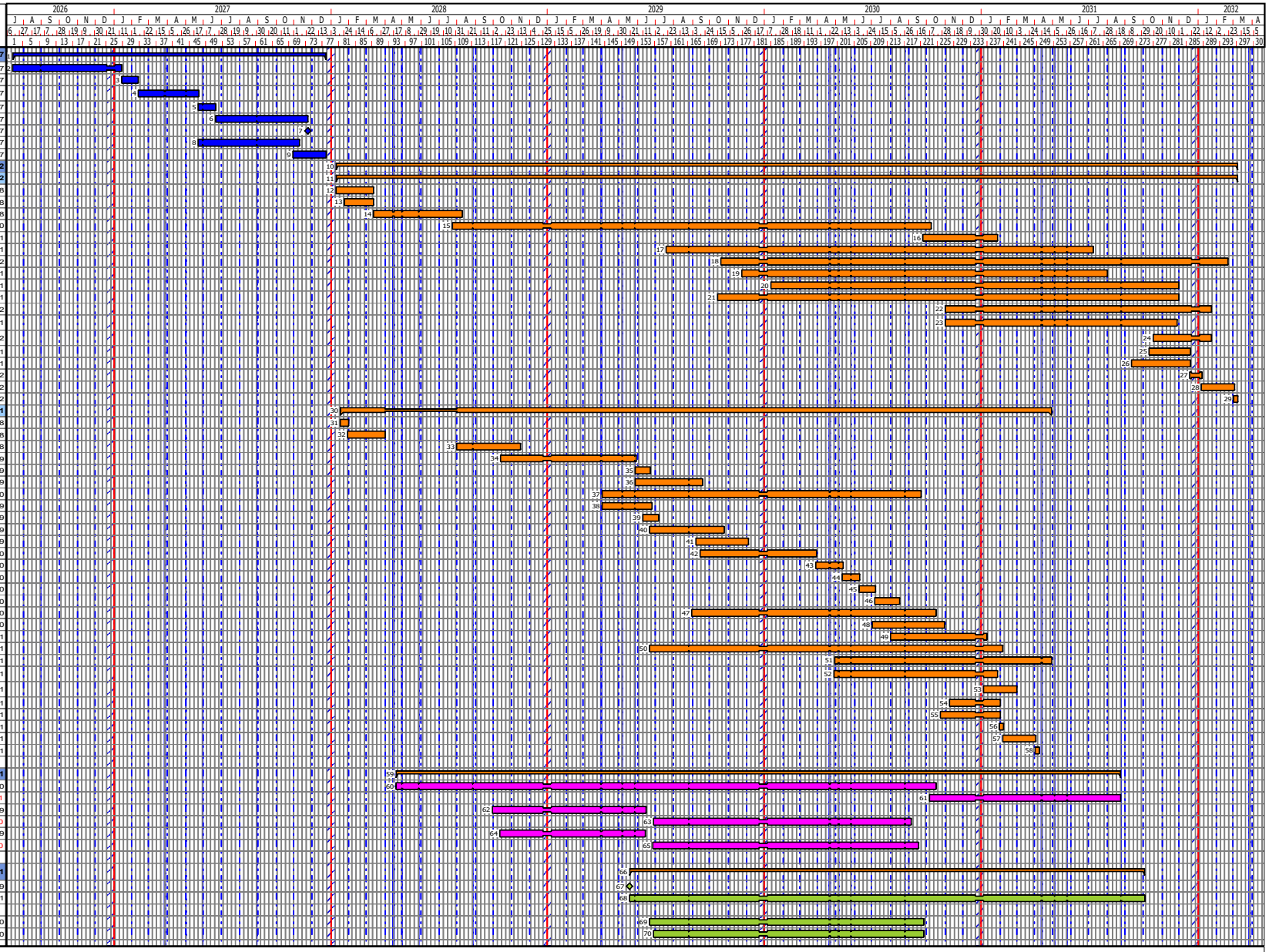
Castlefield, Manchester

Construction Phase Planning Programme

Monaghans

Line	Name	Duration	Start	Finish
1	**PRE-CONSTRUCTION PERIOD**	**72w 1d**	**15/07/2026**	**23/12/2027**
2	Planning Submission	24w	15/07/2026	13/01/2027
3	Planning Consents	4w	14/01/2027	10/02/2027
4	Commence design to negotiate contractor procurement (Stage 1 tender)	14w	11/02/2027	24/05/2027
5	Main contractor earlier procurement feedback	4w	24/05/2027	21/06/2027
6	Gateway 2 Submission	22w	22/06/2027	23/11/2027
7	Gateway 2 Consents		24/11/2027	24/11/2027
8	Funding Negotiation	24w	24/05/2027	09/11/2027
9	Main Contractor Tender Negotiation (Stage 2)	8w	29/10/2027	23/12/2027
10	**CONSTRUCTION**	**205w**	**11/01/2028**	**08/03/2032**
11	**BLOCK A - 436 Apartments**	**205w**	**11/01/2028**	**08/03/2032**
12	Site Preparation	9w	11/01/2028	13/03/2028
13	Piling	7w	25/01/2028	13/03/2028
14	Substructure	20w 3d	14/03/2028	09/08/2028
15	Superstructure - RC Frame	109w	25/07/2028	08/10/2030
16	Roof Finishes	16w	25/09/2030	28/01/2031
17	Unitised Glazed Facade	96w 4d	19/07/2029	08/07/2031
18	Finishes & Services - 436 Apartments	114w	19/10/2029	19/02/2032
19	Zip-Up Facade	82w 1d	23/11/2029	31/07/2031
20	Hoist Apartments - LO1 - L45	94w 1d	11/01/2030	28/11/2031
21	Lift Installation	105w	15/10/2029	28/11/2031
22	Handovers	59w	01/11/2030	22/01/2032
23	Main Apartments: Final Inspection / Snagging / Lock Down	52w 4d	01/11/2030	26/11/2031
24	Hoist Apartments:Final Inspection / Snagging / Lock Down	12w	17/10/2031	22/01/2032
25	Final MEP Commissioning	10w	10/10/2031	18/12/2031
26	External Works	14w 1d	11/09/2031	18/12/2031
27	Prepare Final Documentation for GW3 & Upload	1w	18/12/2031	07/01/2032
28	Gateway 3 Approval	8w	07/01/2032	02/03/2032
29	Practical Completion	1w	02/03/2032	08/03/2032
30	**BLOCK B - 157 Apartments**	**161w 4d**	**18/01/2028**	**29/04/2031**
31	Site Preparation	2w	18/01/2028	31/01/2028
32	Piling	9w	31/01/2028	31/03/2028
33	Substructure	15w 1d	01/08/2028	15/11/2028
34	Superstructure - RC Frame	29w 4d	13/10/2028	29/05/2029
35	Roof Steelwork	3w 3d	29/05/2029	21/06/2029
36	Roof Finishes	16w	29/05/2029	18/09/2029
37	Facade	73w 1d	03/04/2029	20/09/2030
38	Masonry: Ground - First Floor	11w 3d	03/04/2029	25/06/2029
39	Erect Mast Climbers	3w 4d	11/06/2029	05/07/2029
40	SFS Boarding	17w 4d	21/06/2029	24/10/2029
41	Windows	12w 3d	07/09/2029	04/12/2029
42	Masonry: L01 - L06	26w	14/09/2029	28/03/2030
43	Rainscreen Cladding L07 + L08	6w	28/03/2030	13/05/2030
44	Facade Flashings / Inspections / Snagging	4w	13/05/2030	10/06/2030
45	Dismantle Mast Climbers	4w	10/06/2030	05/07/2030
46	Curtain Walling & Revolving Doors	6w	05/07/2030	15/08/2030
47	Finishes & Services - 157 Apartments	55w 4d	31/08/2029	16/10/2030
48	Zip-Up Facade @ 2nr Hoist Positions	17w 1d	02/07/2030	30/10/2030
49	Hoist Apartments L01 - L08	21w	01/08/2030	09/01/2031
50	Lift Installation	79w 4d	21/06/2029	05/02/2031
51	Handovers	49w 1d	30/04/2030	29/04/2031
52	Main Apartments - Final Inspections / Snagging / Lock Down	36w 4d	29/04/2030	28/01/2031
53	Hoist Apartments - Final Inspections / Snagging / Lock Down	8w	06/01/2031	28/02/2031
54	Final MEP Commissioning	10w 1d	08/11/2030	31/01/2031
55	External Works	12w 2d	24/10/2030	31/01/2031
56	Prepare Final Documentation for GW3 & Upload	1w	31/01/2031	06/02/2031
57	Gateway 3 Approval	8w	06/02/2031	02/04/2031
58	Practical Completion	1w	02/04/2031	08/04/2031
59	**TOWER CRANES**	**165w**	**20/04/2028**	**25/08/2031**
60	TC1 (Block A) - RC Frame Contractor Use	130ew	20/04/2028	17/10/2030
61	TC1 (Block A - Extra-Over Hire By Other Trades)	46ew	07/10/2030	25/08/2031
62	TC2 (Block B) - RC Frame Contractor Use	37ew	29/09/2028	15/06/2029
63	TC2 (Block B - Extra-Over Hire By Other Trades)	62ew	28/06/2029	05/09/2030
64	TC3 (Block B) - RC Frame Contractor Use	35ew	12/10/2028	14/06/2029
65	TC3 (Block B - Extra-Over Hire By Other Trades)	64ew	27/06/2029	18/09/2030
66	**HOIST**	**117w 3d**	**18/05/2029**	**03/10/2031**
67	Level 7 slab cost		18/05/2029	18/05/2029
68	Double Hoist 1 (Block A) - RC Frame Contractor Use	124ew	18/05/2029	03/10/2031
69	Hoist 2 (Block B)	66ew	21/06/2029	26/09/2030
70	Hoist 3 (Block B)	65ew	28/06/2029	26/09/2030



Trades Contractor,Procurement Stages

Planning | Construction works | Concrete Frame | Miscellaneous

Milestone Appearances

Start Milestone

Programme No: -

Revision: V02

Issued:

Drawn By: Dawa Singh/Lewis Kennell

Notes: -