



Construction Management Plan Addendum – Al Falah Islamic Centre, Heywood Street, Manchester

November 2025

Citystruct LTD

Ground Floor | Two Four Nine North | Lynnfield House | Altrincham WA14 4DZ

www.citystruct.com



Client Name: Mr S Mohammad

Document Reference: LUM05-CTY-ENV-ZZ-RP-C-0001

Project Number: LUM05

Quality Assurance – Approval Status

This document has been prepared and checked in accordance with Citystruct's internal governing processes

Issue	Date	Prepared by	Checked by	Approved by
P01	24/11/25	A Altahhan	M Balan	M Balan

Comments

Comments



Disclaimer

This report has been prepared by Citystruct Limited, with all reasonable skill, care and diligence within the terms of the Contract with the client, incorporation of our General Terms and Condition of Business and taking account of the resources devoted to us by agreement with the client.

We disclaim any responsibility to the client and others in respect of any matters outside the scope of the above.

This report is confidential to the client and we accept no responsibility of whatsoever nature to third parties to whom this report, or any part thereof, is made known. Any such party relies on the report at its own risk.

Contents

1. Introduction.....	3
1.1 Overview	3
1.2 Report Purpose and Context	3
1.3 Report Structure.....	3
2. Site Context and Operational Profile	4
2.1 Site Context.....	4
2.2 Construction Activities and Programme.....	5
3. Dust management and monitoring	6
3.1.1 Existing Dust Control Measures.....	6
3.2 Dust monitoring locations:.....	6
3.3 Monitoring method and frequency:	6
3.4 Roles and responsibilities:	7
3.5 Trigger levels and actions:	7
3.6 Trigger levels and actions:	7
4. Noise and Vibration Management and Monitoring:	8
4.1 Construction Plant and Typical Noise Levels:	8
4.2 Construction Plant and Typical Noise Levels:	8
4.3 Sensitive receptors:.....	8
4.4 Best Practicable Means:	9
4.5 Boundary Criteria – Noise and Vibration:.....	9
4.6 Monitoring Strategy:.....	9
4.7 Exceedance Procedure:.....	10
4.8 Noise and Vibration Monitoring Log Template:.....	10
5. Complaints and Stakeholder Consultation:.....	11
5.1 Pre-Construction Consultation:	11
5.2 Consultation During Construction:	11
5.3 Complaints Procedure and 12-Hour Response:	11
5.4 Consultation During Construction:	12
6. Implementation, Monitoring and Review:	13
7. Approval:	14

Figures

Figure 1 Site Location Plan (Local Context).....	4
--	---



Tables

Table 2 Indicative Plant and Noise Levels (BS5228)	8
--	---

Appendices

Appendix A - Dust Monitoring Log

Appendix B - Noise and Vibration Monitoring Log Template

Appendix C - Complaints Register Template

1. Introduction

1.1 Overview

CityStruct has been appointed by Mr S Mohammad (the 'applicant') to prepare this Construction Management Plan (CMP) Addendum in respect of the approved extension to the existing mosque at Al Falah Islamic Centre, 96–98 Heywood Street, Manchester, M8 0DT (the 'site').

The development was approved by Manchester City Council (MCC) in November 2022 under reference 134400/FO/2022. A copy of the decision notice is included within the wider discharge package.

A Construction Method Statement (CMS) and Construction Management Plan drawing 190-PL07 were previously submitted with the current discharge application.

MCC has confirmed that additional information is required before Condition 8 – Construction Management Plan can be fully discharged. This Addendum sets out that additional information.

1.2 Report Purpose and Context

Condition 8 requires a Construction Management Plan to be agreed with MCC. In its partial refusal notice (CDN/24/0167), MCC confirmed that further details are required to fully address:

- **Dust monitoring:** including locations, method of monitoring, recording, and responsibility;
- **Noise and vibration:** plant, noisiest activities, receptors, mitigation (Best Practicable Means), monitoring, trigger levels and actions;
- **Complaints and consultation:** stakeholder/neighbour consultation before and during construction, and a complaints process with responses within 12 hours.

This CMP Addendum has therefore been prepared to:

- Supplement the submitted Construction Method Statement (September 2025) Construction Method Plan
- Provide a clear, proportionate framework for dust, noise & vibration, and complaints/consultation to enable the full discharge of condition 8.

1.3 Report Structure

Following this introduction, the remainder of this TMP is formed of the following Chapters:

- i) Chapter 2: Site Context and Construction Overview.
- ii) Chapter 3: Dust Management and Monitoring.
- iii) Chapter 4: Noise and Vibration Management and Monitoring
- iv) Chapter 5: Complaints and Stakeholder Consultation
- v) Chapter 6: Implementation, Monitoring and Review
- vi) Chapter 7: Approval

2. Site Context and Operational Profile

2.1 Site Context

The site is located within the Cheetham Hill area of Manchester, approximately 2km north of the city centre. The site is bound by Heywood Street to the west, Kelvin Grove to the north and Wordsworth Avenue to the south. To the east of the site are residential dwellings in a traditional grid terrace format. The site sits in a predominantly residential area.

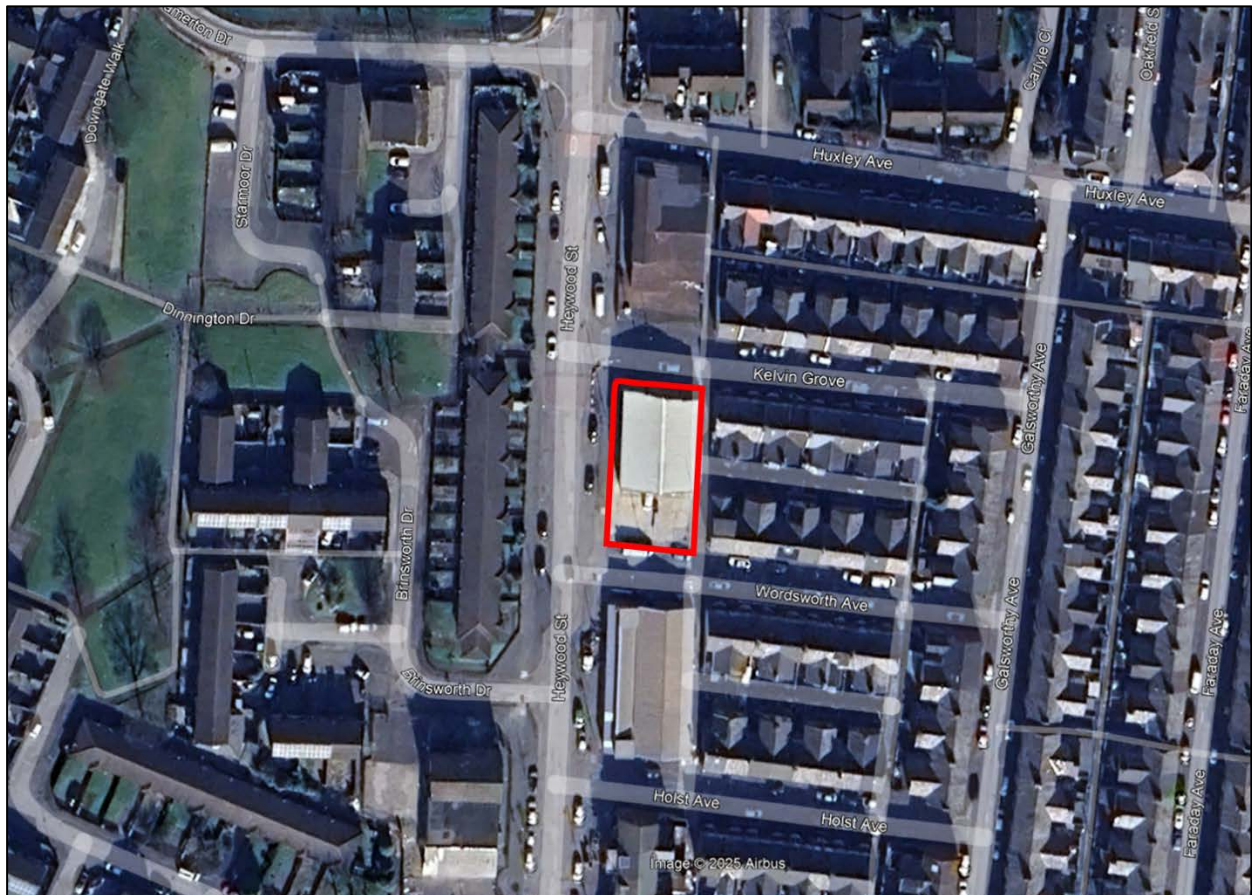


Figure 1 Site Location Plan (Local Context)

The approved development comprises, a first-floor extension, supported on brick columns over the existing undercroft parking area and side porch extension.

The proposed ground and first floor layouts and elevations are shown on drawing **190-PL03G**.

2.2 Construction Activities and Programme

The previously submitted Construction Method Statement (September 2025) describes the construction activities, including:

Construction Method Plan

- Site set-up, parking, loading and material storage;
- Use of a wash bay and wheel washing facilities;
- Construction of the steel/brick frame and first-floor extension;
- Fit-out, internal works and external works;
- Working hours (08:00–18:00 Monday–Friday; 09:00–13:00 Saturday; no noisy works on Sundays/Bank Holidays);
- Management of deliveries and access via the forecourt and Wordsworth Avenue.

All plant and materials, and all loading/unloading operations, will take place within the site boundary in the areas marked on 190-PL07 Construction Management Plan (parking, loading, storage and wash areas).

This Addendum does not alter the construction methodology already submitted; instead, it provides additional detail regarding environmental control and community liaison.

3. Dust management and monitoring

3.1.1 Existing Dust Control Measures

The Construction method statement already includes a range of standard dust control measures, including:

Construction Method Plan

- Wheel and chassis washing facilities located at the site entrance;
- Covered storage of dusty materials and sheeted lorries/skips;
- Use of fine water sprays during cutting/drilling and handling of stockpiles;
- Use of prefabricated materials where practical;
- No burning of waste on site;
- Correct use and maintenance of plant and machinery.

These measures are retained and will be implemented throughout the works.

3.2 Dust monitoring locations:

To ensure that dust is effectively controlled, three external monitoring locations will be used:

- D1: Heywood Street frontage: along the pedestrian route in front of the site;
- D2: Wordsworth Avenue entrance / wash bay area: where vehicles enter/exit;
- D3: Rear boundary: closest point to adjacent residential gardens.

These locations correspond to the site boundary shown on drawing 190-PL07 – Construction Management Plan.

3.3 Monitoring method and frequency:

A proportionate monitoring regime will be implemented as follows:

- Daily visual inspections at D1–D3 by the Site Manager or deputy;
- Event-based inspections during:
 - o cutting, drilling or breaking of materials.
 - o handling or moving stockpiles.
 - o loading/unloading dusty materials.
 - o dry and/or windy weather conditions.

Inspections will check for:

- visible dust plumes crossing the boundary.
- noticeable dust deposition on pavements, vehicles or property frontages.
- mud/dust track-out from the site onto the public highway.

All inspections will be recorded in the **Dust Monitoring Log** (Table 3-1).

3.4 Roles and responsibilities:

A named Site Manager will be appointed prior to commencement. The Site Manager (or designated deputy in their absence) will be responsible for:

- Undertaking/supervising dust inspections.
- Ensuring the Dust Monitoring Log is completed.
- Implementing immediate control measures when required.
- Recording and investigating any incidents or complaints.
- Reporting significant issues to the client and, where appropriate, MCC.

3.5 Trigger levels and actions:

The following trigger criteria will be used:

- Visible dust observed crossing the site boundary.
- Noticeable dust deposits on the adjacent pavement, parked vehicles or property.
- Mud/dust tracking onto the public highway.
- Dust-related complaints from neighbours.

If any trigger is met, the Site Manager will implement the following action plan:

1. Suspend dust-generating activities in the affected area.
2. Increase dust suppression, e.g. enhanced water sprays, covering or relocating stockpiles.
3. Check wheel wash and access routes and ensure they are being used correctly.
4. Sweep and clean any affected areas at the boundary/highway.
5. Review and amend method of work (e.g. undertake more off-site cutting, change sequencing).
6. Record the incident and actions taken in the Dust Monitoring Log (Table 3-1).
7. Where a complaint has been received, respond in line with the 12-hour complaints procedure in Chapter 5.

3.6 Trigger levels and actions:

The Dust Monitoring Log will be maintained on site in table format. A template is provided in Appendix A of this report.

4. Noise and Vibration Management and Monitoring:

4.1 Construction Plant and Typical Noise Levels:

The construction work for the extension is modest in scale and does not involve piling or other heavy ground-borne vibration activities. The main items of plant expected on site are small excavators, handheld breakers, circular/masonry saws, hand power tools and vans/rigid delivery vehicles.

Indicative sound levels for this type of equipment, drawn from BS 5228, are summarised in Table 2. These values have been used to identify the higher-risk activities and to inform the mitigation and monitoring strategy.

Table 1 Indicative Plant and Noise Levels (BS5228)

Ref	Equipment / Plant	Typical LAeq at 10 m (dB)	Notes
N1	Small excavator (≤ 10 t)	75-78	Excavation/foundations, short duration
N2	Handheld breaker	82-90	Localised slab breaking, intermittent
N3	Circular/masonry saw	85-95	Used with water suppression
N4	Hand power tools (drills, grinders etc.)	70-80	Predominantly internal works
N5	Vans/rigid delivery vehicles	70-75	Access/egress, no engine idling

4.2 Construction Plant and Typical Noise Levels:

The noisiest construction activity on this project will be associated with short bursts of localised concrete breaking and cutting, together with brief loading and unloading of materials. These operations are expected to be intermittent rather than continuous. Breaking or cutting is typically limited to periods of up to around 20 to 30 minutes at a time, with breaks in between, while unloading generally lasts in the order of 5 to 10 minutes per delivery.

All noisy activities will be undertaken within the construction working hours set out in the Construction Method Statement (08:00 -18:00 Monday to Friday and 09:00 - 13:00 on Saturdays, with no noisy work on Sundays or Bank Holidays).

4.3 Sensitive receptors:

The site is located within a residential context, and the key noise-sensitive receptors have been defined accordingly. Properties fronting Heywood Street opposite the mosque form the primary receptor group to the west, while dwellings on Wordsworth Avenue lie adjacent to the site access. Residential properties backing onto the rear boundary form a third receptor group. In addition, pedestrians and mosque users passing the Heywood Street frontage are recognised as being intermittently exposed to construction noise as show on drawings 190-PL03G and 190-PL07.

Indicative noise monitoring points:

- **N1:** boundary to Heywood Street
- **N2:** access on Wordsworth Avenue
- **N2:** rear boundary

4.4 Best Practicable Means:

Noise and vibration will be controlled through the application of Best Practicable Means (BPM) in line with BS 5228. In practical terms, this will involve selecting quieter plant where feasible, ensuring that all equipment is properly maintained, and switching off engines when not in use rather than allowing them to idle.

Where operations such as breaking or cutting are required, they will be carried out as far as reasonably practicable away from site boundaries and, where appropriate, behind temporary physical barriers. The duration and frequency of such activities will be limited and programmed to avoid particularly sensitive times of day. Preference will be given to construction techniques that inherently generate less noise, for example hydraulic rather than percussive methods and the use of prefabricated elements or off-site cutting to reduce on-site operations. Site rules will prohibit radios and raised voices, and all operatives will be briefed on noise and vibration control as part of induction and toolbox talks.

4.5 Boundary Criteria – Noise and Vibration:

To provide a clear benchmark for site management and monitoring, the following criteria will apply at the nearest residential boundaries:

- A maximum construction noise level of 75 dB LAeq,1hr at the site boundary; and
- A maximum vibration level of 1.0 mm/s PPV at the nearest residential façade.

These values are considered proportionate for a small urban construction site and align with the guidance in BS 5228 for short-term works.

4.6 Monitoring Strategy:

Environmental Health have referred to the use of continual noise and vibration loggers. Given the limited scale and duration of the works, continuous fixed loggers are not considered necessary. Instead, a robust attended monitoring regime will be adopted, which is consistent with the sampling approach set out in BS 5228.

For noise, attended measurements will be undertaken at or near the site boundary where it is closest to the main receptor groups. As a minimum, checks will be carried out on a weekly basis during the construction phase, with additional spot measurements during periods when the noisiest plant is in use, in response to any complaint, or where specifically requested by the Local Planning Authority. A handheld sound level meter conforming to BS EN 61672 (Class 2 or better) will be used.

For vibration, the risk is limited to short-duration works involving handheld breakers or similar tools. Visual condition checks of nearby structures will be undertaken before and after works in sensitive locations. Where works are likely to be very close to residential boundaries for extended periods, the Site Manager will either carry out attended PPV measurements (where appropriate equipment is available) or manage the works in shorter, controlled bursts with pauses between operations so that any potential impacts are minimised. All monitoring activities will be recorded in a Noise and Vibration Monitoring Log.

4.7 Exceedance Procedure:

Monitoring results will be reviewed by the Site Manager during and after each attended measurement. If readings are found to be close to the agreed criteria (for example within approximately 3 dB for noise or 0.2 mm/s PPV for vibration), this will be treated as an early warning trigger.

If a limit is approached or exceeded, the relevant activity will be stopped while the cause is investigated. The Site Manager will confirm which plant was operating, where it was located, and whether all BPM measures were in place. Additional mitigation will then be introduced as required, which may include repositioning plant, introducing or improving screening, changing the method or sequencing of work, or further limiting the duration of the activity.

Once adjustments have been made, repeat measurements will be taken to confirm that levels have been brought back within the criteria. The event, together with the findings of the investigation and the corrective actions taken, will be recorded in the Noise and Vibration Monitoring Log. Where an exceedance is linked to a complaint, the response will also be captured in the Complaints Register in line with the procedures set out in Section 5.

4.8 Noise and Vibration Monitoring Log Template:

The monitoring log will be maintained on site in tabular form. A template is provided in Appendix B of this report.

5. Complaints and Stakeholder Consultation:

5.1 Pre-Construction Consultation:

Prior to the start of construction, the mosque management will undertake a simple programme of neighbour consultation to ensure that local residents are aware of the works and how any concerns can be raised. A notification letter will be delivered to properties fronting Heywood Street opposite the site, to dwellings on Wordsworth Avenue, and to those backing onto the rear boundary, as these are the properties most likely to experience construction impacts.

The letter will briefly describe the nature of the approved development, give an outline of the construction programme and normal working hours, and summarise the main dust and noise control measures that will be in place. It will also clearly set out the contact details (name, telephone number and email address) for the Site Manager or nominated contact responsible for dealing with enquiries and complaints.

The letter will state explicitly that any complaint received during the construction period will be acknowledged and responded to within 12 hours. A copy of the letter will be retained on file as part of the construction records for the site

5.2 Consultation During Construction:

During the works, communication with neighbours will continue on a proportionate basis. Where particularly noisy or disruptive operations are planned, such as short periods of concrete breaking or extended deliveries, reasonable endeavours will be made to provide at least 48 hours' notice to the closest affected properties.

A site information board will be displayed at the main entrance, giving the name and contact details of the Site Manager, the agreed working hours and an emergency contact number. If there are significant changes to the sequence of works or methods that could materially alter the noise, dust or traffic environment, updated information will be provided to neighbours as required.

5.3 Complaints Procedure and 12-Hour Response:

A formal complaints procedure will operate throughout the construction period so that any issues raised by residents or other stakeholders are dealt with promptly and consistently.

Complaints may be made by telephone, email or in person. All site personnel will be instructed to direct any complainant to the Site Manager or their nominated deputy. On receipt of a complaint, the Site Manager will record the details in the Complaints Register (Table 5-1), including the time and date, the contact details provided, the nature of the concern and the location of the affected property.

An acknowledgement will be issued to the complainant within 12 hours of the complaint being made. This will confirm that the issue is being investigated and provide an indication of when a further update can be expected. The Site Manager will then investigate the circumstances at the time of the complaint, reviewing construction activities, checking the dust and noise/vibration logs as appropriate, and, where needed, undertaking additional inspections or monitoring.

Where a link between site activities and the complaint is identified, the Site Manager will implement suitable corrective measures (for example, increasing dust suppression, adjusting the location or timing of noisy works, revising the method of work or strengthening site rules). The actions taken and the outcome of the investigation will be recorded in the Complaints Register, and the complainant will be informed of the findings and any changes made.



If an issue cannot be resolved quickly, or if repeated complaints are received about the same activity, the matter will be escalated to the client and, where appropriate, discussed with Manchester City Council's Environmental Health or Planning officers so that any further measures can be agreed.

5.4 Consultation During Construction:

The Complaints Register will be maintained in tabular form and kept on site for inspection. A template is provided in Appendix C of this report.

6. Implementation, Monitoring and Review:

The measures set out in this Construction Management Plan Addendum will be implemented on site under the direction of the appointed Site Manager. The Site Manager will be responsible for day-to-day compliance with the plan, including the completion of the dust monitoring log, the noise and vibration monitoring log and the complaints register.

Regular reviews of these records will be carried out to identify any recurring issues or trends. Where the logs indicate that particular activities are consistently approaching trigger levels, generating complaints or requiring corrective actions, the Site Manager will consider whether further mitigation is necessary. This may include changes to the construction sequence, the type or location of plant, additional screening, or minor adjustments to working practices and timing.

The Site Manager will also ensure that the requirements of this Addendum are reflected in site inductions and toolbox talks, so that all operatives and subcontractors understand the expectations around dust, noise, vibration and community relations. Where necessary, the Site Manager will coordinate with the wider project team and, if relevant, with any Travel Plan or Traffic Management commitments applicable to the site, so that environmental and access considerations are managed consistently across all construction documents.

At the end of the construction phase, the logs and registers will provide a record of how dust, noise and vibration have been managed and how any complaints have been handled. These records will be retained for an appropriate period in case of any subsequent queries from the Local Planning Authority.

7. Approval:

This Construction Management Plan Addendum has been prepared specifically to address the outstanding matters identified by Manchester City Council in relation to Condition 8 (Construction Management Plan) attached to planning permission 134400/FO/2022.

It should be read alongside the previously submitted Construction Method Statement (September 2025) and Construction Management Plan drawing 190-PL07, which together set out the overall construction arrangements for the scheme, including site access, parking, loading, material storage and wheel-washing provisions.

The Addendum provides additional detail on:

- the monitoring, recording and management of dust;
- the control and monitoring of construction noise and vibration, including reference to plant, receptors, Best Practicable Means and boundary criteria; and
- the approach to neighbour consultation and the operation of a complaints procedure with a clear 12-hour response standard.

On this basis, the document is submitted to Manchester City Council with the intention that it should enable the full discharge of Condition 8.

APPENDIX A - DUST MONITORING LOG

Date	Time	Monitoring Location (D1/D2/D3)	Weather and surface condition	Activity Observed	Dust Observed Beyond Boundary? (Y/N)	Trigger Met? (Y/N)	Corrective Action Taken	Name of Inspector	Site Manager Signature

APPENDIX B - NOISE AND VIBRATION MONITORING LOG TEMPLATE

Date	Time	Monitoring Location (N1/N2/N3)	Activity/ Plant in Use	Measured Noise Level LAeq,1hr (dB)	Measured Vibration (PPV mm/s)	Approaching/Exceeding Limit? (Y/N)	Corrective Action Taken	Name of Inspector	Site Manager Signature

APPENDIX C - COMPLAINTS REGISTER TEMPLATE

Compl aint Ref	Date and Time	Complaina nt Name / Address (if given)	Nature of Complaint (Dust/Noise/Vi bration/Access s/Other)	Location Affected	Investigation Summary	Corrective Actions Implement ed	Date & Time Response Sent	Resolved? (Y/N)	Notes / Further Action



