Construction Management Plan

83–95 Wendover Road, Brooklands, Manchester
Proposed Extension to Provide 8 Additional Residential Flats

1. Introduction and Scope

This Construction Management Plan (CMP) sets out the arrangements for managing construction activities associated with the modest extension to provide eight additional residential flats. The works are small-scale, primarily above-ground, and located on an existing hardstanding area requiring **minimal excavation**. The construction methodology (lightweight timber frame) ensures **low noise**, **minimal dust**, and **limited waste generation**.

The CMP aims to ensure that construction activities do not adversely affect neighbouring residents, businesses, or the local highway network.

2. Site Description

- Existing site comprises hardstanding and existing residential buildings.
- Access is via Wendover Road, a standard residential street with good visibility.
- No sensitive ecological or landscape features are present.
- No significant groundworks are required beyond minor foundation preparation.

3. Construction Programme

- Estimated duration: **20–26 weeks**.
- Working hours:
    - **Monday–Friday:** 08:00–18:00
    - **Saturday:** 08:00–13:00
    - **No working on Sundays or Bank Holidays**
- Timber-frame erection will be completed within a short programme window, reducing overall disruption.

4. Site Access and Traffic Management

- All construction vehicles will access the site directly from Wendover Road.
- Vehicle movements will be limited due to the lightweight construction method.
- No road closures or diversions are required.
- Deliveries will be scheduled to avoid peak school and commuter times.

- A banksman will be present for any larger deliveries to ensure safe manoeuvring.

Parking:

- Contractors will park within the site boundary where possible.
- No obstruction of the public highway will occur.

5. Pedestrian Safety and Site Security

- The site will be enclosed with secure temporary fencing.
- Clear pedestrian routes will be maintained at all times.
- Signage will be installed to warn of construction activity.
- Access gates will remain closed except during deliveries.

6. Dust, Noise and Vibration Control

Given the nature of the works, impacts are expected to be minimal:

Dust

- Timber-frame construction produces **very limited dust**.
- No bulk earthworks are required.
- Hardstanding will be dampened if required during minor excavation.
- No wheel washing facilities are necessary due to the absence of soil tracking.

Noise

- Noise will be limited to standard hand tools and small plant.
- No piling, heavy demolition, or high-impact works are proposed.
- All plant will be fitted with appropriate silencers.

Vibration

- No vibration-generating activities are anticipated.

7. Waste Management

- Waste streams will be predominantly **organic timber offcuts** and **non-hazardous packaging**.
- Waste will be segregated and removed by licensed carriers.
- No hazardous waste is expected.
- Skips will be located within the site boundary and covered when not in use.

8. Materials Storage and Handling

- Materials will be stored on the existing hardstanding.
- Timber frame components will be delivered on a just-in-time basis to minimise storage.
- All materials will be kept within the site boundary and away from pedestrian routes.

9. Environmental Protection

- No fuel storage is required on site.
- Spill kits will be available for any accidental leaks from small plant.
- Surface water drains will be protected from debris.

10. Emergency Procedures

- A site manager will be responsible for health and safety compliance.
- Emergency contact details will be displayed at the site entrance.
- First aid equipment will be maintained on site.
- Fire extinguishers will be provided in accordance with the site fire plan.

11. Community Liaison

- A contact number for the site manager will be provided to neighbouring residents.
- Any complaints or concerns will be addressed promptly.
- Advance notice will be given for any activity that may cause short-term disruption.