

CONSTRUCTION MANAGEMENT, FIT-OUT & DEMOLITION PLAN

Site Address: 18 Kenyon Lane, Manchester, M40 9JQ

1. Introduction

This Construction Management, Fit-Out and Demolition Plan (CMP) has been prepared to discharge the planning condition requiring submission and written approval prior to commencement of development.

The development comprises internal reconfiguration, partial demolition, refurbishment works, new shopfront installation, and associated external works including rear yard arrangement and enclosed bin store, as shown on the approved drawings.

The purpose of this document is to ensure that the development is undertaken in a manner that safeguards the amenity of nearby residents and the surrounding area.

2. Site Context

The site is located on Kenyon Lane within a predominantly residential area with adjacent commercial and community uses. The building is existing and will remain structurally in place, with works largely internal and limited external alterations to elevations and site layout.

Access to the site will be taken directly from Kenyon Lane via the existing vehicle entrance point as indicated on the proposed site plan.

3. Hours of Work

Unless otherwise agreed in writing with the Local Planning Authority:

- **Monday–Friday:** 08:00–18:00
- **Saturday:** 08:00–13:00
- **Sunday & Bank Holidays:** No working

Deliveries sometimes on Sundays between 10am-5pm.

4. Dust Suppression Measures

To minimise dust emissions during demolition and construction:

- Water suppression (fine mist spray) will be used during any demolition or cutting operations.
- Dust-generating activities will be kept to a minimum and controlled at source.

- Debris will be damped down before removal.
- Stockpiled materials will be covered where necessary.
- Hard surfaces will be regularly swept and cleaned.
- Vehicles transporting loose materials will be sheeted.
- Cutting of materials will, where possible, be undertaken off-site or using dust extraction equipment.

These measures will ensure no undue nuisance to neighbouring properties.

5. Site Compound Location

Given the constrained urban nature of the site:

- No large external compound is proposed.
- A small, temporary contractor welfare and storage area will be located within the rear yard area as shown on the proposed site plan.
- Materials will be stored internally wherever possible.
- The public highway will not be used for storage of materials or plant.

All compounds will be securely fenced and locked outside working hours.

6. Location, Removal and Recycling of Waste

A Site Waste Management Strategy will be implemented as follows:

- Demolition waste will be segregated on site where practicable.
- Recyclable materials (brick, metal, timber, plasterboard) will be separated.
- Waste will be stored temporarily within the rear yard area.
- All waste will be removed by licensed waste carriers.
- Waste transfer notes will be retained.
- The enclosed bin store (as shown on the proposed plans) is for operational use post-completion and will not be used for construction waste storage.

The contractor will aim to maximise recycling and minimise landfill disposal.

7. Emergency Contact Details

A responsible site manager will be appointed prior to commencement of works.

- A contact board will be displayed at the site entrance.
- The board will include:
 - Site Manager name
 - 24-hour emergency contact telephone number
 - Contractor company details

This will ensure that residents can report any concerns promptly.

8. Parking of Construction Vehicles

- Operatives will be instructed not to park on surrounding residential streets where possible.
- Where feasible, operatives will use off-site parking or public transport.
- Short-term contractor parking will be accommodated within the site boundary where space permits.
- Deliveries will be scheduled to avoid peak traffic hours.
- No construction vehicles will idle unnecessarily.

A banksman will be used where required to manage vehicle movements safely.

9. Sheeting of Construction Vehicles

All HGVs and vehicles removing demolition or construction material will:

- Be securely sheeted before leaving site.
- Ensure no debris is deposited on the public highway.
- Have wheels checked and cleaned if necessary prior to exiting.

The contractor will regularly inspect the highway immediately outside the site and clean as required.

10. Noise and Vibration Control (Good Practice)

Although not specifically required by condition, the following measures will be adopted:

- Use of modern, well-maintained plant.
- Avoidance of unnecessary revving of engines.
- Limiting simultaneous high-noise activities.
- Keeping doors closed during internal works where practicable.

11. Construction Traffic Management

- Deliveries will be pre-booked.
- Just-in-time delivery approach to reduce on-site storage.
- Smaller vehicles will be used where feasible due to urban constraints.
- Clear access will be maintained at all times.

12. Security

- Site secured outside working hours.
- Materials stored safely.
- Temporary fencing installed where necessary.

13. Compliance Statement

The development will be carried out strictly in accordance with this approved Construction Management, Fit-Out and Demolition Plan unless otherwise agreed in writing by Manchester City Council.

This plan has been prepared to safeguard the amenities of nearby residents in accordance with Policies SP1, EN19 and DM1 of the Manchester Core Strategy.