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Marlsbro House – Draft CMP to support Planning Application Validation – 24.04.26

This Construction Management Plan (CMP) has been prepared in support of the planning application for the redevelopment of Marlsbro House, Manchester.

The proposed development comprises a mixed-use refurbishment including bar and listening lounge, restaurant, office space, recording studios, and associated ancillary uses, together with external alterations.

This is a draft document prepared at planning stage and will be developed further in collaboration with the appointed Principal Contractor prior to commencement of works.

Site Context

The site is located within Manchester City Centre, bounded by Newton Street, Faraday Street, Hilton Street and Port Street. The surrounding area is characterised by constrained streets, high pedestrian footfall and a mix of commercial and leisure uses. Given the city centre location, careful consideration has been given to construction logistics to ensure that the impact on the surrounding environment, neighbouring occupiers and the public realm is appropriately managed.

Construction Programme & Phasing

Construction is anticipated to commence in **Q4 2026**, subject to planning approval and discharge of relevant conditions.

Works will be delivered in two primary phases:

- **Phase 1:** Enabling works, structural alterations, façade and roof works to achieve a wind and watertight shell and core
- **Phase 2:** Internal fit-out including all commercial and office uses, MEP installation, finishes and commissioning

A detailed construction programme will be prepared by the appointed Principal Contractor prior to commencement.

Site Setup & Logistics

Due to the constrained nature of the site, a contained construction approach will be adopted.

- All site welfare facilities will be located within the building, minimising the need for external compounds
- Material storage and deliveries will be managed from the rear courtyard, which will act as the primary construction logistics hub
- Materials will be unloaded within this area and distributed internally via controlled routes

A just-in-time delivery strategy will be implemented to minimise on-site storage and reduce congestion in the surrounding area. A designated logistics manager (or equivalent responsible person) will oversee deliveries, coordinate material movements and ensure compliance with the

agreed strategy. A co-ordinated delivery plan with associated marked drawings will be created by the Principal Contractor once appointed.

Scaffolding

Full scaffold will be erected to all elevations of the building. Scaffolding will be fully sheeted along all elevations.

This will:

- Protect pedestrians from falling debris
- Contain dust and materials
- Provide a controlled and safe working environment

All scaffolding will be installed, inspected and maintained in accordance with relevant safety standards.

Access, Traffic & Deliveries

Access for construction vehicles will be primarily from Faraday Street, with deliveries managed from the rear courtyard. A temporary closure of Faraday Street will be sought and agreed with Manchester City Council Highways (via the appropriate Traffic Regulation Order) to facilitate safe delivery, unloading and manoeuvring of vehicles due to the constrained width of the street.

All deliveries will be:

- Pre-booked and scheduled to avoid congestion
- Managed via a delivery booking system to prevent vehicle queuing
- Controlled on arrival by a banksman to ensure safe manoeuvring and pedestrian protection

Construction vehicles will follow agreed routing via the strategic road network to minimise travel through constrained local streets.

No vehicle idling or waiting will be permitted on Newton Street or surrounding streets.

Operative Travel & Parking

Site operatives will be encouraged to use sustainable modes of transport including public transport, cycling and walking.

Where parking is required, operatives will be directed to use local pay-and-display car parks.

Environmental Management

Noise & Vibration

- Noisy activities will be restricted to agreed working hours
- All plant and equipment will be modern, well-maintained and fitted with appropriate silencers
- Particularly disruptive works will be planned and communicated in advance where necessary

Dust & Air Quality

- Dust suppression measures will include damping down, scaffold sheeting and controlled handling of materials
- Vehicles transporting loose materials will be covered where required

Lighting

- Temporary site lighting will be positioned and controlled to avoid unnecessary light spill to neighbouring properties

Hours of Work

The following working hours will be adhered to unless otherwise agreed in writing with the Local Planning Authority:

- Monday to Friday: 08:00 – 18:00
- Saturday: 08:00 – 13:00
- Sunday / Bank Holidays: No working

Waste Management

- Waste will be segregated where practicable
- Removal of waste will be coordinated to avoid congestion and disruption
- A just-in-time approach will also be adopted for waste removal where possible
- All waste carriers will be appropriately licensed

Community Engagement

A proactive approach will be taken to engagement with local residents and businesses.

- A dedicated site contact will be provided and displayed at the site boundary
- Local residents and businesses will be notified in advance of key construction activities where appropriate
- Regular communication (including newsletters where necessary) will be issued

A complaints procedure will be implemented to ensure that:

- All issues are logged
- Investigated promptly
- Responded to within a reasonable timeframe

Public Protection

- Pedestrian routes will be maintained and protected at all times
- Hoarding and signage will be installed to clearly define the site boundary
- Scaffolding will be regularly inspected and maintained

Where required, additional protection measures such as covered walkways will be implemented to ensure pedestrian safety adjacent to the site. All vehicle movements will be controlled by trained personnel where necessary.

CDM Requirements and Worker Safety

The project will be delivered in accordance with all relevant health and safety legislation, including the Construction (Design and Management) Regulations 2015 (CDM).

Anderton Gables have been appointed as Principle Designer (CDM) and have prepared a Pre-Construction Information Pack (PCIP), which will be issued to all tendering contractors.

A Principal Contractor will be appointed prior to commencement and will be responsible for the day-to-day management of site health and safety.

General Approach

- Works will be carried out in accordance with approved risk assessments and method statements (RAMS)
- All operatives and visitors will undergo site induction
- Appropriate PPE will be worn at all times
- Operatives will be suitably trained and competent

Site Control & Access

- The site will be secured with controlled access points at all times
- Only authorised personnel will be permitted on site
- Deliveries and visitors will be managed via a sign-in procedure

Working Environment & Equipment

- Welfare facilities will be provided within the building
- Safe access routes will be maintained throughout the site
- Temporary works (including scaffolding) will be properly designed and inspected
- Plant and equipment will be operated by trained personnel and regularly maintained

Emergency & Monitoring

- Emergency procedures will be established prior to commencement
- Fire safety and first aid provision will be in place at all times
- The Principal Contractor will monitor compliance through regular inspections and briefings, with incidents recorded and addressed

Management

This CMP has been prepared by MAKE (NW) Limited (Project Manager) on behalf of the Client.

A Principal Contractor will be appointed prior to commencement of works. The Contractor will:

- Review and adopt this document
- Develop it further as required
- Prepare detailed method statements

Monitoring

The appointed Principal Contractor will be responsible for ensuring compliance with this CMP.

- Regular site inspections will be undertaken
- Delivery, environmental and safety controls will be monitored
- The CMP will be treated as a live document and updated where necessary in agreement with the Local Authority

This Construction Management Plan demonstrates that the proposed development can be delivered in a manner that appropriately manages and mitigates impacts on the surrounding area.

Given the constrained city centre location and the mix of surrounding uses, particular care will be taken to coordinate construction activities to minimise disruption to neighbouring occupiers and the public realm.

We would be happy to discuss the above in more detail and agree a level of involvement that best suits the project and the wider team.

Yours sincerely,

Matt Guirdham
Director