Stantec

Framework Construction Management Plan

Concord Logistics, Wythenshawe

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Executive Summary

This Framework Construction Environmental Management Plan (FCMP) has been prepared by Stantec on behalf of Karlin VMH Ltd c/o Global Mutual to support the Full Planning Application for the redevelopment of Concord House, Threapwood Road, Wythenshawe. The Proposed Development seeks to replace an under-utilised office building with a modern and sustainable industrial and logistics scheme comprising two-storey warehouse units with ancillary offices and trade counter provision, ensuring the Site remains in economically productive use and contributes to the wider social and economic objectives of Greater Manchester

The FCMP sets out the overarching framework for managing the environmental effects associated with demolition and construction activities, recognising that such works have the potential to impact nearby residents, the local highway network, ecological features, and the surrounding community. It establishes the roles, responsibilities, control measures, and communication procedures that will guide the construction process to ensure compliance with relevant legislation, Manchester City Council validation requirements, and good practice construction standards

The Plan addresses site-specific environmental risks such as noise, vibration, dust, air quality, materials storage, waste management, and construction traffic routing. It proposes mitigation including: controlled working hours, dust suppression, best practicable means for noise and vibration, pollution prevention measures, traffic and pedestrian safety controls, emergency response procedures, and proactive community liaison. The FCMP also sets out requirements for monitoring and reporting performance, alongside a complaints and incident response process to ensure transparency and continuous improvement

As the project progresses, this FCMP will evolve into a Detailed Construction Management Plan following the appointment of a Principal Contractor, incorporating activity-specific methodologies, construction phasing, risk assessments, and monitoring locations. The purpose of the FCMP is to ensure construction is undertaken responsibly, safely, and with minimal disruption to the environment and local community, while safeguarding health, quality, and compliance throughout the development lifecycle

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1 Project Background

1.1 Outline of Project

1.1.1 As a result of social and economic changes brought about by the coronavirus pandemic, the office market in Manchester has contracted, as many tenants require less floorspace due to the rise in home working and online meeting platforms. That point is made clear by the fact that Virgin Media have served notice of their intention to vacate the site in March 2026.

1.1.2 As there is no demand for such a large amount of secondary office floorspace, there is a clear opportunity to redevelop the site and provide a modern, high quality industrial & logistics scheme which will ensure that the site remains in economically productive use and contributes positively to the social and economic development of Greater Manchester.

1.1.3 The development proposals consist of:

Erection of two-storey Warehouse Units (Use Class B2/ B8/ E(g)(iii)), with ancillary offices and trade counters, along with all associated works including landscaping, car parking and alterations to access arrangements.

1.1.4 Construction activities inherently result in an impact on the environment. Some of the impacts arising include those concerning noise, generation of dust, safe handling of materials on the site, waste management and traffic management. Stantec have been appointed by Karlin VMH Ltd, c/o Global Mutual to prepare this Framework Construction Management Plan (FCMP) in support of an application for Full Planning Permission for the re-development of Concord House, Threapwood Road, Wythenshawe.

1.2 Site Description

1.2.1 The Site comprises land and buildings at Concord House, within Concord Business Park accessed via Threapwood Road, in Wythenshawe, outlined in red on the submitted Site Location Plan included in Appendix A of this document. It measures approximately 3ha, has a predominantly flat topography and is irregular in shape.

1.2.2 Concord House is a large floorplate office building, surrounded by areas of car parking and significant areas of landscaping. Vehicular access to the Site is made from Threapwood Road, whilst pedestrian access can be made by the same route or directly from Simonsway.

1.2.3 The Site is not located within a Conservation Area, nor are there any statutorily or locally listed buildings either on-site or in the local area. The Site is in Flood Zone 1 and is at low risk of flooding, and there are no TPOs in place.

1.2.4 The Site is bound by the Metrolink and Simonsway, to the north, areas of woodland to the east and west, Longley Lane to the north and existing industrial buildings to the east. To the south-east lies the remaining areas of Concord Business Park, whilst to the south-west lies residential dwellings on Hatchett Road and Coxton Road, which are visually separate from the Site by virtue of existing trees and landscaping.

1.3 Document Framework

1.3.1 This FCMP has been prepared to satisfy a validation requirement as defined by Manchester City Council (MCC). MCC state that the FCMP should include as many of the below details as reasonably possible include:

- Hours of site opening / operation **[See Section 3.7]**
- A Site Waste Management Plan **[See Section 4.1]**

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- Air Quality Plan **[See Section 4.3]**
- A plan layout showing areas of public highway agreed with the Highway Authority for use in association with the development during construction **[No loading or construction activities will take place from the public highway]**
- The parking of vehicles of site operatives and visitors **[See Section 3.9]**
- Loading and unloading of plant and materials **[See Section 3.11]**
- Storage of plant and materials used in constructing the development **[See Section 3.10]**
- Construction and demolition methods to be used, including the use of cranes **[Unknown until Principal Contractor appointed]**
- The erection and maintenance of security hoarding **[See Section 3.13]**
- Measures to control the emission of dust and dirt during construction and **[See Section 4.3]**
- A scheme for recycling/disposing of waste resulting from demolition and construction works **[See Section 4.1]**
- Details of and position of any proposed cranes to be used on the site and any lighting **[Unknown until Principal Contractor appointed]**
- A detailed programme of the works and risk assessments **[Unknown until Principal Contractor appointed]**
- Temporary traffic management measures to address any necessary bus re-routing and bus stop closures **[None required]**
- Details on the timing of construction of scaffolding **[Unknown until Principal Contractor appointed]**
- A Human Impact Management Plan **[Unknown until Principal Contractor appointed]**
- Details of how access to adjacent premises would be managed to ensure clear and safe routes into buildings are maintained at all times **[See Section 3.11].**

1.3.2 This aligns with MCC Core Strategy policies DM1 and SP1.

1.3.3 At this early stage, some of the above cannot be specified due to uncertainty around the exact construction method(s) to be employed. Once a Contractor is appointed, a Detailed Construction Management Plan will be submitted for Approval.

1.3.4 This FCMP is based on measures to ensure legal compliance and established good management practice and includes the following:

- Site Information: including environmental management structure, roles and responsibilities, location of any potentially sensitive receptors such as trees, watercourses, local residents, etc.;
- Construction Information: a description of the works based on the information available to date, anticipated construction programme, proposed working hours, details of haulage routes, equipment to be used, etc.;
- Environmental Issues and Environmental Control Measures: potential environmental issues related to the construction works, details of the site inspection and audit programme, methods for managing environmental risks and reducing impacts, emergency

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procedures, waste and hazardous materials storage procedures, liaison with the local community, and specific project environmental procedures relating to waste and materials management, dust and air quality, noise and vibration, vehicles management and protection of vegetation and fauna; and

- Monitoring: procedures for recording and reporting monitoring results and taking remedial action in the event of any non-compliance, details of sensitive receptors, threshold values and analysis methods.

1.3.5 The agreed contents of the FCMP should be complied with and embedded in the Detailed Construction Management Plan unless otherwise agreed with the Council. Once appointed, the Contractor's Project Manager shall work with the Council to review the Detailed Construction Management Plan if problems arise in relation to the construction of the development. Any future revised plan must be approved by the Council and complied with thereafter. All revisions shall be signed and dated in an addendum format forming part of the original. A full copy of the approved CMP and addendums shall be kept on site ready available for inspection at the request of an Authorised Officer of the Council.

1.3.6 The purpose of this FCMP is to ensure that the impact of construction work on the local residents and the immediate highway network is minimised. The FCMP provides details of all measures that are considered appropriate. However, the FCMP and Detailed CMP are live documents that will evolve as necessary to address issues that may be identified through ongoing consultation with local residents as the Project progresses.

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2 Site Management

2.1 Roles and Responsibilities

2.1.1 The anticipated roles and responsibilities of the key parties involved in the construction works are set out below. However, it should be noted that all members of staff are responsible for ensuring the requirements of the FCMP followed:

The Applicant

2.1.2 Karlin VMH Ltd, c/o Global Mutual (hereafter referred to as 'the Applicant') will appoint a Principal Contractor to develop the Site on their behalf.

Principal Contractor

2.1.3 One appointed, the Principal Contractor will be contractually responsible for delivering the CMP. They will appoint a Site Manager, full details of which will be included within the Construction Method Statement (CMS).

Site Manager

2.1.4 The Site Manager will be responsible for the day to day management of Health and Safety, Environmental and Quality performance during the construction of the Site. The Site Manager will be also responsible for implementing the CMP, including the development of a detailed Action Plan for delivering the CMP, monitoring the performance of subcontractors and maintaining records to demonstrate compliance with and implementation of the CMS. This will include participating in communication with Manchester City Council (MCC) and other third parties (e.g. Environment Agency) as required and arranging for the periodic review and update of the CMS, including construction phase reviews.

2.1.5 In addition, the Site Manager will be responsible for ensuring that all staff and operatives receive a site specific health, safety and environmental induction prior to starting work on-site and are provided with relevant information concerning environmental sensitivities and protection measures.

2.1.6 The Site Manager will be responsible for reviewing all risk assessment method statements and ensuring an appropriate programme of tool box talks are developed and effectively communicated.

2.1.7 The Site Manager will be responsible for overseeing any environmental monitoring programmes, carrying out site environmental inspections and audits as necessary, and will co-ordinate the environmental monitoring programme. Such inspections will include completion of an 'End of Day Checklist' on a daily basis. The Site Manager will also be responsible for ensuring that all relevant legal consents, licences and exemptions are in place in advance of relevant works commencing, and that all relevant licence and legal requirements are adhered to.

2.1.8 All queries and complaints from the public and the local community will be directed to the Site Manager who will be responsible for responding to these and maintaining a register of complaints (together with the follow up actions which have been taken).

2.2 Project Environmental Management (PEM)

2.2.1 A suitably qualified person will be appointed to fulfil the environmental management role and will coordinate monitoring and reporting of the CMP implementation, through liaison with relevant site staff, MCC and others as appropriate. This role could be undertaken by the Site manager and shall include:

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- Review and comment on the appointed Principal Contractor's detailed CMS for delivering the CEMP;
- Participate in Principal Contractor performance review meetings as required;
- Contribute to communication on environmental matters between the project partners and any relevant statutory consultees;
- Carry out site environmental inspectors and audits, as necessary;
- Co-ordinate the environmental monitoring programme for those components necessary and respond to the outcomes as necessary;
- Monitor implementation of corrective action by the appointed Main Contractor and communicate issues to the PM as necessary;
- Monitor the Main Contractor's management of environmental complaints;
- Monitor the appointed Main Contractor to ensure that all relevant legal consents, licences and exemptions are in place in advance of relevant works commencing, and that the requirements are adhered to;
- Co-ordinate the Environmental Management Plan review process; and
- Ensure that the objectives and targets set within the Environmental Management Plan are being achieved according to timescale and that relevant regulation standards are being met.

2.3 Site Waste Management

2.3.1 A suitably qualified person (i.e. Site Manager) will be appointed to fulfil the Site Waste Management role and will be responsible for overall waste management issues arising from the project.

These would typically include:

- Implementation and monitoring of waste minimisation, segregation and safe disposal measures; and
- Dissemination of waste reduction and waste management procedures to all relevant personnel on site.

2.4 All Staff and Subcontractors

2.4.1 All staff and subcontractors have the responsibility to:

- Work to agreed plans, methods and procedures (including the CMP) to eliminate and minimise environmental impacts;
- Understand the importance of avoiding pollution on-site, including noise and dust, and how to respond in the event of an incident to avoid or limit environmental impact;
- Report all incidents immediately to their line manager;
- Monitor the work place for potential environmental risks and alert the immediate line manager if any are observed; and
- Co-operate as required, with site inspections and audits.

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2.5 Considerate Constructors Scheme

2.5.1 In order to maintain a high standard of good practice, the Principal Contractor will be required to be a member of the Considerate Constructors Scheme and adhere to the schemes code of practice, which is summarised below.

- **Consideration**: All work to be carried out with positive consideration to the needs of all potentially affected parties and the environment in general;
- **Environment**: Minimising noise and dust from construction, use of local resources where possible, attention to waste management, avoidance of pollution and encouragement of recycling.
- **Cleanliness**: The working site is to be kept clean in good order at all times.
- **Good Neighbours**: Full and regular consultation with neighbours regarding programming and site activities.
- **Respectful**: Respectful and safe standards of dress shall be maintained. Lewd or derogatory behaviour will not be tolerated under threat of severe disciplinary action.
- **Safe**: Construction operatives and site vehicle movements are to be carried out with great care and consideration for the safety and security of the general public and site personnel.
- **Responsible**: Considerate Constructors will ensure that all site personnel and any other persons working on the site understand and implement the obligations of the Code.
- **Accountable**: Posters relating to the scheme will be displayed around the site including on any information boards, giving names and telephone numbers of staff who can be contacted in response to issues raised by the general public or other persons affected by the site operation.

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2.6 Training and Raising Awareness

2.6.1 The raising of environmental and health and safety awareness is viewed as a crucial element in the appreciation and implementation of the CMP. The CMP will be distributed to members of the project team, including suppliers and subcontractors as necessary to ensure that environmental and health and safety requirements are adequately communicated.

2.6.2 As previously stated, the Site Manager is responsible for ensuring that all people on-site are provided with relevant information concerning environmental protection. A system should be operated on-site whereby all staff and operatives receive a site specific safety and environmental induction prior to commencing any work on-site.

2.6.3 Regular Health, Safety and Environmental Planning meetings will be held to ensure that the training requirements of staff are adequately monitored. At these meetings the future site operations will be discussed in detail, including the standard and level of training required of site operatives (e.g. toolbox talks) and subsequently the individual needs of the staff.

2.7 Project Communications and Reporting

2.7.1 To minimise disruption to local residents and communities, residents will be made aware of disruptive activities on-site. They will be advised of the nature of the proposed works, proposed hours of work and their expected duration. This will be done through relevant communication channels such as notices on Site hoardings, and community newsletters as appropriate. These communications should also give contact details for the Principal

Contractor and a 24-hour contact telephone number. The Local Planning Authority will be made aware of the work being carried out on-site where appropriate.

2.7.2 Prior to commencement of construction works, the Site Manager will instigate a system for recording, investigating, remedying (where appropriate) and responding to comments. The records will keep a note of the date, the name and contact details for the person making the comment, the action taken and the date of the action.

2.7.3 A logbook system will be held at the Site to provide a place for the general public, visitors and neighbours to make comments regarding the construction works and to note any concerns and/or complaints.

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3 Construction Management

3.1 Introduction

3.1.1 This chapter provides an overview of proposed site management procedures. Key legal and guidance references are provided for information purposes only. The lists are not exhaustive but are considered to be current at the time of writing.

3.2 Description of Construction Works

3.2.1 The main elements of construction work associated with the different components of the Proposed Development are summarised below.

Site Clearance and Site Set-up:

- Initial site preparations including site clearance and top soil stripping
- Earthworks
- Establishment of site accommodation, construction compound,
- material storage areas, fencing, signing and car parking for workers
- Site hoardings and security measures

Site Infrastructure:

- Utility diversion and construction
- Construction of foul and surface water drainage
- Construction of development access and on-site roads

Construction of New Buildings and Associated Facilities:

- Groundworks for buildings;
- Building superstructures;
- Fitting out of buildings;
- Landscaping and preparation of outdoor recreational facilities and open space

Site Completion:

- Reinstatement of ground around the Site and removal of construction compounds

3.3 Phasing

3.3.1 An outline construction programme has been provided by the Applicant which has broken down the Development construction into the enabling works, piling and substructure, basement construction and three key phases. Table 3-1 below outlines these key stages including the estimated duration of works.

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Table 3-1: Estimated Outline Construction Programme

Phases	Start and end dates (Approximate)	Duration (Approximate)	Key activities and considerations
Enabling Works	April 2026 – November 2026	7 months	Site set up and enabling works & demolition
Piling & Substructure	November 2026 – March 2027	4 months	Piling and substructure in a single phase
Buildings 1, 2 and 3	March 2027 – December 2027	9 months	Construction of all three buildings

3.4 Abnormal Loads

3.4.1 The following abnormal loads are likely to occur:

- Delivery and collection of the mobile crusher for clearance works.
- Mobile cranes for erection of the structures.

3.4.2 If abnormal or oversized loads are required to deliver materials, notice will be given to the Council, depending on the routing, and the Police, Fire Brigade, and other emergency services. The Electronic Service Delivery for Abnormal Loads (ESDAL) system will be used for this.

3.5 Plant and Equipment

Table 3-2: Estimated Plant and Equipment

Plant and Equipment	Stage			
	Site Setup	Substructure, Civils and External Works	Super-structure	Fit out, Testing and Commissioning
Tracked / Wheeled 360 Excavators	✓	✓	✓	
Skid Steer Loader	✓	✓		
Breakers		✓	✓	
Handheld Breaker		✓	✓	
Pulverisers		✓		
Crushers		✓		
Compactors	✓	✓	✓	
Dumpers	✓	✓	✓	
Plate Compactors	✓	✓		
Concrete Crushing Plant		✓		
Scabbler		✓	✓	
Mobile Craneage	✓	✓	✓	
Muck Away Trucks	✓	✓		
Concrete Wagons	✓	✓	✓	

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Plant and Equipment	Stage			
	Site Setup	Substructure, Civils and External Works	Super-structure	Fit out, Testing and Commissioning
Wire Cutters		✓	✓	
Burning / Cutting Equipment				
Wheel Cleaning Plant	✓			
Road Sweeper	✓			
Air Compressors	✓	✓	✓	
Concrete Pump		✓	✓	
Site Mixer		✓	✓	
Vibrating Poker		✓	✓	
Diamond Cutting Tools / Saws		✓	✓	
Power Tools	✓	✓	✓	✓
Hand / Power Tools	✓	✓	✓	✓
Wheel Washing Plant	✓	✓		
Piling Rigs		✓		
Scaffold	✓	✓	✓	
Mobile Access Platforms	✓	✓	✓	✓
Delivery Trucks	✓	✓	✓	✓
Skips and Skip Truck	✓	✓	✓	✓
Forklift Trucks	✓	✓	✓	✓

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3.5.1 The impacts associated with the use of this equipment/activities on noise and air quality and the environmental control measures which are recommended are discussed in Chapter 4.

3.6 Construction Methods

3.6.1 The information below provides an overview of the anticipated construction methodology. At this stage – ahead of the appointment of a Principal Contractor - it is expected that the build will utilise standard construction techniques such as steel portal frame, bricks and block internal walls, dry walling, fitout, materials, and flooring.

Demolition

3.6.2 The site is currently occupied by a brick-clad building suspected to be of traditional construction methods. The building will be demolished and the arisings taken off site if they are unable to be reused (potentially as construction aggregate).

3.6.3 There is a commitment to reuse any materials on the Site where feasible and appropriate. Any waste removed from the Site will be sorted and taken to a recycling centre to be disposed of or recycled in accordance with all relevant legislation.

Access Road and Enabling Works:

3.6.4 Access into the Site will be provided from Threapwood Road via the existing site access

Enabling works would take place would comprise of:

- Installation of any site hoarding and security fencing;
- Arboriculture works, including the protection of any trees/vegetation to be retained and removal of existing trees/vegetation where applicable;
- Ecological works, where required;
- Ground modelling works including topsoil stripping and stockpiling for later use;
- General clearance;
- Installation of temporary surface water management measures;
- Installation of initial utility services.

Excavation and Sub-structure Works:

3.6.5 Excavation work, preparation of groundworks and installation of foundations would take place during this stage. The exact foundation method is TBC at this stage, but it expected that piling rigs will be utilised as part of the sub-structure works. Although the full extent of the proposed works is yet to be confirmed, this is likely to involve the following:

- Localised re-grading within the Site to create level platforms for the structures;
- Excavation for foundations and to allow installation of below ground services;
- Installation of slabs (ground bearing or suspended) and supporting beams.

Construction of Superstructure:

3.6.6 This stage will involve the construction of the main building structure and include the pouring of concrete, installation of steel frames, brick walls, reinforced masonry, and external fabric.

Fit Out:

3.6.7 Fit out of the Development will involve installation of block work internal walls, dry lining, mechanical and electrical installations, fitted kitchens and bathrooms and internal security measures.

Landscaping:

3.6.8 Landscaping works will involve some ground modelling works and the establishment of green spaces within the Site including soil preparation, tree and vegetation planting, seeding, construction of internal roads and footpaths. The ground modelling works will be undertaken concurrently with the Site preparation and substructure works as outlined above.

3.7 Hours of Working (Hours of Site Operation)

3.7.1 The standard working hours for all construction activities will be from:

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- 07.30 – 18.00 Monday to Friday;
- 07.30 – 13.00 Saturdays; and
- No works on Sunday, Bank or Public Holidays

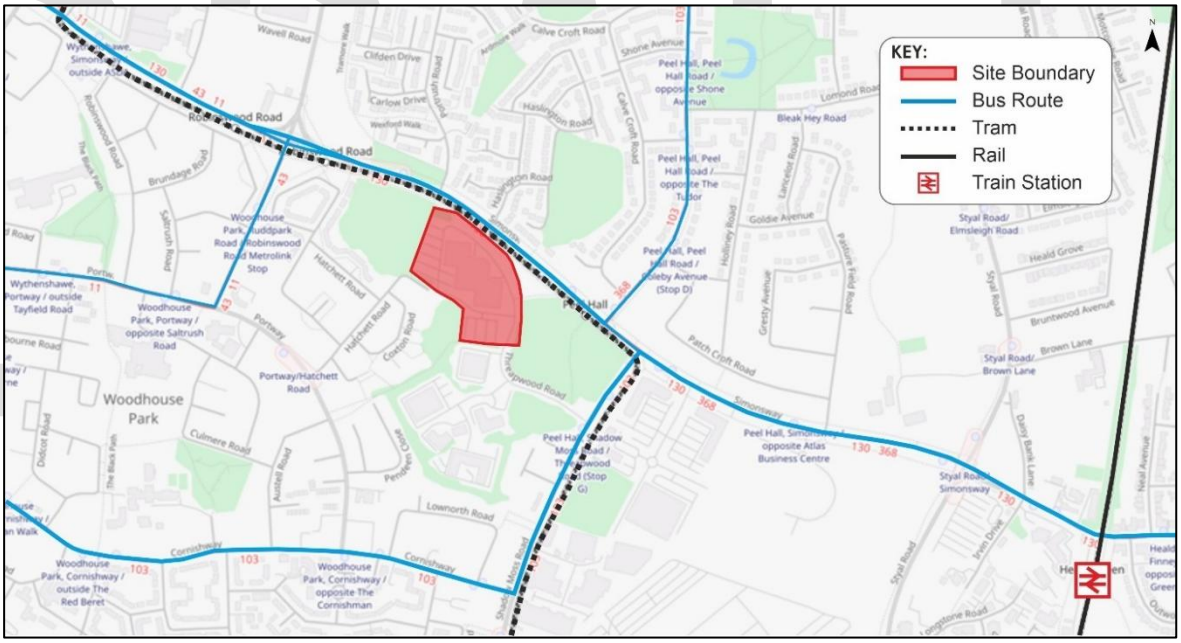
Any proposed changes to these working hours will need to be agreed in advance with MCC.

3.8 Construction Traffic Management Plan

Vehicles:

3.8.1 Vehicle routes will adhere to the Strategic Road Network (SRN) wherever possible. Vehicle routes have been reviewed with respect to minimising potential impacts, conflicts and hazards with sensitive points. The supplier will be made aware that these routes are always required to be followed, unless otherwise agreed or diversions are in place. Construction traffic will predominantly approach from the west via Simonsway and the M56.

3.8.2 The principal access for construction traffic to the site and the site compound will be via the existing site access located on Threapwood Road. This access is as marked on the Figure below



3.8.3 All delivery traffic will be signed to use this access. Upon entering the site, they will be directed to the main site compound via a short section of haul / access. Vehicle routes will be subject to a 10mph site speed limit.

3.8.4 The Site Manager will be responsible for monitoring and enforcing the agreed construction and transport delivery / haulage routes.

3.8.5 The access route will be a condition of all supply orders and subcontracts, and no local roads will therefore be impacted. A log of regular drivers will be maintained including records of agreements with organisations and drivers to demonstrate their understanding of the proposed access routing.

3.8.6 In the event of non-compliance, the subcontractor or supplier would be in breach of contract, allowing disciplinary action against individual drivers.

3.8.7 Employees will be similarly advised of the access routes and limited parking will be provided within the site.

3.8.8 Each phase-specific CMS will identify the likely vehicle movements and vehicle types, for the phase.

3.8.9 HGV movements will be restricted as far as reasonably possible so as to avoid peak traffic flow periods (i.e. from 0800-0900 and 1700-1800). The anticipated peak daily movement of HGV traffic relates to 5 to 10 vehicle movements per day.

3.8.10 A designated banksman will control all on site plant and vehicle movements particularly where they have a need to reverse. All plant storage areas will be on hard standings

3.8.11 The Principal Contractor will provide and maintain a wheel washing facility throughout the construction programme. The location of the wheel washing facility may vary relative to construction phases but will be located as near as practicable to the site entrance. Prior to leaving the site all waste lorries will be inspected by the driver to ensure that the vehicle is clean and safe to leave the site, and all lorries will be sheeted over.

3.8.12 All adjacent roads will be kept clean by the use of manual and mechanical means if required.

Pedestrians:

3.8.13 All visitors will be directed to the main site compound offices only. At no time will any visitors be allowed access to areas where construction works are in progress. A non PPE route will always allow pedestrian access to the office and welfare facilities prior going on site and to ensure they use the correct Personal Protective Clothing.

3.8.14 The pedestrian route will be clearly defined to ensure that there is no crossing of pedestrians through the vehicular route.

3.8.15 The general public will be excluded from the works area using appropriate fencing and signage.

3.9 Parking

3.9.1 Onsite parking for construction workers will be restricted to an absolute minimum. This will only be made available to those construction personnel who need to carry heavy equipment or materials to the site. Through these measures no impact on residential roads will result from construction workers parking their vehicles.

3.9.2 Visitors to the construction site will be advised of parking restrictions on site and advised of public transport options.

3.9.3 There are no adjacent parking controls that would be suspended during development construction.

3.10 Storage of Plant and Materials

3.10.1 Hazardous substances, such as diesel, oil, chemicals, cement, cleaning materials and paint, used during the construction process have the potential to cause serious pollution. Therefore, Environment Guidance for Pollution Prevention" (GPPs) will be followed. Of particular relevance are the following GPPs:

- GPP1: General Guide to the Prevention of Pollution;
- GPP2: Above Ground Oil Storage Tanks;
- GPP6: Working at Construction and Demolition Sites;

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- GPP8: Safe Storage and Disposal of Used Oils;
- GPP21: Pollution Incident Response Planning; and
- GPP22: Dealing with Spills.

3.10.2 A storage area will be located on the site in the main compound and will be provided for the duration of the construction period for the storage of oils, fuels, chemical and other hazardous construction materials. The base will be impermeable to the material stored and be of 110% capacity of the liquids being stored in line with Environment Agency (EA) Guidelines. Access to the hazardous storage area will be restricted to those people who are authorised to do so and have adequate training.

3.10.3 Storage areas will be regularly checked and documented. Leaking or empty oil drums will be removed from the site immediately and disposed of via a licensed waste disposal contractor.

3.10.4 The construction compound will have a paved surface to vehicle maintenance and fuel storage areas, with a closed drainage system equipped with both silt settlement facility and an oil interceptor, where necessary.

3.10.5 Plant and equipment will be stored in areas which are less susceptible to possible pollution incidents, or on dedicated hard standings. Liaison with the Environment Agency will be undertaken to establish a suitable area and gain approval. The area for the storage of materials and the constructor's compound will be defined within the Construction Method Statement and agreed with MCC prior to any commencement of work.

3.10.6 Plant will be refuelled in areas approved by the Environment Agency and will use an approved technique. Refuelling will occur in designated areas on an impermeable surface and away from any drains or watercourses. Adequate spill kits will be available in the event of an accident and staff will be made aware of how to respond to an incident. Where appropriate, staff will be trained how to use spill kits in the event of an incident.

3.10.7 Storage containers will be clearly marked on the tank and a notice displayed requiring that valves and trigger guns are locked when not in use. Storage areas and containers will be protected against vandalism and unauthorised interference and will be turned off and securely locked when not in use.

3.10.8 Procedures will be put in place to respond to any emergency incidents which may occur on site. All appropriate staff will be trained and made aware of the relevant contingency plans. In the event of an incident the Environment Agency will be notified immediately.

3.11 Handling of Plant and Materials

3.11.1 Waste produced on site will be subject to the Duty of Care under the Environmental Protection Act (1990). Liaison with the Environment Agency will be undertaken to ensure that all waste and materials handled on site will be conducted appropriately, this will involve a site meeting with the local Agency officer before work commences.

3.11.2 Waste transported from the site will follow the Duty of Care requirements for ensuring waste is transported by registered carriers, taken to appropriately licensed facilities and for completing and keeping appropriate waste transfer documentation. The Site Manager will be required to maintain documented evidence that these requirements are being met, including a register of carriers, disposal sites (including transfer stations) and relevant licensing details for each waste stream. Waste contractors who remove waste will be registered with the Environment Agency.

3.11.3 The delivery of goods and materials will adhere with the Management of Health & Safety at Work Regulations 1999. Throughout the construction programme, deliveries will be made to the site compound via Threapwood Road and all deliveries will be made offline from the public

highway. Throughout construction, Threapwood Road will be preserved for the adjacent properties at all times.

3.11.4 Just-in-time deliveries are likely to be most efficient for the supply of large material quantities such as:

- Ready mix concrete
- Bitumous materials
- Superstructure elements, and
- Cladding materials

3.11.5 Where practical, the supply and delivery of other materials will be co-ordinated with suppliers to minimise on-site storage and delivery vehicles.

3.12 Health and Safety Management

3.12.1 The Applicant is committed to promoting a positive safety culture. The enforcing authority for health and safety on construction sites is the Health and Safety Executive (HSE) who will be notified of all construction works prior to their commencement on site.

3.12.2 The Site Manager will maintain a register of accidents, incidents, near misses and complaints. Contractors failing to maintain the required safety standards may be excluded from the approved tender list for future work.

3.12.3 All works will be carried out in accordance with all legal compliance and all other acts, regulations and Codes of Practice and site rules relating to the works will be observed.

3.13 Security On-Site

3.13.1 Only authorised persons will be allowed on the Site. A Site Risk Assessment will be produced which will detail how security will be managed on the Site. Any person identifying unauthorised personnel on-site should contact the Site Manager who will take appropriate action and ensure the unauthorised person leaves the Site safely.

3.13.2 Two metre high security fencing will be erected around all site compound areas, along with 2.4m high painted site hoarding around the perimeter of the site.

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4 Environmental Controls

4.1 Waste and Materials Management and Storage

4.1.1 Waste produced on site will be subject to the Duty of Care under the Environmental Protection Act (1990). Liaison with the Environment Agency will be undertaken to ensure that waste and materials handling on-site will be conducted appropriately, this may include a site meeting with the local Agency officer before work commences.

4.1.2 The transportation of waste to and from the Site will comply with the Duty of Care requirements. These include ensuring waste is transported by registered carriers, disposal to appropriately licensed sites and maintenance of appropriate waste transfer documentation. The Site Manager will audit waste carriers and disposal facilities and maintain documentary evidence that these requirements are being met, including a register of waste carriers, disposal sites (including transfer stations) and relevant licensing details for each waste stream. Waste contractors who remove waste will be registered with the Environment Agency.

4.1.3 As a part of the overall site infrastructure, the site is to be regraded. Where possible, excavated materials will be re-used on-site as general or landscaping fill (dependant on its quality). Any contaminated spoil will be removed and taken to an appropriately licensed waste facility for treatment or disposal.

4.1.4 A strategy to minimise the use of resources and materials and use raw materials that have a lower environmental impact will be adopted for the construction of the development.

4.1.5 Materials used during the construction works such as oil, chemicals, cement, lime, cleaning materials and paint have the potential to cause serious pollution. Therefore, the Environment Agency's Pollution Prevention Guidance and other relevant guidance will be followed during the handling, storage and use of such materials.

4.1.6 Plant and equipment will be stored in areas which are less susceptible to possible pollution incidents, or on dedicated areas of hard standing. All static plant shall be placed with drip trays to prevent ground contamination as a result of oil spills and leaks.

4.1.7 Refuelling of plant will be undertaken in designated areas on an impermeable surface and away from any drains or watercourses. A spill kit will be available for use in the event of an accident. Refuelling will always be carried out in a controlled manner with absorbent materials available to clean up any spillages. All deliveries on site will be supervised by a responsible person and storage tank levels will be checked before and during delivery to prevent overfilling and that the produce is delivered to the correct tank.

4.1.8 A storage area will be located on-site and will be provided for the duration of the construction period for the storage of oils, fuels, chemical and other hazardous construction materials. The base of the storage area will be impermeable to the material stored and will be of adequate capacity to comply with best practice guidelines.

4.1.9 Storage containers will be clearly labelled and a notice displayed requiring that valves and trigger guns be locked when not in use. Storage areas and containers will be protected against vandalism and unauthorised interference, and will be turned off and securely locked when not in use.

4.1.10 Leaking or empty oil drums will be removed from the Site immediately and disposed of via a suitable licensed waste disposal contractor.

4.2 Noise and Vibration

4.2.1 A comprehensive package of noise and vibration mitigation measures will be implemented throughout the demolition and construction works to ensure that disturbance to nearby

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residents, community facilities and sensitive receptors is minimised. These measures will align with best practice guidance including BS 5228-1:2009+A1:2014 (Noise) and BS 5228-2:2009+A1:2014 (Vibration).

Use of Low-Impact Construction Techniques:

4.2.2 Wherever practicable, construction methods will be selected to minimise noise and vibration at source. This includes using non-percussive piling methods such as CFA piling instead of driven piles. This approach significantly reduces airborne noise and ground-borne vibration.

Careful Programming and Phasing of Works:

4.2.3 High-impact activities will be carefully scheduled to avoid sensitive times of day, with the noisiest operations limited to standard working hours (as stated, 08:00–18:00 weekdays and 08:00–13:00 Saturdays). Works will be sequenced so that prolonged noisy activities do not occur adjacent to sensitive boundaries for extended periods. As discussed in 24, periods of respite may be provided if required.

Use of Modern, Well-Maintained Plant and Equipment:

4.2.4 All machinery on site will comply with EC Directive 2000/14/EC on noise emissions and will be fitted with effective silencers, mufflers or acoustic covers. Plant will be regularly maintained to prevent excessive noise emissions. Where possible, electrically powered plant will be preferred over diesel-powered equipment.

Acoustic Screening and Physical Barriers:

4.2.5 Temporary noise barriers, acoustic screens or site hoarding extensions will be deployed where necessary at the site boundary to break line of sight and reduce noise transmission to neighbouring properties. These will be particularly effective for ground-level works such as breaking out or loading activities.

On-Site Management Controls:

4.2.6 Engines will be switched off when not in use (“no idling” policy), and plant will not be left running unnecessarily. Drop heights for materials will be kept to a minimum, and loading/unloading will be carried out carefully to avoid impact noise.

Vibration Monitoring and Control:

4.2.7 Real-time vibration monitoring may be installed at agreed locations, particularly near sensitive structures or residential buildings. Trigger levels will be established in line with BS 5228, and mitigation actions will be taken if thresholds are approached — including adjusting working methods or relocating equipment.

Compliance Monitoring and Reporting:

4.2.8 Noise and vibration levels will be monitored at the site boundary during high-impact phases, with results logged, reviewed and provided to the Council on request. If exceedances occur, corrective actions will be implemented immediately.

Communication and Community Liaison:

4.2.9 Neighbours will be kept informed of upcoming works, especially those with potential to generate higher noise or vibration. Advance notice, clear contact details for the site team, and a complaints investigation procedure will all be in place to ensure issues are resolved quickly.

4.2.10 Together, these measures will ensure that noise and vibration effects are effectively controlled, kept within recognised limits, and managed proactively throughout the construction programme.

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4.2.11 A robust programme of noise and vibration monitoring will be implemented throughout the construction phases to ensure that works are undertaken without causing unacceptable disturbance to nearby residents, sensitive buildings, or community facilities. Monitoring will be carried out using automated, continuously logged equipment capable of real-time reporting. This allows the Principal Contractor to identify issues early and take corrective action before significant impacts occur. All monitoring will be undertaken in accordance with BS 5228.

4.2.12 Noise will be measured using Class 1 precision integrating sound level meters, fully compliant with BS EN 61672-1. These will be housed in weatherproof outdoor microphone units and mounted at approximately 1.5 metres above ground, typically at site perimeter locations closest to sensitive receptors. The equipment will continuously record parameters including LAeq, LAmax, LA10 and LA90, with data transmitted remotely via secure telemetry for real-time review. Vibration will be monitored using tri-axial geophones compliant with BS ISO 8041:2017, installed at ground level between the works and nearby buildings. These will log Peak Particle Velocity (PPV) and provide automated alerts where thresholds are reached.

4.2.13 Indicative trigger levels will be agreed with MCC, with typical daytime noise limits of 75 dB LAeq (Monday to Friday) and 70 dB LAeq (Saturdays), reflecting recognised good practice benchmarks. For vibration, trigger levels are expected to be set at 1.0 mm/s PPV (investigation), 5.0 mm/s PPV (mitigation required), and 10 mm/s PPV (immediate halt and review), with stricter criteria applied near any sensitive receptors. In the event a trigger level is exceeded, an automatic alert will be issued to the site management team, who will immediately review working methods and implement additional controls as necessary. The incident and corrective action will also be logged and reported.

4.2.14 Monitoring locations will be agreed with the Council. Equipment will be secured against tampering and calibrated regularly. During high-impact phases, weekly internal dashboards will be produced, alongside monthly summary reports that can be shared with the Council and made available to residents on request. This programme ensures noise and vibration risks are proactively managed, transparently monitored, and swiftly mitigated.

4.3 Dust and Air Quality

4.3.1 A comprehensive package of dust and air quality controls will be implemented during demolition and construction to ensure emissions are minimised and do not cause nuisance to nearby residents, businesses, and other sensitive receptors. Measures will be aligned with the IAQM Construction Dust Guidance and relevant Manchester City Council requirements, including Clean Air Zone and local air quality policies.

Dust Suppression and On-Site Controls

4.3.2 Dust will be controlled at source using water-based suppression systems, including fine misting sprays, damping down of working areas, and water bowsers during periods of dry weather. Stockpiles will be kept to a minimum, located away from site boundaries where possible, and sheeted or stabilised when not in use. Cutting, grinding, and drilling activities will utilise dust-suppressed tools or pre-cut materials wherever feasible. Drop heights when loading or unloading friable materials will be minimised to reduce airborne dust.

Site Layout and Housekeeping

4.3.3 Internal haul routes will be hard-surfaced, regularly dampened, and swept to minimise dust generation from vehicle movements. A wheel wash or jet wash station will be provided at site exits to prevent mud and dust being tracked onto the surrounding highway network, with road sweepers deployed where necessary. All waste and spoil vehicles will be sheeted prior to leaving the site. Dust-generating materials will be stored in sealed containers, enclosed areas, or covered skips.

Construction Plant and Emissions Compliance

4.3.4 Construction plant and equipment will comply with current emissions standards and relevant Greater Manchester environmental policies. Where feasible, electrically powered or hybrid machinery will be used, and idling engines will be prohibited to reduce combustion emissions and local pollutant concentrations.

Management and Training

4.3.5 A named Dust & Air Quality Lead (typically the Site Manager) will ensure compliance, maintain inspection and site monitoring records, and coordinate responses to any issues. Toolbox talks will be delivered to raise workforce awareness of dust control procedures and responsibilities. The community liaison plan will include procedures for logging, investigating, and responding to any dust-related concerns from neighbours.

4.3.6 Together, these measures will ensure that dust and air pollution are proactively controlled, monitored, and minimised throughout the project, protecting both human health and local environmental quality.

4.3.7 Real-time particulate monitoring (PM_{10} or $PM_{2.5}$) will be installed at the site boundary where required, with trigger thresholds agreed through the construction environmental plan. If elevated levels are detected, site activity will be reviewed and suppression intensified. The site will be classified as Low / Medium / High Risk with mitigation measures scaled accordingly.

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5 Summary and Conclusion

5.1.1 The redevelopment of Concord House represents a positive opportunity to bring an outdated and under-occupied office site back into productive use, responding to economic changes accelerated by the pandemic and aligning with the growth of the industrial and logistics market in Greater Manchester. The Framework Construction Environmental Management Plan sets out the key procedures, mitigation measures, and responsibilities required to control the environmental and community effects of demolition and construction works associated with the Proposed Development

5.1.2 Comprehensive environmental controls have been defined across dust and air quality, noise and vibration, waste and materials management, vehicle movements, and pollution prevention. These measures are based on recognised guidance, best practicable means, statutory requirements, and Manchester City Council policy. The framework ensures that site activities will be planned, monitored, and adapted to minimise impacts on residents, workers, the local highway network, and sensitive receptors.

5.1.3 Clear delegation of responsibilities is established through the Applicant, Principal Contractor, Site Manager, Project Environmental Management, and Site Waste Management roles, with all staff and subcontractors required to adhere to the FCMP. Communication and reporting processes are embedded throughout, with commitments to proactively notify the community of forthcoming activities, maintain a register of complaints and incidents, and provide a rapid response to any issues arising during construction

5.1.4 The FCMP will be a live document, updated in partnership with the Council and stakeholders as the scheme evolves, and will form the foundation for the Detailed Construction Management Plan upon appointment of the Principal Contractor. This collaborative and monitored approach ensures that construction is carried out safely, sustainably, and with due regard to the surrounding environment and community.

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