L E P



Outline Construction and Demolition Management Plan

78-80 Tib Street, Manchester, M4 1LS

LEP Ref: 9441
28/10/2025

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The key requirements of condition TBC are:

- Contractor contact details, working hours and communication strategy with residents & stakeholders
- Site security
- Maintaining air quality
- Dust suppression measures and details of wheel washing
- Compound locations where relevant
- Location, removal and recycling of waste – Site Waste Management Plan
- Loading, unloading and storage of plant and materials – site logistics
- Parking of construction vehicles and staff
- Construction and demolition methodology including servicing and lighting
- Programme of works including scaffolding
- Location details for any cranes to be used on site
- Human Impact Management Plan
- Method Statement for the proposed demolition works
- A demolition management plan
- Temporary traffic management measures
- Details of how access to adjacent premises would be managed to ensure clear and safe routes into buildings are maintained at all times

Construction Environmental Management Plan for the works
Project Particulars

The Project

Demolition of existing building at 78-80 Tib Street and erection of a multi-storey mixed-use development incorporating restaurant and retail uses.

The Client

Lau Yuk Ltd
C/o Wong Wong Bakery
32 Princess Street
Manchester
M1 4LB

Contact: Penny Chan
Email: lauyukltd@gmail.com

The Principal Contractor

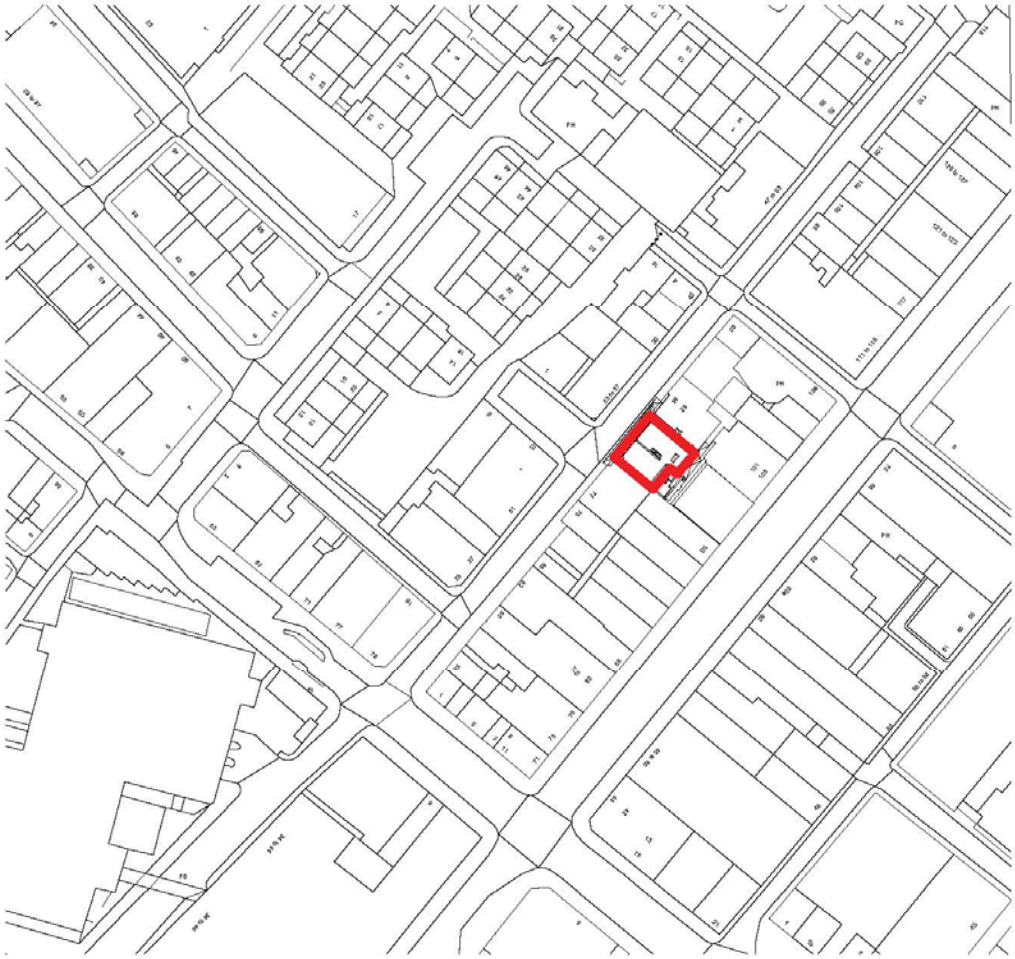
TBC

Contact: TBC
Email: TBC

Site location

The Site is located in a prominent position on Tib Street in the Northern Quarter of Manchester and is located within the policy designation of city centre.

Site Location Plan:



Construction programme

Tender construction programme for the works that fully details procurement, design and the build sequence of the project with the critical path, testing/commissioning and snagging of the works.

The proposed programme period is **TBC weeks** commencing **TBC.** A copy of the programme is to be provided at Appendix 1.

Proposed hours of working and delivery times

Working hours: TBC

Access to the site

Access to the site will be via **TBC**
Site logistic plans to be shown below. Full-sized copy to be included at Appendix 2

Site Logistics

A fully comprehensive Site Logistic plan to be provided by the appointed Principal Contractor

Traffic Management

The development site is located in the Northern Quarter, within Central Manchester, and is bordered by busy thoroughfares including Tib Street and Oldham Street. It is essential that construction activities are carefully managed to minimise any negative impact on the health, safety, environmental quality, and daily lives of local residents, businesses, and the wider public. The appointed Principal Contractor will be required to liaise with neighbours and stakeholders to ensure disruption from construction activities is kept to an absolute minimum.

A full detailed Traffic Management Plan will need to be produced prior to the works commencing. This plan is to be implemented from contract start-up and will be need to be updated on a regular basis by the appointed Principal Contractor as the construction sequences evolve. This plan will also need to include details regarding the **site set up** for the following works in the site boundary and to the external work areas:

- Deliveries
- Crane locations
- Storage areas
- Vehicle/Pedestrian routes
- Parking of vehicles of site operatives and visitors
- Emergency vehicle
- Refuse collection routes
- Fire escape routes
- Temporary traffic management measures to address any necessary bus re-routing and bus stop closures

Traffic routes are to be planned, monitored and reviewed as the construction works progress. The Principal Contractor will need to ensure that safety is in place at all times for turning areas and pedestrian routes for all parties as well as making sure that appropriate emergency procedures are relayed to the site works and visitors accordingly.

The Principal Contractor is responsible for the planning and coordination of all works to ensure that inbound/outbound deliveries are not impeded.

Delivery routes

Access to the site will be via **TBC.**

Delivery access route plan to be inserted here:

HGV offloading and turning area

Insert details

Areas and methods for loading and unloading plant and materials on site
Insert details

Areas and methods for storage of plant and materials on site
Insert details

Adjacent properties and other stakeholders
The appointed Principal Contractor is responsible to include in the final Construction Management Plan details of how access to adjacent premises would be managed to ensure clear and safe routes into buildings are maintained at all times.

Demolition Management Plan and Method Statement

A detailed Demolition Method Statement will be developed for the works relating specifically to 78–80 Tib Street. This outline statement has been prepared by the architect to accompany the planning application and to demonstrate the general approach to the initial demolition phase. The property is a three-storey former commercial building situated within the Smithfield Conservation Area in Manchester's Northern Quarter. Once a Principal Contractor has been appointed, they will be responsible for preparing a full, detailed Demolition Method Statement and Construction Phase Plan prior to the commencement of works.
Commencement date: TBC

The site is located between Tib Street, Whittle Street, Oldham Street and Hilton Street. Given its position within a busy area of the Northern Quarter, it is essential that demolition and subsequent construction activities are carefully managed to minimise any impact on health, safety, environmental quality, and the daily lives of local residents, businesses, and the wider public. The appointed Principal Contractor will be required to liaise with neighbours and stakeholders to ensure disruption is kept to an absolute minimum.

All site operatives must, at all times while on site, comply with the requirements of the **Health and Safety at Work etc. Act 1974**, the **Construction (Design and Management) Regulations 2015**, and all other relevant health and safety legislation, codes of practice, standards, and guidance.

All employees will be made familiar with **British Standard BS 6187:2011 – Code of Practice for Demolition**, which has been referenced during the preparation of this Method Statement.

Demolition Site Plan

