Construction Management Plan

Project: 2408 – WCHG Blocks
Prepared by: Sustainable Building Services (UK) Ltd
In consultation with: MDA and Arcus
Date: January 2026

---

1. Introduction

This Construction Management Plan has been prepared by Sustainable Building Services (UK) Ltd, in consultation with MDA and Arcus, to satisfy planning conditions set by Manchester City Council in consultation with Transport for Greater Manchester.

The plan outlines safe working practices adjacent to the operational Metrolink and associated hazard zones, and includes provisions for loading/unloading, storage, construction methods, and dust control.

The project involves installation of energy efficiency measures at four flat blocks on **Bracken Drive, Forscan Drive, Wendon Road, Glazebury Drive** in Wythenshawe, Manchester. Measures include **external wall insulation, solar PV panels, and ventilation upgrades**.

The works are scheduled to commence by the end of 2025 and will take approximately **41 weeks**.

---

2. Site Specific Information

Stages of Work:

- Identify and remove any asbestos
- Erect scaffolding to property perimeters
- Adapt/alter external fixtures
- Install external wall insulation
- Reinstate fixtures and fittings
- Install ventilation upgrades
- Install solar PV panels

---

3. Duty Holders

- **Client:** Wythenshawe Community Housing Group – Adrian Waywell & Dave Irlam
- **Principal Designer:** Arcus – Josh Pepper
- **Designer:** MDA Stephen Hepworth
- **Principal Contractor:** Sustainable Building Services Ltd – Rob McDowell & James Twist

---

4. Working Safely Near Metrolink

The site is adjacent to tram lines on Hollyhedge Road and Southmoor Road. Scaffolding erection and material handling will maintain safe distances (>10m) from tracks. No works will occur within designated Metrolink Electrical Hazard Zones. Cranes will not oversail tramway.

---

5. Loading and Unloading of Materials

All deliveries will access via **Roundthorn Road and Marden Road** to avoid risks near Metrolink. Loading/unloading will occur at designated safe points on **Bracken Drive, Forscan Drive, Wendon Road, Glazebury Drive**. Larger deliveries will be scheduled to minimize disruption.

---

6. Storage of Plant and Materials

Materials will be stored securely away from Metrolink lines, primarily on designated areas near Banbury, Stonebeck, Marden, and Hockley Roads.
Site office/welfare facilities will be at **18 Stonebeck Road**, with additional facilities at **32 Wendon Road**.

---

7. Construction Methods

Works include external wall insulation, solar PV installation, and ventilation upgrades. No demolition or excavation will occur.
Access systems include scaffolds, MEWPs, and mobile towers. Ladders only used where no alternative exists.

---

8. Dust and Dirt Control Measures

Dust generation is expected to be minimal. Measures include:

- Covered skips and enclosed storage
- Barriers and hoardings where necessary

9. Site Layout:

