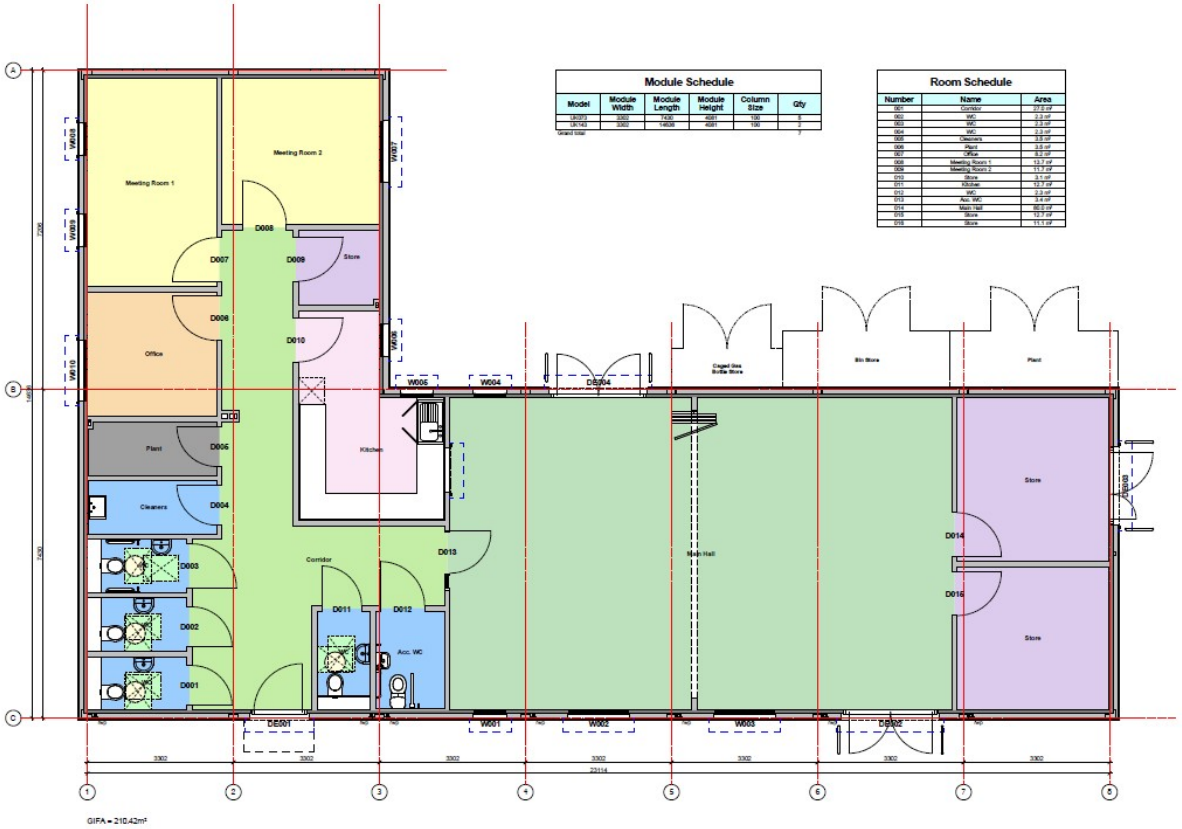


The current building on site is the Crumpsall Park Day Care Group. As part of this development the day care centre will be demolished to allow the installation of the new Youth & Community Facility.

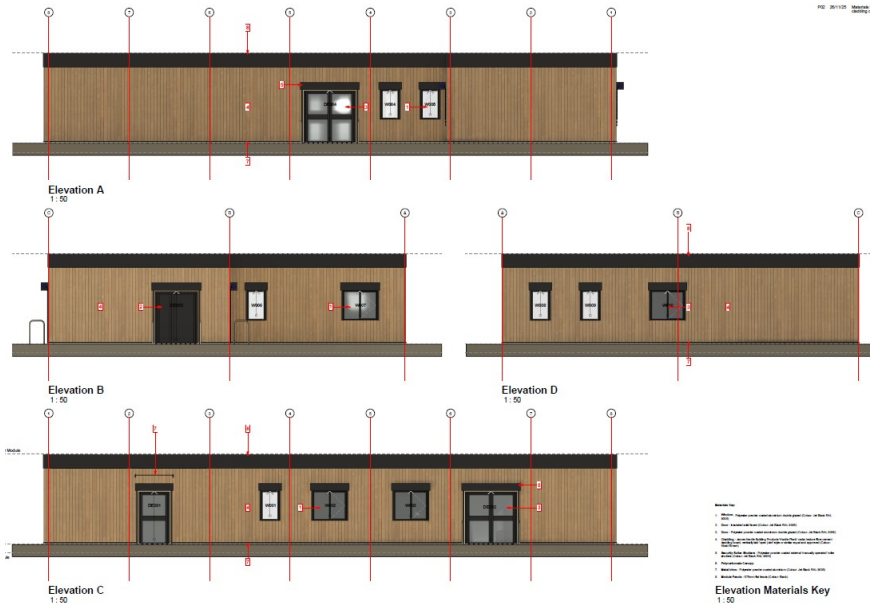


The new scheme will be Traditional and Modern Methods of Construction (MMC) meaning that the superstructure will be made from a volumetric modular construction, these modules are built off site, fitted out, transported and craned into position and the substructure built traditionally. It is built up of 2Nr UK143 14.5m x 3.3m & 5Nr UK073 7.5m x 3.3m Portakabin "Ultima" modules giving a total internal floor area (GIFA) of 210m²

Internally the facility will contain a large hall area, meeting rooms separated with stores and office and WC's The buildings will be accessed via a central door with a level threshold creating a fully accessible entrance.



The module finish is a black HPS steel with painted columns and black aluminium framed windows and doors. The building will be fully clad with a Brown Cedar effect fibre cement cladding board, with exposed black fascia's. Escape doors to the side elevations will also be black. When viewed from above the roof panel is white polyester coated steel.



Within the overall scheme, provision for new utility supplies will be taken from the existing demolished building and all connections made within the site ownership boundary.

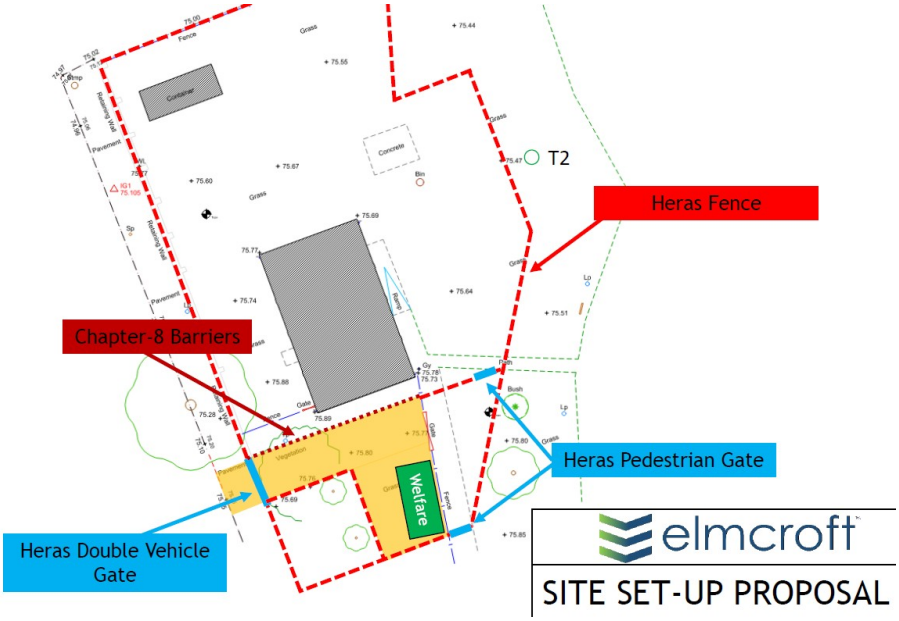
The works will be phased over the programme, broadly the phasing is:

Initial Site Set Up	Early March 2026 • Full signover of possession from client/user team • Form temporary access to site • Establish initial compound with standalone office/ welfare • Isolate services • Erect Heras fencing to site perimeter and create gated entrance off car park
Phase 1: Demolitions	March 2026 • Soft strip of building internals (small structures) • Removal of buildings (small structures) • On site separation of arisings into separate Ro-Ro bins to take off site • Grubbing up of existing foundations
Phase 2: Substructure	Late March 2026 • Reduced levels • Foundations and drainage works
Phase 3: Superstructure & Externals	April to June 2026 • Modular delivery and cranage • Continued fit out • Service connections • Low level skirt detail / surfacing to externals • Remaining external works and clean imported soils • Line markings and external fencing

SITE OPENING HOURS:
MON – FRI 7.00AM TO 6.00PM
Weekends (where required) 7.00am to 4.00pm
DELIVERIES PERMITTED 7.00AM TO 5.00PM

Site Access Strategy

During the site set up stage the entire site will have a Heras (or similar) fencing constructed to the site perimeter to secure the site area and compound. “Caution – Site Entrance” signage will be placed along the site perimeter fencing to notify the public of the works and the site hazards. Entry gates will be under the control of the Portakabin site management team and will be kept secure when not in use – a “key operative” will oversee vehicles entering and leaving site. Contact details for the site manager and Project Manager will be displayed on the site access gate.



All operatives working on the site will be given a full site induction & site briefing outlining the general and site-specific hazards and rules.

To assist with logistics planning a delivery board will be maintained by the site manager and regularly updated by all of the supply chain, this will co-ordinate loads above transit-van size.

Deliveries will be permitted between 7.00am and 4.00pm unless otherwise specially “booked in” and of a business-critical nature.

A temporary site entrance will be formed in the site perimeter wall from Ash Tree Road which will be utilised for all construction vehicles, deliveries, and personnel access to site.



Vehicles attending site will access the site via Ash Tree Road. The site is not large enough to implement a one way in/out system except for small vans/cars. As such larger vehicles will either drive in/reverse out or reverse in/drive out. The reversing of vehicles will be supervised by qualified vehicle banksmen or traffic marshals.

Marshalling and offloading will be supervised by the Key Operative who will ensure the Portakabin Standard Operating Procedures (SOPs) will be followed for offloading – any vehicle requiring the driver/operator to stand on the load / bed will require edge / fall protection. Any vehicle without this will be refused access until a safe system of work is identified.

Noise

The operations undertaken during this programme of works may periodically generate high levels of noise, however and where practical, suitable controls will be put in place to ensure noise generation is either eliminated or reduced to an acceptable level for Operatives, Contractors and Subcontractors on site and the general public in the local vicinity. Equipment which emits noise will be subject to service and maintenance in line with manufacturer's instructions to reduce noise generation.

If any Portakabin employee is likely to be exposed to noise at or above the lower exposure action value of 80 dB(A), the **Responsible Person** for the site will ensure that a suitable and sufficient assessment has been undertaken by the relevant party. The purpose of risk assessment is to enable Portakabin to make a valid decision about whether employees are at risk from exposure to noise and what action (if any) may be necessary to prevent or adequately control that exposure.

Mandatory cutting areas will be put in place to reduce exposure of noise further signage will be installed to warn of this area.

In line with our HSE Policy, Portakabin will inform adjacent parties or persons likely to be affected by any noisy works during a project. Communication regarding any planned and anticipated excessive noise levels will be made directly with clients or neighbours via the ***Responsible Person***.

Vibration

The operations undertaken during this programme of works may occasionally and for short spells only, generate high levels of vibration. Portakabin recognises that the regular exposure to Hand Arm Vibration (HAV) can present considerable risks to the health of the operator. Therefore, in accordance with the *Control of Vibration at Work Regulations 2005*, Portakabin will, see that:

- Operatives, Contractors and Subcontractors attempt to eliminate vibration risk totally during the works and where the risk cannot be totally eradicated, they reduce the risk of harm from exposure to HAV to levels that are "as low as is reasonably practicable".

- Portakabin Operatives will record trigger times on specified equipment which will be submitted to line management.

- All Portakabin vibrating equipment must be tagged with vibration levels.

Contractors and Subcontractors will make available for inspection, on request, copies of maintenance records for relevant items of Work Equipment (WE). Regular maintenance of WE limits the possibility of such items producing increased vibration levels over their lifetime.

Due to the nature of the modular structure and foundation types we do not consider that vibration will be an issue for local residents etc.

Waste Management

All waste will be taken from site as quickly as possible to prevent any inconvenience the workforce. Waste will be stored safely and removed promptly from work areas to either the on-site waste skip or directly onto Contractor vehicles for onward disposal to a registered waste site. Vehicles removing waste will hold the appropriate waste carriers licence.

As part of the initial works set-up, an assessment of the skip position will be undertaken by the **Responsible Person** to ensure the locations chosen is the most appropriate for access/egress and safety. Particular Consideration will be given to the location of the skip so that it does not constitute a fire hazard to any part of the building (i.e. locating skip to the maximum permissible distance from the building, options for sourcing a smaller skip with more frequent collections).

Skips will be removed from site as often as required in order to ensure no excessive waste accumulates, but in all instances, arrangements for the delivery and collection of skips will during the working periods. The delivery and removal of skips will be supervised by a competent person with appropriate banksman training.

All waste generated will only be removed by licenced contractors and in accordance with local and regional waste disposal and environmental legislation.

Segregation

In order to effectively follow the waste hierarchy, Portakabin will ensure that different types of waste are segregated to maximise the potential for reuse or recycling. This is likely be plasterboard, timber, plastic, metal and general waste, which is non-recyclable.

Where space on site is restricted, mixed waste skips may be used where the waste contractor will collect and separate waste at their waste management plant.

Hazardous waste must be segregated from non-hazardous waste to prevent contamination. This may include; paints, solvents, adhesives, aerosols, fuel, electrical waste, for example. Hazardous waste should be contained securely to prevent leaks or spills and be ventilated where contents may be flammable or produce explosive atmospheres. COSHH Assessments and safety data sheets stored in the H&S File should always be checked for storage requirements.

Dust Control & Suppression

This site will implement mitigation measures which will reduce the impact of dust contamination. In line with the Intitute of Air Quality Management (IAQM) recommendations dust mitigation measures will be implemented as follows:

1 A 5 mph speed limit will be imposed across site to minimise the amount of dust generated by the movements of site traffic.

2 In addition, as and when required we will utilise a towable water bowser with hose sprinkler system as suppression on dry and dusty days. The water used in this operation will be minimal and will not require any form of drainage. Nor will it be of sufficient quantity to cause any issues to existing water courses.

3 All muck away wagons will be fully sheeted prior to leaving site to minimise the risk of any mud spilling onto the highway.

4 Vehicles will be switched off when not in use to avoid unnecessary idling.

5 Cutting / grinding will have dust suppression / extraction fitted.

During demolition there is a risk of nuisance particles of broken solid insulation. Separate labour will be allocated to collect and bag this.

In addition to the above the site manager will undertake on and off site inspections to monitor dust, this will be logged in a site record and also list any exceptional incidents and / or complaints.

Smoke

Burning of materials is prohibited on all Portakabin Limited construction sites.

Wheel Washing

Mud and debris on the road is one of the main environmental nuisance and safety problems arising from construction sites. We will ensure that provisions are made to minimise the transfer of site debris onto the public highway. Plant moving on unmade ground will not enter the public highway unless on transport vehicles that themselves remain on good ground. Should any debris be tracked around the immediate area then this will be wetted / brushed up immediately.

Mud Risk Assessment:

Plant transferring mud from site to external highways	NEGLIGABLE
Plant transferring mud from site to compound	LOW
Vehicles transferring mud from compound to road network	VERY LOW

The site size does not permit a self contained wheel wash station A dedicated wheel cleaning area will be set up within the site compound / car park area.

Should there be arisings on wheels then a power washer (either mains or bowser fed) will be kept near the work area gates to clean this down before going onto the road network. This will be monitored by the Site Manager and Key Operative. Washdown will be kept to a minimum with SW drains being protected/monitored.





When required a road sweeper will be called in to sweep the immediate area and/or gullies and interceptors cleaned.

Material Delivery & Offload

Where practicable to do so delivery vehicle sizes will be minimised for easier access onto site. Where this is not possible control measures will be implemented to manage the offloading of materials.

These will include;

- Phasing of deliveries to avoid backlogs
- Implementation of material delivery and look ahead schedules
- Implementation of a strict 5 mph speed limit site wide
- Use of appropriately trained, qualified and certified banksmen for guiding vehicles unloading
- Use of appropriately trained, qualified and certified banksmen to manage pedestrian movements passed the site entrance during vehicle unloading.
- Appropriate warning signage

During the delivery of the modules themselves, traffic management will be implemented to close one lane of Ash Tree Road. This will be implemented by Traffic Management Solutions (TMS) with all relevant notices given through the appropriate channels. See below the position of the crane on the site and position of the delivery vehicles utilising the single carriageway closure and traffic management arrangements. The traffic management will only be in place for the duration of the install which is planned to be 2 days.



Parking Arrangements

Parking on site will be limited to a maximum of 3 vehicles so as to be able to still manoeuvre plant and equipment.

Additional parking shall be in accordance with local restrictions. Vehicles should not block any residential or "permit only" parking. The queuing up or "stacking" of vehicles on Ash Tree Road will not be permitted. Planning is critical and should any companies or suppliers infringe this site rule then action will be taken against them. The site in by it's nature is self contained.

Public Engagement

We will endeavour to engage with members of the general public who may be affected by our works. Regular updates on noisy works, bulk deliveries and general site progress will be communicated via the following platforms;

- Progress and Update Board displayed at the site frontage as well as on Portakabin Limited social media channels
- Letters will be delivered to all properties within the site vicinity at key stages of the project, as a minimum:
    - Site possession – identifying the projects, it's necessity to the community, key project personnel and our company aims and expectations

- Pre modular delivery – outlining the large vehicle deliveries, the timings and any additional parking restrictions
  Approaching completion – thanking everyone for their co-operation

Welfare Provision

In accordance with the Heath, Safety and Welfare Regulations welfare and office provisions will be provided on site. These are scaled to reflect the numbers of operatives, managers and quantum/type of works being undertaken.

This will be achieved via “Self Contained” stand-alone units such as the Welfare Hire unit or similar – depending on hire availability. These do not require mains connections and are powered by built in generators supplemented with PV panels. These meet the necessary requirements and are sized according to site numbers.





No smoking will be permitted on site.