CONSTRUCTION MANAGEMENT PLAN (CMP)

Project: Erection of single-storey side and rear extension
Site Location: 7 Maroon Road, Manchester, M22 5NB
Planning Reference: PLA-2026-000534
Applicant: Mr. Sam Barnes
Principal Contractor: Barnes and Barnes Construction
Contractor Lead: Sam Barnes
Local Authority: Manchester City Council

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1. Project Overview & Scope

1.1 Development Description

This project involves the construction of a single-storey side and rear extension at 7 Maroon Road. The works will be executed by **Barnes and Barnes Construction** in full compliance with the approved drawing packages.

1.2 Purpose of this Document

This plan is written solely to satisfy and discharge **Condition 4** of the planning permission. It establishes the precise site rules, construction protocols, and environmental safeguards required by the local planning authority in consultation with Manchester Airport to maintain aviation flight safety.

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2. On-Site Operations & Safety Controls (Condition 4 Checklist)

2.1 Control of Dust and Smoke

- **Dust Suppression:** Materials cutting, brick grinding, and excavation activities will utilize continuous localized water suppression (damping down) to prevent dust plumes from impairing pilot visibility.
- **Smoke Prohibition: Absolutely no bonfires or burning of waste materials** will be permitted on site at any stage of the construction process.

2.2 Mitigation of Foreign Object Debris (FOD)

- **Debris Management:** Loose building wrappers, insulation boards, off-cuts, and lightweight packaging will be stored inside or weighted down immediately upon delivery to prevent them from blowing into the aerodrome.
- **Airborne Tarpaulins:** All temporary protective sheeting, scaffolding covers, and weatherproofing tarpaulins will be mechanically fixed, tightly lashed down, and inspected daily by Barnes and Barnes Construction.

2.3 Temporary Construction Lighting Principles

- **Horizontal Capping:** Any temporary illumination used during early mornings, late afternoons, or dark hours will be **strictly capped at the horizontal**.
- **No Upward Light Spill:** All fixtures will point directly downward into the workspace with zero light spill above the horizontal plane to eliminate pilot distraction, glare, or visual confusion.

2.4 Crane & Tall Equipment Procedures (CAA CAP 1096)

- **Equipment Cap:** Barnes and Barnes Construction commit to monitoring the heights of all construction gear to avoid affecting airport flight paths.
- **Notification Protocols:** If any specialized lifting plant, delivery vehicle mechanical arm (HIAB), or tall scaffolding structure must extend past standard residential roof heights, a formal application will be lodged 30 days in advance via the CAA Crane Notification Portal as per CAA CAP 1096.

2.5 Drone Usage Procedures

- **Active Restriction:** The site lies within an active Manchester Airport Flight Restricted Zone.
- **Permit Required:** No commercial or recreational drones will be flown over 7 Maroon Road for structural surveys or photography unless explicit permission and a flight permit are secured in advance via the Manchester Airport Drone Notification Process.

2.6 Procedures for Gas Venting

- **Prior Consultation:** Should sub-floor excavation expose unexpected ground gases requiring structural venting, the proposed venting system or active extraction design will be submitted to the council and approved in consultation with Manchester Airport before installation.

2.7 Use of Frequency Emitting Devices (CNS Systems)

- **Signal Protection:** To protect the airport's Communication, Navigation, and Surveillance (CNS) systems from signal interference, commercial radio frequency (RF) emitting systems will be restricted.
- **Airport Clearance:** The construction team will log and clear any commercial-grade wireless or radio communication setups with Manchester Airport authorities before powering them on.

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3. Environmental & Wildlife Control (Bird strike Avoidance)

3.1 Food Waste and Scavenging Prevention

- **Covered Storage:** To ensure the risk of bird strikes at Manchester Airport is not increased, all worker lunch waste, catering debris, and food packaging must be instantly discarded into secure, tightly covered bins.
- **Scavenging Barriers:** No open skips or exposed containers will be permitted to hold organic detritus, and waste will be cleared from the site routinely.

3.2 Prevention of Puddling or Ponding of Water

- **Water Monitoring:** Ground excavations, foundation trenches, and uneven soil topography will be monitored daily to **prevent pools or ponds of standing water** from forming.
- **Active Drainage:** Any standing water accumulation following heavy rainfall will be immediately dispersed using temporary sub-pumps or absorbent materials, so it does not act as an attractant for hazardous flocking birds.

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4. Declaration & Sign-Off

By signing below, the Applicant and the designated Builder / Principal Contractor formally agree to implement all aviation safeguarding protocols, dust mitigations, and bird strike prevention measures detailed in this Construction Management Plan throughout the lifecycle of the development.

Applicant Signature

- **Name:** Mr. Sam Barnes
- **Signature:** *S.Barnes*
- **Date:** 9th August 2026

Principal Contractor Signature

- **Company Name:** Barnes and Barnes Construction
- **Representative Name:** Sam Barnes
- **Position:** Principal Contractor
- **Signature:** *S.Barnes*
- **Date:** 9th August 2026