TMT

DESIGN + REFURBISH + FIT OUT

TMT Commercial Contractors Ltd, Kingfisher Court, Yew Street, Stockport, SK4 2HG

Commercial Build and
Refurbishment Specialists

Construction Management Plan

Project Information

Client: Oval Properties

Project Commencement: April 2026

Planning Application Number: 142576/FO/2025

Contract Administrator: JLL

Planning Consultants: JLL

Principal Contractors: TMT Commercial Contractors

Section 5 Comments: Prior to the commencement of any construction, including stirp out and external alterations , a Construction Management Plan (CMP) shall be submitted to, and approved in writing by, the Local Planning Authority, Manchester City Council. The approved management plan shall include details relating to construction access, hours of construction, the location of the contractors compounds, cabins, material storage areas and contractors parking and a scheme for the management and suppression of dust from construction activities and the inclusion of the local community. It shall also include a method of external refurbishment and internal refurbishment works. All site operations shall then be undertaken strictly in accordance with the approved CMP for the duration of the construction programme.

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Executive Summary

The construction works to be carried out at 1 Tony Wilson Place, can affect the environment and local community in several ways. It is important to ensure adequate control measures are adopted to prevent harm to the environment and protect human health.

This Construction Environmental Management Plan (CMP) provides the vehicle through which the environmental impacts associated with the works will be managed. In summary this plan:

- Identifies the risk and issues associated with the works including environmental issues
- Sets out the mitigation and management measures for the risks
- Describes the monitoring of the key issues including environmental and community.
- Describes how the requirements of the CMP are implemented, particularly with regards to protocols and procedures.
- This plan must be used in conjunction with the site construction phase management plan;
- This plan aligns with the control of dust, noise and emissions during construction and is to be used in conjunction with the air quality and dust management plan.
- This plan includes community consultation plan
- Highlights Traffic Management Plans that may effect the surrounding roads with measures for vehicle, pedestrians and cyclists.

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Revision History

Version	Date	Section	Changes
1	10.03.2026		
2	23.04.2026	Site Boundary	Updated to include new site plans

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1. Introduction

1.1. Scope

External alterations including replacement cladding, new entrance, curtain walling system and plant to roof top. This Construction Management Plan (CMP) is designed to satisfy the Pre-commencement Planning and Construction Activities onsite for the duration.

This Construction Management Plan (CMP) sets out the strategy and procedures for managing all construction-related activities associated with the proposed development. The plan has been prepared to ensure that works are carried out safely, efficiently, and with minimal disruption to the surrounding community, highway network, and environment, in accordance with the requirements of Manchester City Council.

1.2. Purpose of the CMP

The purpose of this document is to:

- Demonstrate how construction activities will be effectively managed and controlled.
- Minimise impact on neighbouring properties, residents, businesses, and road users.
- Ensure compliance with relevant planning conditions, environmental legislation, and best practice guidance.
- Provide a framework for communication between the contractor, local authority, stakeholders, and the public.

1.2.1. Site Management & Construction Activities

TMT Commercial Contractors will be responsible for day-to-day site management and will implement:

- Secure site hoarding and controlled access/egress points.
- Clearly defined pedestrian and vehicle segregation measures.
- Safe working practices in accordance with CDM Regulations.
- Designated storage areas for materials, plant, and waste.
- Emergency access maintained at all times.

Working hours will comply with those agreed with Manchester City Council (typically 07:00–18:00 Monday–Friday and 08:30–14:00 Saturday, unless otherwise approved).

1.2.2. Deliveries & Traffic Management

A coordinated logistics strategy will be implemented to minimise disruption to the local highway network. Measures include:

- A Delivery Management System (DMS) with pre-booked time slots.
- Avoidance of peak traffic hours where practicable.
- Use of approved haulage routes agreed with the local highways authority.
- On-site banksmen to manage vehicle movements.
- No waiting or unloading on the public highway unless agreed.
- Swept path assessment completed prior to commencement inline with site logistical plan.

All contractors and suppliers will be issued with a Logistics Plan outlining access routes, safety requirements, and behavioural expectations.

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1.2.3. Environmental Management

Environmental protection is a key component of this CMP. The following controls will be implemented:

Noise & Vibration

- Compliance with BS 5228 guidance.
- Use of modern, well-maintained plant fitted with silencers.
- Monitoring where required.
- Selection of low-vibration construction methods where practicable.

Dust & Air Quality

- Damping down during dry conditions.
- Sheeting of vehicles transporting loose materials.
- Use of enclosed cutting/grinding equipment with dust suppression.
- Hard-surfaced haul routes where feasible.

Waste Management

- Site Waste Management principles applied.
- Segregation of waste streams for recycling.
- Licensed waste carriers used for all disposals.
- Regular removal to prevent accumulation.

Pollution Prevention

- Designated refuelling areas with spill kits available.
- Bunded storage for fuels and hazardous substances.
- Surface water protection measures to prevent contamination of drains or watercourses.

1.2.4. Community Liaison

To maintain positive relationships with neighbours and stakeholders:

- A named Site Manager will act as the main point of contact along with an overall Community Liaison Officer.
- Advance notification of disruptive works will be issued where necessary.
- Clear signage and contact information displayed at site boundaries.
- Complaints procedure implemented with prompt investigation and response.
- Letter drop to all surrounding neighbours ensuring details are issued prior to commencement
- Community Notice board

1.2.5. Monitoring & Compliance

TMT will:

- Undertake regular site inspections and audits.
- Maintain records of deliveries, incidents, complaints, and monitoring results.
- Review and update the CMP as the project progresses.
- Ensure all subcontractors adhere to the requirements of this plan.

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2. Site information

2.1. Site Location

1 Tony Wilson Place sits within First Street, a mixed-use urban neighbourhood in Manchester city centre that has been purpose-developed from former industrial land into a modern commercial and cultural quarter.

Site Description
Urban Setting: The property overlooks a public square and boulevard known as Tony Wilson Place, a key urban space in First Street named after influential local cultural figure Tony Wilson. It functions as a pedestrian-friendly plaza with seating and connections to surrounding buildings.
Building: 1 Tony Wilson Place is a modern Grade-A office building of around 176,000 sq ft with a glazed reception atrium and flexible office floors. It occupies a central location in the First Street neighbourhood, with a mix of office, leisure and cultural uses nearby.
Surrounding Uses: Adjacent to this site is a vibrant mix of uses including restaurant, café and hotel amenities, cultural venues like the HOME arts centre, additional office buildings, landscaped public realm and on-site parking.

Transport & Access
Public Transport: The site is easily accessible from several transport options. The Deansgate-Castlefield Metrolink tram stop is roughly a 5-minute walk away, while Manchester Oxford Road and Deansgate train stations are both within a short walking distance.
Road Access: Medlock Street and Whitworth Street West provide direct vehicular access to and from Manchester's city centre road network.

Character & Local Area
This part of Manchester is a redeveloped brownfield area that has transformed into a lively, mixed-use district. The site is urban and pedestrian-oriented, with public squares, landscaped boulevards, and cultural landmarks integrated into the wider city-centre fabric.

Figure 1: Site Location

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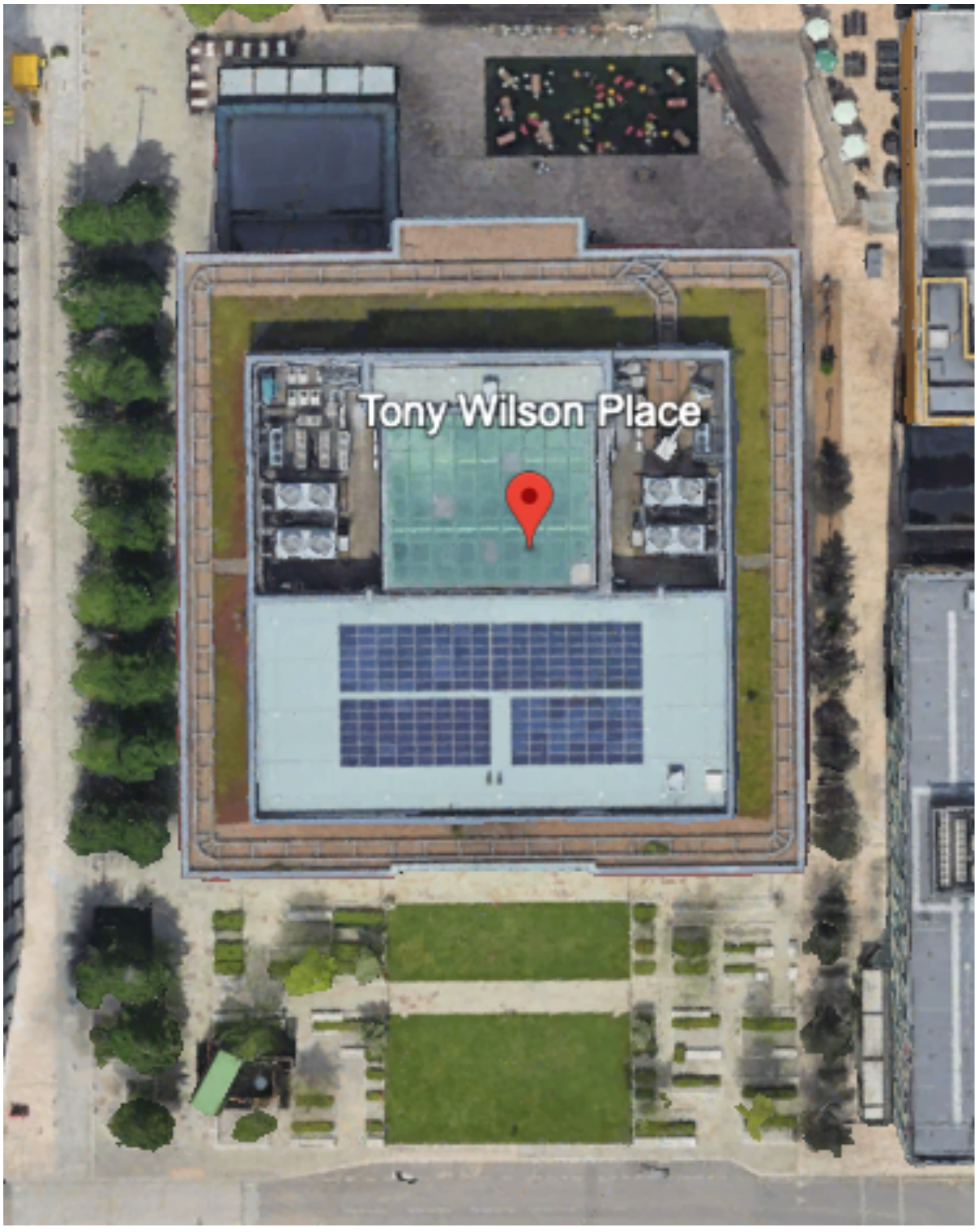


Figure 2: Site Boundary (please view Appendix 1)

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2.2. Description of Works

The works generally comprise:
- Replacement of the External Cladding System
- Full refurbishment to all façade curtain walling system
- Full internal refurbishment
- Full roofing replacement

2.3. Contact Information including Emergency Contact

KEY CONTACT	KEY CONTACT 2
Senior Project Manager	Project Manager
TMT Commercial Contractors Ltd	TMT Commercial Contractors Ltd
Kingfisher Court	Kingfisher Court
Yew Street	Yew Street
Stockport	Stockport
SK4 2HG	SK4 2HG
Contact: Gavin Hurst	Contact: Joe Curbishley
07534 922 620	07535 275 056
Gavin.hurst@tmt-group.co.uk	Joe.curbishley@tmt-group.co.uk
Gavin, Joe, Along with Tom Traynor (Managing Director) & Michael Houghton (H&S Manager) will be ultimately responsible for this project from a Health & Safety aspect.	Gavin, Joe, Along with Tom Traynor (Managing Director) & Michael Houghton (H&S Manager) will be ultimately responsible for this project from a Health & Safety aspect.
Out of hours contact - 24/7*	Out of hours contact - 24/7*

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KEY CONTACT 3

Managing Director

TMT Commercial Contractors Ltd

Kingfisher Court

Yew Street

Stockport

SK4 2HG

Contact: Tom Traynor

07545 999 767

Tom.traynor@tmt-group.co.uk

KEY CONTACT 4

Health & Safety Manager

TMT Commercial Contractors Ltd

Kingfisher Court

Yew Street

Stockport

SK4 2HG

Contact: Mike Houghton

07496303092

Mike.houghton@tmt-group.co.uk

KEY CONTACT 5

Senior Site Manager

TMT Commercial Contractors Ltd

Kingfisher Court

Yew Street

Stockport

SK4 2HG

Contact: James McDonald

07851 533 309

James.mcdonald@tmt-group.co.uk

James will be responsible for the daily activities onsite and along with the running of site from a Health & Safety Aspect. James will be the onsite point of call for TMT for the external works

Additional out of hours contact – 24/7

MEP CONSULTANT

Senior Site Manager

TMT Commercial Contractors Ltd

Kingfisher Court

Yew Street

Stockport

SK4 2HG

Contact: Lisandro Pimentel

07519 589 842

Lisandro.pimentel@tmt-group.co.uk

Lisandro will be responsible for the daily activities onsite and along with the running of site from a Health & Safety Aspect. Lisandro will be the onsite point of call for TMT for the external works

Additional out of hours contact – 24/7

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2.4. Construction Access

Construction delivery access will be through the main vehicle gates located on River Street where the green space is currently located to the rear of the building (highlighted in Appendix 1). Construction/Site operatives access point will be clearly sign posted with 'Site Entrance' on the main entrance turnstile located adjacent to the Q Park entrance/exit. Once onto site, signage will be present to direct operatives, heavy goods vehicles, deliveries and waste removal wagons all to their designated areas. Access points will be kept locked at all times unless supervised to prevent unauthorised entry throughout the project. Operatives will follow access routes into the building where the ground floor will be reestablished for our Site Offices, Canteen/Welfare areas and dry storage areas. Maintain fire exit doors positioned throughout the building to allow for emergency evacuation purposes only. Internal hoardings will be built segregating the working area and temporary welfare/office area.

2.5. Hours of Work

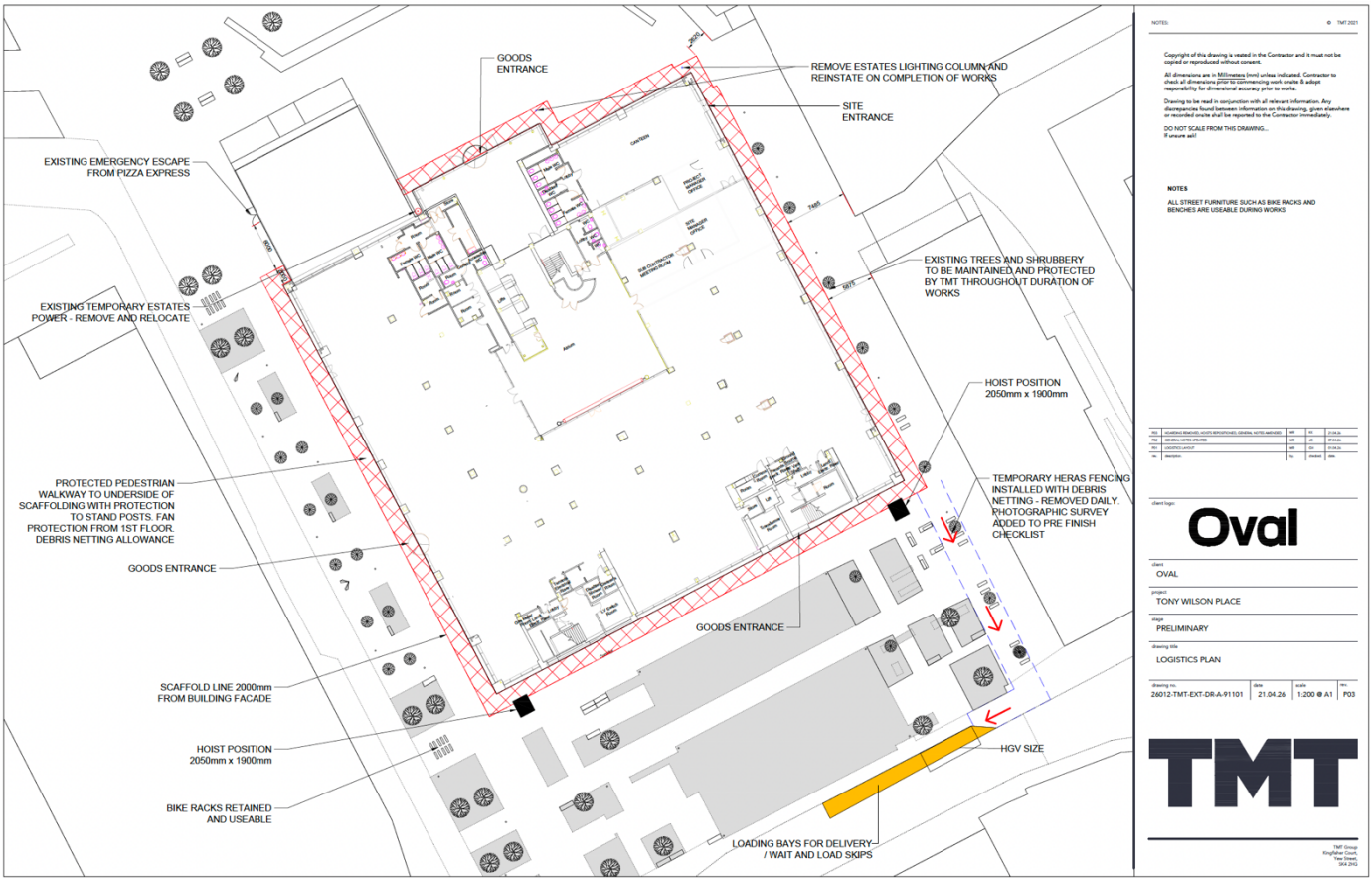
TMT's designated working hours are 07:00 – 16:00 Monday – Friday with a view of working later in the day and over the weekend if required. Any heavy noisy works will be completed after 07:30 due to the neighbouring tenants surrounding the site and as per Manchester City Councils Noisy Working times, this will be 08:30 on Saturdays. Deliveries and waste removals will be scheduled later in the day (post 9am) to prevent any excessive delays in getting to site, to minimise disruption to existing tenants, properties and construction sites and to allow suitable and sufficient labour onsite to offload and distribute materials efficiently.

2.6. Contractor Compound

Please view Appendix 1 for a full site layout. On the site plan, you will see designated Site Offices, Site Canteens, waste routes, delivery points and contractors entrance location. Each compound internally will be completely fenced off and external routes will be hoarded off during the removals and this system won't be affecting the existing finishes to the highways and footpaths. Internal laydown areas created and use of loading bay on River Street to deliver materials to site. This will be controlled, as mentioned, with hers fencing and additional banksman to supervise and manage the pedestrians in the local area. Please view below;

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2.7. Community Consultation Plan

Introduction

This Community Consultation Plan outlines the strategy for engaging with stakeholders, neighbouring occupiers, local businesses, and the wider community in relation to the proposed refurbishment works at 1 Tony Wilson Place, Manchester City Centre.

The project comprises:

- Replacement of the external cladding system
- Full refurbishment of the façade curtain walling system
- Full internal refurbishment
- Full roofing replacement

Given the city centre location and proximity to commercial, cultural, and residential premises, proactive communication and stakeholder engagement are essential to minimise disruption and maintain positive community relations.

Objectives of the Consultation

The objectives of this plan are to:

- Provide clear and timely information about the nature and programme of works
- Minimise disruption to neighbouring occupiers and local businesses
- Establish a transparent communication process
- Provide a mechanism for feedback, concerns, and complaints
- Demonstrate responsible project management in line with Manchester City Council expectations

Stakeholder Identification

Key stakeholders include:

- Adjacent commercial and office occupiers
- Nearby residential properties and apartment buildings
- Local businesses and retail premises
- Pedestrians and visitors within Manchester City Centre
- Local ward councillors
- Emergency services

Consultation Methods

Pre-Construction Engagement

Prior to works commencing:

- A written notification letter will be issued to surrounding properties outlining:
    - Scope of works
    - Programme duration
    - Working hours
    - Key construction activities (e.g., cladding removal, scaffold erection, roofing works)
    - Contact details for the Site Manager and Project Management
- Where appropriate, direct meetings will be offered to immediate neighbours.
- Digital copies of consultation materials will be made available upon request.

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Ongoing Communication During Construction

To ensure continued engagement throughout the programme:

- A named Community Liaison Officer (CLO) will be appointed.
- Contact details (telephone and email) will be displayed on site hoarding.
- Advance notice will be provided for:
    - Crane lifts
    - Temporary road or footpath diversions (if required)
    - Noisy façade removal works
    - Roof works that may affect views or adjacent properties
    - Excessive deliveries to site
- Monthly progress updates may be issued for longer phases of works.
- Emergency contact details will be available outside working hours.

Managing Key Community Impacts

Noise & Vibration

Façade removal and roofing replacement may generate temporary noise. Mitigation measures will include:

- Compliance with agreed working hours
- Use of low-noise plant where possible
- Careful sequencing of particularly noisy activities
- Advance notice of high-impact operations
- Sheeting scaffolding elevations to ensure sound dissipates at source

Dust & Visual Impact

Cladding replacement and roof works may create temporary dust and visual disruption. Controls will include:

- Protective scaffold sheeting
- Dust suppression measures
- Regular cleaning of surrounding pavements
- Prompt removal of debris

Access & Public Realm

Given the central location:

- Safe pedestrian routes will be maintained at all times
- Clear signage will direct pedestrians where temporary diversions are required
- Deliveries will be managed to minimise congestion
- Coordination with neighbouring buildings will take place where shared access routes exist

Feedback & Complaints Procedure

A formal procedure will be implemented:

- Complaints logged upon receipt
- Acknowledgement within 24 hours
- Investigation by Site Manager or CLO
- Written response outlining actions taken
- Monitoring to prevent recurrence

A complaints register will be maintained and made available to Manchester City Council upon request.

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Monitoring & Review
The consultation process will be reviewed periodically throughout the construction programme to ensure it remains effective.
Adjustments will be made where:

- Stakeholder concerns increase
- Programme phases change
- Additional high-impact works are introduced

Commitment
The project team is committed to delivering the refurbishment works responsibly, safely, and with consideration to the surrounding Manchester City Centre community. Through proactive communication, structured engagement, and responsive management, disruption will be minimised and stakeholder relationships maintained throughout the works.

3. Environmental Aspects and Control Measures

During the construction works various environmental aspects will take place giving rise to risk on site. A risk assessment has been produced which outlines the aspects and impacts likely to cause significant adverse environmental effects. This can be found in Appendix A.

3.1. Water Management & Pollution Prevention

All water discharges are classed as a trade effluent by the Environment Agency/ Regulatory Body including but not limited to:
• Dewatering
• Washing down equipment

If discharge of site waters is required to foul water drain, then permission will be sought from the local water authority and sediment removal will be required.

If discharge of site water is required to surface water drain, then the necessary discharge permit / consent can be obtained from the Environment Agency (EA).

If waters on site are not able to be discharged to foul water or surface water drain, then the water will be collected and tankered off site as waste using a registered waste carrier to an authorised water treatment plant.

The EA Regulatory Position Statement (RPS) may be used if the discharge to surface drain is short term uncontaminated water which is wholly or mainly rainwater from an excavation. If the conditions of the RPS can be followed, then a risk assessment must be in place before pumping commences.

All surface water and foul water drains will require protection from uncontrolled site run off which may be contaminated with silt, oils, concrete/cement, chemicals or litter. The drains will be marked up on the site plan, and colour coded on site, red for foul drains, blue for surface water drains. Materials and COSHH will be stored away from site drains, and the site operatives will be trained on surface water management.

Given the work activities taking place on site, mitigation measures will be in place to prevent pollution to the sensitive areas of the site. These measures comprise of the following:
• Drain type location to prevent uncontrolled surface run off waters entering unauthorised drains.
• A sediment removal system will be installed if required.
• Onsite water testing will be carried out for parameters such as sediment, if required. Any anomalies will be reported immediately, and discharge ceased.
• Re-fuelling will not take place within 10 metres of surface waters or surface water drains. Re-fuelling of the site cabin will only be taking place onsite.
• Immediate action will be taken if any high levels of sediment are identified which could cause pollution.
• Mitigation actions will be implemented immediately.
• Pollution will be controlled at source whenever possible.
• Site activity will cease works if high levels of sediment are identified caused by site activities.
• Environmental representatives will be consulted if in doubt.
• Training will be given to the site operatives outlining these mitigation measures.

3.2. Statutory Nuisance

3.2.1. Noise & Vibration

Noise pollution and vibration has the potential to create a statutory nuisance. This can disturb local wildlife, residents, general public and businesses.

In the event of a noise complaint, the Local Authority has the power to stop the works if noise is causing a nuisance (Control of Pollution Act, Section 60).

The proposed activities are likely to cause a nuisance or impact residential areas and the following control measures will be applied:
• A risk assessment will be produced to assess the risk of disturbance on local residents and green areas.
• Plant and equipment will be in a good condition and well maintained.
• Unnecessary noise will be minimised using sheeting surrounding the scaffolding during the cladding installation
• Noisy activities will be restricted to working hours Mon – Fri 07:30 – 18:00hrs, Sat 08:30 – 14:00hrs.
• Deliveries will be planned to minimise potential nuisance to the local community and drop heights into hoppers, lorries and other plant will be minimised, where possible.
• Local Authorities will be contacted with regards to out of hours work, through the main client.
• Letter drops will take place to inform neighbours and local residents of planned activities.
• Any complaints received will be reported and dealt with promptly to the satisfaction of all parties involved.
• Noise and vibration monitoring be carried out, and the data submitted promptly.
• Appropriate training and awareness will be undertaken with the workforce to reduce unnecessary noise. All necessary steps will be taken to prevent noise nuisance.
• Discussions will take place with operators about necessary control measures if peak noise levels are reached.
• The use of anti-vibration tools and equipment will be required as specified in the Control of Vibration at Work Regulations 2005.

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3.2.2. Dust & Emissions

Construction and demolition activities can result in the following air quality impacts:
• Visible dust plumes;
• Dust deposition;
• Elevated PM10 and PM2.5 concentrations;
• Increased concentrations of nitrogen dioxide.

Air pollutants result from dust generating activities on-site such as the breaking-up of materials and the movement of soil, as well as from the exhaust of diesel powered machinery and vehicles, both static and non-road mobile machinery (NRMM). Dust from internal demolition/strip out works and site operations will be mitigated at source but removal of waste products can settle on neighbouring properties which may cause eye irritation, exacerbate asthma or affect plant growth. In addition, black smoke from plant and equipment is likely to cause damage to human health. The site is not located in close proximity to sensitive ecological receptors.

The dust emission magnitude is based on the scale of the anticipated works and should be classified as Small, Medium, or Large.

Uncontrolled dust and air emissions can lead to valid complaints and the Local Authority has the power to stop works if dust is causing a statutory nuisance. The following control measures will be applied:

General

• Weather conditions and prevailing wind direction will be checked to plan in activities that may generate dust. If weather conditions are not favourable, activities will be carried out on a different day.
• The workforce will be trained to reduce dust and air emissions from onsite activities.
• Routes will be planned with minimum distances.
• All dust and air quality complaints will be recorded and acted upon. The cause will be identified, and appropriate measures taken to reduce emission in a timely manner and recorded. Records will be made available to regulators upon request.

Dust

• Any demolition, cutting, grinding operations on site will be adequately shielded or wetted to prevent dust.
• Fine, dry materials will be stored within buildings/storage containers, where possible or protected from wind.
• Silos and stockpiles will be positioned away from residential areas and watercourses.
• Stockpiles will be graded and dampened down to prevent windblown dust and lose material removed as soon as possible.
• Dry, dusty materials will either be cleaned up or damped down.
• Hoardings, fencing, barriers and scaffolding will be regularly cleaned using wet methods, to prevent re-suspension of particulates.
• Regular checks of buildings within the site boundary will be carried out to check for soiling due to dust with cleaning carried out where necessary.

• Roadways and surfaces will be swept and damped down with water at regular intervals where dust may be a problem.
• Drop heights into haulage vehicles etc will be minimised and dry materials leaving site will be sheeted. All vehicles will adhere to on site speed limits.
• Visual checks are the most common way of monitoring dust leaving the site boundary. Daily checks will be made of the site boundary during dusty activities, checks will be backed up with photographic evidence and recorded in the site diary.
• Demolition will take place on a damp still day to reduce the amount of potential dust crossing the site boundary. Site boundary dust monitoring close to sensitive receptors will take place during demolition to ensure dust crossing the boundary is minimal.
• The contractor will ensure that all operatives employed on site: understand their responsibilities for minimising the generation of particles and dust; appreciate the effect of dust on health and the environment, the benefits of reducing dust generation and the methods to reduce dust generation;
• Adequate measures within all risk assessments and method statements will be included where dust generation may be a hazard.

Emissions

• A construction traffic management plan will be implemented to ensure deliveries arrive avoiding busy times of days and vehicles are not queuing outside the site on the public highway.
• Plant and equipment will be maintained regularly to reduce the number of impromptu fumes and smoke emitted.
• Burning / fires will not occur on site.
• Site rules will be in place which indicate to switch off plant when not in use to reduce exhaust emissions. All plant must have recorded maintenance programmes.
• There will be consideration of using electrical equipment rather than internal combustion engines (i.e. generators).
• Electricity suppliers will be contacted early on in project preparation so electrical supply is available to negate use of generators.

3.3. Waste Management

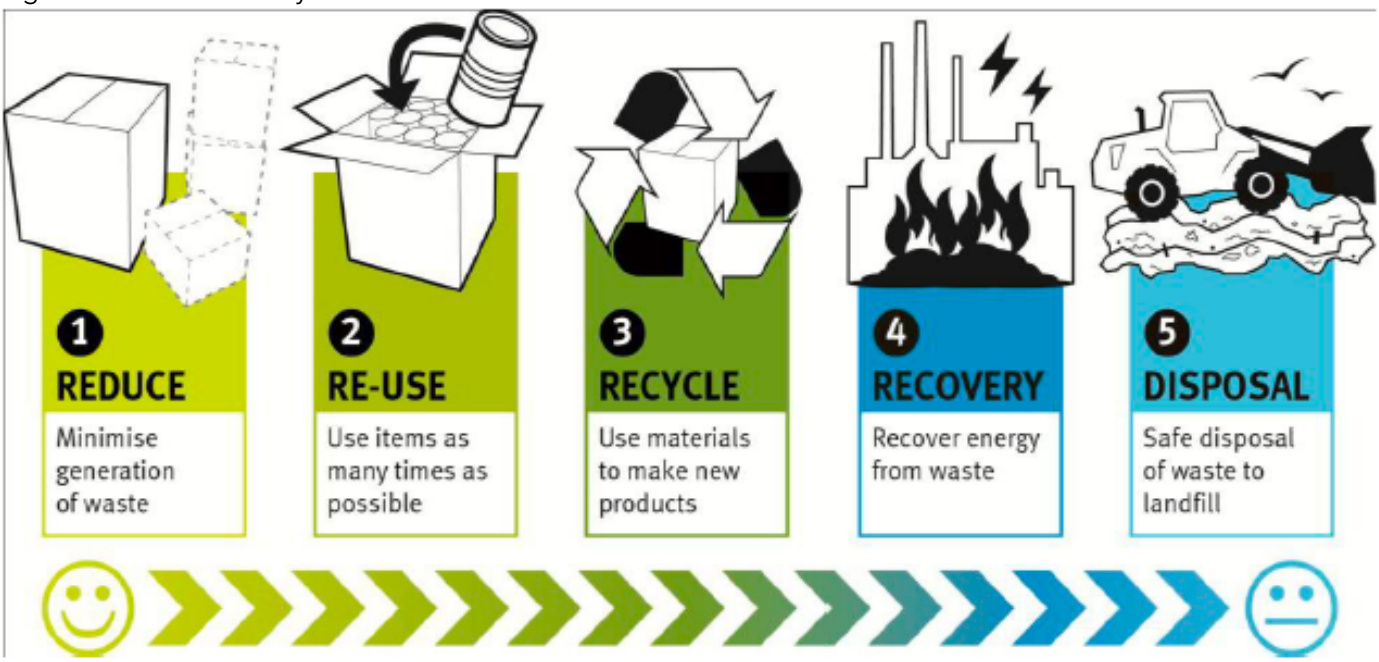
A Site Waste Management Plan can be produced which outlines measures taken to reduce waste, the expected generated waste streams, associated permits & licences, and a running tally of waste streams and associated volumes that have left site. This will be a live document which will be regularly reviewed and updated as works progress. This will be issued through our Waste Management Company.

Waste skips / containers will be labelled and in good condition. They will be stored securely on hardstanding and locked / covered where applicable to prevent escape of waste to the environment. Skips will be stored in an appropriate area away from sensitive receptors and the location outlined on the site plan. Please view Appendix 1.

Hazardous wastes will be stored separately from other hazardous and non-hazardous wastes.

The waste hierarchy will be adopted on site (refer to Figure 3).

Figure 3: Waste Hierarchy



• Prevent – e.g. ensuring accurate measurements are taken when ordering materials, not over-ordering and storing materials securely to prevent damage from the elements or site traffic.
• Re-use – e.g. re-using whole bricks, re-using uncontaminated naturally occurring material on site and re-using timber off-cuts.
• Recycle – e.g. using recycled aggregates on site and sending material to a recycling facility.
• Recover – e.g. sending material to an Energy from Waste (EfW) Facility.
• Disposal – e.g. – e.g. disposing of waste at a landfill or incinerator which does not recover energy.

Any waste required to be removed from site will be accompanied by a Waste Transfer Note (WTN) for non-hazardous waste, or a Hazardous Waste Consignment Note (HWCN) for Hazardous Waste. Waste documentation will be retained for the legally required timeframe (2 years for WTN, 3 years for HWCN).

Duty of care checks shall be carried out on waste contractors to ensure permits and licences are valid and have not been revoked by the Environment Agency (Public registers (data.gov.uk)).

All who attend site will be trained in the site-specific waste management procedures during the site induction.

3.5. Contaminated Land

If other contamination is identified, the area will be quarantined, and material chemically tested to determine if it can be reused on site. Contaminated material will be stocked away from sensitive receptors, on an impermeable surface, and covered if required.

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3.6. Roadway Control

Traffic on and off site will be controlled. A Site Safety Plan and swept path assessment will be produced identifying all key safety requirements including traffic movement onto and around the site. The main measures will include:
• Site deliveries and traffic/plant movement activities on site will be restricted to Monday – Friday 07.30 – 18:00 and Saturday 08.30 – 14:00. No deliveries permitted on Sunday or Bank Holidays.
• Deliveries will be scheduled to ensure vehicles are not queuing and waiting for drop off.
• Delivery routes will be planned to avoid busy times of day and avoid residential areas where possible. This may at times be scheduled prior to the times above to mitigate and minimise risk to the surrounding properties and the general public.
• All vehicles will remain on temporary hard standings whilst on site.
• All vehicle wheels will be checked by the Gateman before leaving site and will be brushed clean as necessary if required. Any residual matter will be swept and washed off the adjacent Highway.
• All vehicles off-loading and loading will be carried out within the site boundary without impeding the highway.
• Whenever practicable site traffic will be directed to avoid residential areas, and busy times of day.
• The development proposal does not include any exclusive parking, so parking for contractors and visitors will be off-site parking.

3.7. Site Audits

The implementation of the CMP will be checked through regular site inspections and environmental audits. An audit programme will be developed, and the following factors will be considered when determining the frequency of the audits:
• The results of previous audits.
• Occurrence of any non-conformances.
• Concerns raised by the project team or interested parties.

A site inspection shall be undertaken regularly (either weekly or fortnightly) ensuring the works are being undertaken in accordance with the CMP. The inspections will cover the key themes such as segregation of works, ensuring site parameter, fuel storage, waste management, noise, dust and air quality, carbon & sustainability etc.

Actions raised by the audit will be checked for closure during the next audit or as set within the audit, immediate action, high/medium and low risk. Actions which have not been closed out, good practice and areas of improvement will be discussed during management meetings.

3.8. Emergency Preparedness & Response

There is the potential for activities on site to cause minor spills leading to pollution of the environment. In order to minimise these situations, there are procedures in place relating to refuelling, spillages, and waste management.

Spill kits will be held on site in designated locations, which may change with time, but will be agreed with the Site Manager and outlined during the induction and spill response toolbox talks.

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Spill of fuel/oil etc. can cause damage to surrounding habitats and watercourses. The following will be incorporated in the

Emergency Response Plan for the site:
• Appropriate PPE will be worn before taking action.
• A spillage will be contained immediately using absorbent materials and booms.
• Incidents will be reported to the site manager who will contact the Environment Agency if necessary.
• All incidents and near misses will be investigated.
• An emergency spill response contractor will be appointed to provide assistance where applicable .
• After an incident, all waste generated by clean-up activities will be disposed of by an authorised waste carrier to a permitted disposal site accompanied by correctly completed waste documentation.
• Ditches will not be dug draining polluted matter to drains.
• Incidents will not be ignored.

4. Environmental Policy, Responsibilities and Communication

4.1. Environmental Policy

TMT's environmental policy will be displayed and adhered to by all who visit site. This outlines the scope to protect the environment, comply with applicable legislation and minimise the use of natural resources.

4.2. Responsibilities

Role	Environmental Responsibilities
The Environmental Manager / Site Manager	• Develop, implement and maintain the Environmental Management Plan. • Conduct compliance reviews, review and update the Register of Legislation, review and update the Aspects Register. Undertake regular site inspections (fortnightly), supported by others as appropriate. Carry out environmental training where required. • Conduct formal environmental audits: o Fortnightly audits are planned; however, these may increase or decrease depending on site performance. • Report on Contractor's environmental performance. • Ensure that sound environmental performance is achieved. • Day to day management and monitoring of all environmental related activity. • Reporting to the Site Manager / Project Manager as appropriate.
Environmental Manager	• Conduct environmental audit

	• Review and update CMP • Carry out environmental training of the workforce
Project Manager	• Ensure the review of the CMP is carried out. • Overall responsibility for the works. • Ensure that the CMP is prepared and that the works are undertaken in accordance with it and the associated management plans and method statements. • Ensure compliance with all relevant legislation and environmental rules.
Site Manager	• Undertake the day to day management of the works ensuring that operations are carried out in accordance with the CMP.
Specialist Subcontractors (monitoring and testing)	• Undertake specialist activities in accordance with this CMP.
Operatives	• Undertake tasks in accordance with method statement briefings, toolbox talks, and principles set out in the environmental induction. • Ensure environmental incidents are reported immediately.

4.3. Training

The team will be briefed on the following topics as a minimum / as appropriate:
- Environmental Policy.
- General environmental awareness.
- Waste management.
- Surface water pollution and control.
- Spills and emergency response procedures.
- Dust management.
- Noise management.
- Traffic management.

Specific training needs will be identified and provided for all personnel involved in work activities that could result in an adverse impact on the environment. The training will include reference to the importance of adhering to the contents of the CMP and the potential consequences of departure from specified method statements. Environmental training in the form of toolbox talks will also be undertaken on site, evidence of which (along with all other training) will be maintained on record as part of the management system.

4.3.1. Induction

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Prior to commencing work on site, all personnel will undergo a site specific induction, where the environmental objectives, requirements and responsibilities will be communicated to the workforce. Environmental Site Rules will detail site personnel's obligations while on site. This will introduce accountability for personnel working on the project.

The site induction and training shall cover relevant parts of the following areas to a sufficient level of detail for the workforce:
- Site rules including High risk items
- CMP & CPP
- Emergency procedures
- Environmental management
- Waste management.
- Plant use

4.3.2. Toolbox talks

Toolbox Talks will be delivered on specific topics relevant to the works and mitigation measures. These may include waste management, pollution prevention, spill response, etc. as required. Toolbox talks will be delivered to all operatives on site, and records kept for the duration of the project.

The principal contractor and each of its sub-contractors will establish a regime of toolbox talks such that every employee receives a health, safety & environmental briefing as appropriate, with a target of a minimum of one toolbox talk on an environmental topic per month. For sub-contractors', their supervisors are responsible for conducting these briefings and their implementation will be monitored. Records must be kept of toolbox talks carried out and who attended them.

Requests for new/specific toolbox talks can be made to the environmental manager. An indicative list of appropriate toolbox talks is provided below. More may be added to this list as the project progresses and as issues arise.
- Dust and Air Quality.
- Silt Management.
- Segregation and Storage of Waste.
- Spill Control.
- Washing Down Plant and Machinery.

4.4. Internal Environmental Communications

Staff will be kept informed of the environmental policy and environmental issues relevant to the CMP through a range of means, including a combination of meetings and different media. In addition, daily briefings will be held on site and regular meetings with the client to discuss health, safety and environmental matters. The aim is to provide sufficient information to raise and maintain awareness of the key environmental issues associated with the works and promote continual improvement.

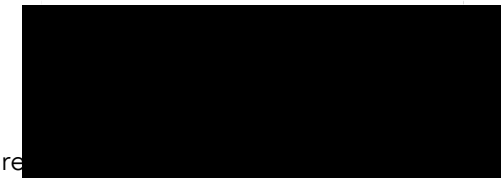
TMT Commercial Contractors Ltd, Kingfisher
Court, Yew Street, Stockport, SK4 2HG

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4.5. External Environmental Communications

Relevant external communications will be undertaken with regulators and stakeholders as required. Any monitoring results or issues relating to permitting shall be reported in a timely manner. Should any complaints arise from off-site during the works, they will be managed effectively, and mitigation measures implemented to ensure further complaints do not arise.

Produced by TMT Commercial Contractors
Name: Michael Houghton

Signature 
Date: 23.04.2026

TMT Commercial Contractors Ltd, Kingfisher Court, Yew Street, Stockport, SK4 2HG

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Appendix 1 – Site Boundary

GOODS ENTRANCE

REMOVE ESTATES LIGHTING COLUMN AND REINSTATE ON COMPLETION OF WORKS

SITE ENTRANCE

EXISTING EMERGENCY ESCAPE FROM PIZZA EXPRESS

EXISTING TEMPORARY ESTATES POWER - REMOVE AND RELOCATE

EXISTING TREES AND SHRUBBERY TO BE MAINTAINED AND PROTECTED BY TMT THROUGHOUT DURATION OF WORKS

HOIST POSITION
2050mm x 1900mm

TEMPORARY HERAS FENCING INSTALLED WITH DEBRIS NETTING - REMOVED DAILY. PHOTOGRAPHIC SURVEY ADDED TO PRE FINISH CHECKLIST

PROTECTED PEDESTRIAN WALKWAY TO UNDERSIDE OF SCAFFOLDING WITH PROTECTION TO STAND POSTS. FAN PROTECTION FROM 1ST FLOOR. DEBRIS NETTING ALLOWANCE

GOODS ENTRANCE

GOODS ENTRANCE

SCAFFOLD LINE 2000mm FROM BUILDING FACADE

HOIST POSITION
2050mm x 1900mm

BIKE RACKS RETAINED AND USEABLE

HGV SIZE

LOADING BAYS FOR DELIVERY / WAIT AND LOAD SKIPS

NOTES:

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Copyright of this drawing is vested in the Contractor and it must not be copied or reproduced without consent.

All dimensions are in Millimeters (mm) unless indicated. Contractor to check all dimensions prior to commencing work onsite & adopt responsibility for dimensional accuracy prior to works.

Drawing to be read in conjunction with all relevant information. Any discrepancies found between information on this drawing, given elsewhere or recorded onsite shall be reported to the Contractor immediately.

DO NOT SCALE FROM THIS DRAWING...
If unsure ask!

NOTES

ALL STREET FURNITURE SUCH AS BIKE RACKS AND BENCHES ARE USEABLE DURING WORKS

rev.	description.	by.	checked.	date.
P03	HOARDING REMOVED, HOISTS REPOSITIONED, GENERAL NOTES AMENDED	MR	KK	21.04.26
P02	GENERAL NOTES UPDATED	MR	JC	07.04.26
P01	LOGISTICS LAYOUT	MR	GH	01.04.26

client logo:

Oval

client
OVAL

project
TONY WILSON PLACE

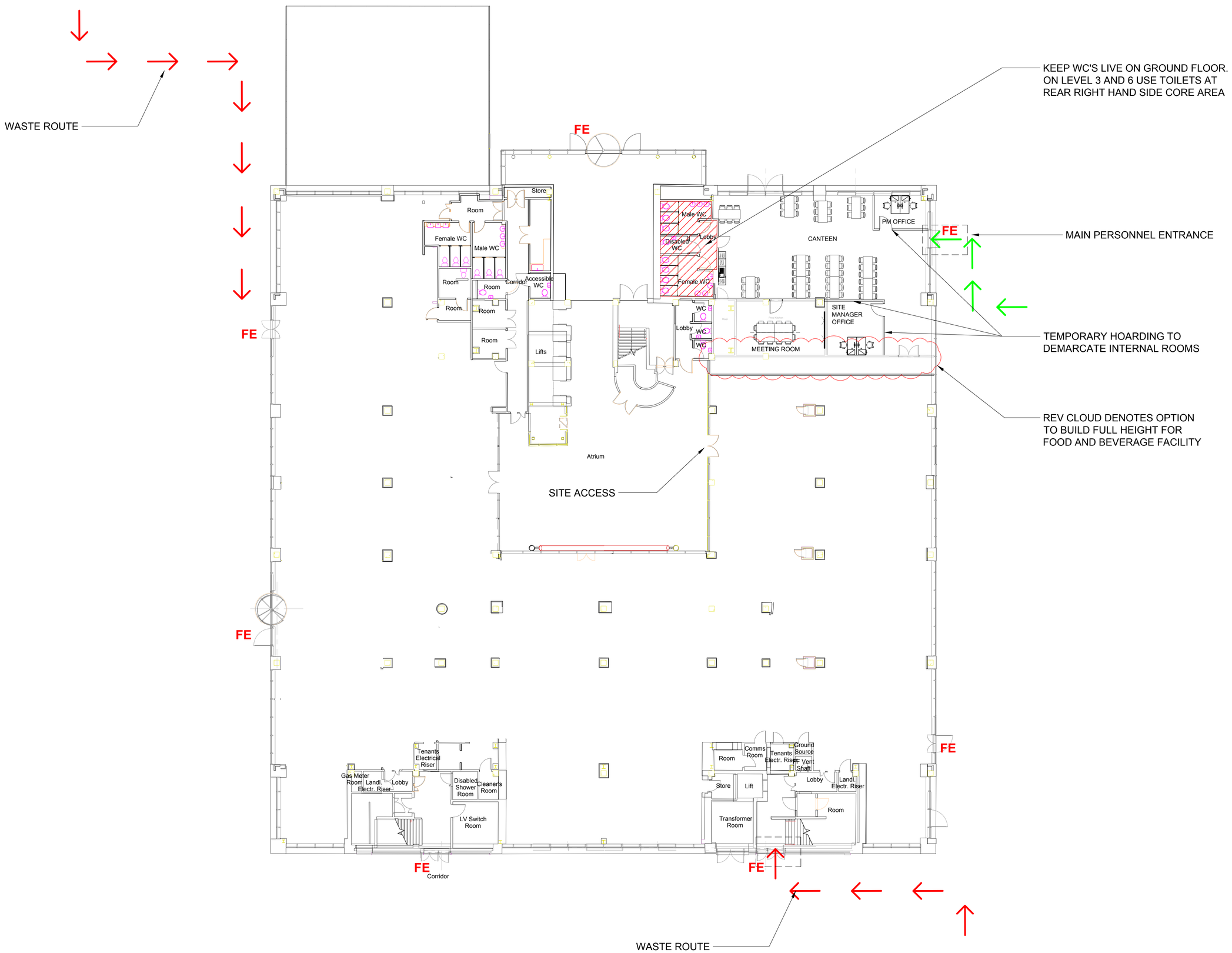
stage
PRELIMINARY

drawing title
LOGISTICS PLAN

drawing no.	date	scale	rev.
26012-TMT-EXT-DR-A-91101	21.04.26	1:200 @ A1	P03

TMT

TMT Group
Kingfisher Court,
Yew Street,
SK4 2HG



NOTES:

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All dimensions are in Millimeters (mm) unless indicated. Contractor to check all dimensions prior to commencing work onsite & adopt responsibility for dimensional accuracy prior to works.

Drawing to be read in conjunction with all relevant information. Any discrepancies found between information on this drawing, given elsewhere or recorded onsite shall be reported to the Contractor immediately.

DO NOT SCALE FROM THIS DRAWING...
If unsure ask!

KEY

- Use existing toilets for site team
- Goods Entrance
- Main Personnel Entrance
- FE — FIRE ESCAPE DOOR

rev.	description.	by.	checked.	Date
P04	SITE SETUP LAYOUT AMENDED	MR	JC	22.04.26
P03	SITE SETUP UPDATED - HOARDING REMOVED	MR	KK	21.04.26
P02	SITE SETUP UPDATED	MR	JC	31.03.26
P01	SITE SETUP ADDED	MR	KC	20.02.26

client logo: Oval

client: OVAL

project: TONY WILSON PLACE

stage: PRELIMINARY

drawing title: GROUND FLOOR - SITE SETUP

drawing no.: 26012-TMT-00-DR-A-91100

date	scale	rev.
22.04.26	1:150 @ A1	P04

TMT
DESIGN+REFURBISH+FIT OUT

TMT Group
Kingfisher Court,
Yew Street,
SK4 2HG

TMT Commercial Contractors Ltd, Kingfisher
Court, Yew Street, Stockport, SK4 2HG

Commercial Build and
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Appendix 2 – Notice of Planning Permission

MANCHESTER CITY COUNCIL

Important – Planning permission & notices of consent

Compliance with conditions

- Your planning approval or consent is attached. It will contain conditions that you must comply with.
- Please read the conditions and understand their requirements and restrictions, for example submission and approval of details or measures to protect trees.
- Some conditions will require action before you start development and it is imperative that you seek to have these discharged before any work commences.
- Whilst every effort has been made to group conditions logically, it is your responsibility to ensure that you are aware of the requirements and/or restrictions of all conditions.
- If you fail to comply with the conditions this may result in a breach of planning control and this may lead to enforcement action.
- Failure to comply with conditions may also result in the development not being lawful.
- It is in your interests to demonstrate that conditions have been complied with. Failure to do so may cause difficulties if the property is sold or transferred.
- A fee is payable for each request to discharge conditions.
- For advice on any of these matters, please contact Planning, Manchester City Council, PO Box 532, Town Hall, Manchester M60 2LA or email planning@manchester.gov.uk

MANCHESTER CITY COUNCIL

Town & Country Planning Act 1990 (as amended)

Planning Permission

Applicant

Mr Brian Kelly
Abrdn
1 George Street
Edinburgh
EH2 2LL

Agent (if used)

Miss Clarissa Forshaw-Murphy
JLL
1 Oxford Street
Manchester
M1 4PB

Part 1 – Particulars of the application/development

Proposal: External alterations including replacement cladding, new entrance and plant to roof top.

Location: 1 Tony Wilson Place, Manchester, M15 4FN

Date of application: 28 March 2025

Application number: 142576/FO/2025

Part 2 – Particulars of decision

Manchester City Council gives notice that the development referred to in Part 1 has been **Approved** in accordance with the application and plans submitted subject to the condition(s) listed below (if any).

Article 35 Declaration

Officers have worked with the applicant/agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the application.

Condition(s) attached to this decision

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents, received by Manchester City Council as the Local Planning Authority on 28 March 2025:

- Location Plan 7124-JMA-01-ZZ-DR-A-PL0001-S4-P01
- Proposed Site Plan 7124-JMA-01-ZZ-DR-A-PL0003-S4-P01
- Proposed Ground Floor 7124-JMA-01-00-DR-A-PL0002-S4-P01

- Proposed Roof Plan 7124-JMA-01-RL-DR-A-PL0002-S4-P01
- Proposed North Elevation 7124-JMA-01-ZE-DR-A-PL0002-S4-P01
- Proposed East Elevation 7124-JMA-01-ZE-DR-A-PL0004-S4-P01
- Proposed-South Elevation 7124-JMA-01-ZE-DR-A-PL0006-S4-P01
- Proposed West Elevation 7124-JMA-01-ZE-DR-A-PL0008-S4-P01
- Proposed Typical Floor 7124-JMA-01-ZZ-DR-A-PL0005-S4-P01
- Proposed Section AA 7124-JMA-01-ZZ-DR-A-PL5002-S4-P01
- Proposed Section BB 7124-JMA-01-ZZ-DR-A-PL5004-S4-P01
- Proposed Section CC 7124-JMA-01-ZZ-DR-A-PL5006-S4-P01
- Bay Study Brick 7124-JMA-01-ZZ-DR-A-PL5007-S4-P01
- Bay Study Cladding L03 7124-JMA-01-ZZ-DR-A-PL5008-S4-P01
- Bay Study Cladding L05 7124-JMA-01-ZZ-DR-A-PL5009-S4-P01
- Design & Access Statement 7124-JMA-XX-XX-RP-A-PL0001-S4-P01
- Spectrum Planning Noise Assessment Report RK3832
- Spectrum Noise Ingress Assessment Report RK3846

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy.

3) Prior to any external works being carried out, a full-sized sample panel, the samples and specifications of all materials to be used on all external elevations shall be submitted and be approved in writing by the City Council as Local Planning Authority. The development shall be implemented in accordance with the approved details.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

4) Prior to the commencement of development, a Construction Management Plan outlining working practices shall be submitted to and approved in writing by the City Council as Local Planning authority. This shall include as a minimum:

- Measures to control noise and vibration
- Dust suppression measures;
- Compound locations where relevant;
- Details of an emergency contact telephone number;
- A community consultation plan; and
- Sheeting of construction vehicles. The development shall only be carried out in accordance with the approved management plan.
- Detail of phasing and quantification / classification of vehicular activity associated with planned construction. This should include commentary on types and frequency of vehicular demands together with evidence (including appropriate swept-path assessment) of satisfactory routeing both within the site and on the adjacent highway.
- Traffic management plans should include any effects on the surrounding roads and measures for vehicles, pedestrians and cyclists
- Construction Site Layout Plan including welfare areas, waste storage, material storage, plant locations, and unloading and loading areas.
- Manage and coordinate construction activities with reference to ongoing/imminent construction works in the locality
- The details of an emergency telephone contact number for the site contractor to be displayed in a publicly accessible location; and
- A dimensioned plan is provided for any proposed scaffolding and site hoarding to understand impact to highway/footway.

Manchester City Council encourages all contractors to be 'considerate contractors' when working in the city by being aware of the needs of neighbours and the environment. Membership of the Considerate Constructors Scheme is highly recommended.

The development shall be carried out in accordance with the approved CMP.

Reason - To safeguard the amenities of nearby residents pursuant to policies SP1, EN19 and DM1 of the Manchester Core Strategy.

5) a) Any plant, equipment and servicing shall be selected and/or acoustically treated in accordance with 'Proposed New Mechanical Services Plant Planning Noise Impact Assessment' produced by Spectrum Acoustics, dated January 2025. The scheme shall be implemented in full before the use commences. The scheme shall be implemented in full before the use commences.

b) Prior to the operation of the scheme a verification report shall be submitted to and approved in writing by the City Council as local planning authority to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic report. The report shall also undertake post completion testing to confirm that the noise criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.

Reason - To safeguard residential amenity by minimising the impact of the development and to prevent a general increase in pre-existing background noise levels around the site, pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester and Unitary Development Plan saved policy DC26.

6) The premises shall be acoustically insulated and treated to limit the break out of noise in accordance with the 'Proposed Building Refurbishment Planning Noise Ingress Assessment' produced by Spectrum Acoustics, dated February 2025. The scheme shall be implemented in full before the use commences.

Reason - In interests of the amenities of the occupiers of the building and occupiers of nearby properties, in order to reduce noise and general disturbance, in accordance with policy DM1 of Manchester's Core Strategy, and policies DC26 and DC10 of the saved Unitary Development Plan for the City of Manchester.

7) Prior to the first use of the development, details of the calibration certificates for the sound level meter and calibrator shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall then be retained and maintained for as long as the development remains in use.

Reason - In interests of the amenities of the occupiers of the building and occupiers of nearby properties, in order to reduce noise and general disturbance, in accordance with policy DM1 of Manchester's Core Strategy, and policies DC26 and DC10 of the saved Unitary Development Plan for the City of Manchester.

Informatives

Building Regulations 2010
This permission does not grant approval under Building Regulations.

Street Naming & Numbering Requirements
Manchester City Council is responsible for allocating street naming and numbering within Manchester for new developments or property conversions. Individuals or businesses are not permitted to allocate their own property numbers, building or street names.

If your development includes the creation of new dwellings (either new build or conversion of existing buildings), creation of new commercial properties or the subdivision of existing properties you must ensure that you request new or changes to addresses through us so they can be officially allocated and registered in accordance with the Public Health Act 1925 Sections 17-19 & Greater Manchester Act 1981 Section 22.

Failure to do this may result in difficulties for the developer/occupier when requiring services such as connections to utilities, phone lines and postal services and may delay your development.

You can apply online at the following address:
http://www.manchester.gov.uk/info/100011/roads_parking_and_transport/1988/naming_and_numbering_of_houses_buildings_streets_and_roads/2

Mining Information
The proposed development lies within an area which could be subject to current coal mining or hazards resulting from past coal mining. Please read the Standing Advice from the Mining Remediation Authority.

Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. Prior to carrying out works, please register on www.linesearchbeforeudig.co.uk to submit details of the planned works for review, ensuring requirements are adhered to.

The applicant is required to discuss and agree any requirements for licensing, Section 50, hoarding / scaffolding, and skips with MCC's Highways Licensing Team via Email to: highwaylicences@manchester.gov.uk.

The applicant is required to discuss and agree any requirements for temporary traffic and pedestrian management with MCC's Event and Traffic Management Team via Email to highwaynetworkmanagement@manchester.gov.uk.

Environmental Health recommend that construction/demolition works shall be confined to the following hours unless otherwise agreed in writing by the City Council as local planning authority:
- Monday - Friday: 7.30am - 6pm
- Saturday: 8.30am - 2pm
- Sunday / Bank holidays: No work

The applicant should refer to our noise from building sites for further information/guidance - https://www.manchester.gov.uk/info/100006/environmental_problems/2956/tackle_a_noise_problem/9

Also https://iaqm.co.uk/guidance/ on controlling emissions.

In addition to the IAQM guidance, MCC recommends that Non-Road Mobile Machinery (NRMM) used on the site of any major development within Manchester city centre for the purpose of construction or demolition works should meet Stage IV of EU directive 97/68/EC, and Stage IIIA as a minimum.

Information for Developers guidance documents can be downloaded using the following link:
http://www.manchester.gov.uk/info/500207/planning_and_regeneration/1962/additional_planning_guidance/3

Date: 22 May 2025

Signed: 

Julie Roscoe
Director of Planning, Building Control & Licensing

Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

Notes

1. This permission refers only to that required under the Town and Country Planning Act 1990 does not include any consent or approval under any other enactment, byelaw, order or regulation.

2 If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, they may appeal to the Secretary of State in accordance with Section 78(1) of the Town and Country Planning Act 1990 within six months of the date of the notice of the decision.

The Planning Inspectorate have introduced an online appeals service that can be used to make appeals online. This service is available through the gov.uk website – www.gov.uk/appeal-planning-decision The Inspectorate will publish details of your appeal on the internet. Alternatively If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State has power to allow a longer period for the giving of a notice of appeal but they will not normally be prepared to exercise this power unless there are special circumstances that excuse the delay in giving notice of appeal.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the City Council (planning@manchester.gov.uk) and the Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

3. The statutory requirements are those set out in Section 79(6) of the Town and Country Planning Act 1990, namely Sections 70(1) and 72(1) of the Act.

4. If either the local planning authority of the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that they can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990

5. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to them. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.

Mining Remediation Authority

STANDING ADVICE - DEVELOPMENT LOW RISK AREA

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Mining Remediation Authority on 0345 762 6846 or if a hazard is encountered on site call the emergency line 0800 288 4242.

Further information is also available on the Mining Remediation Authority website at: Mining Remediation Authority - GOV.UK

Standing Advice valid from 1st January 2025 until 31st December 2026