CubicWorks

# Construction Management Plan
# Project: WINTERS BUILDING
# Date: 21st September 2026
# Revision: 4




| Rev | Date | Produced By | Checked/Approved By |
|---|---|---|---|
| 1 | 30-06-2026 | Stephen Jordan | Mark Spavin |
| 2 | 03-09-226 | Stephen Jordan | Mark Spavin |
| 3 | 15-09-26 | Stephen Jordan | Mark Spavin |
| 4 | 21-09-26 | Stephen Jordan | Mark Spavin |

**Construction Management Plan**

In relation to the building refurbishment of the Property. CubicWorks can confirm our construction method statement for the aforementioned scheme to be as follows;

**Item 1 - Construction traffic routes, including provision for access to the site**

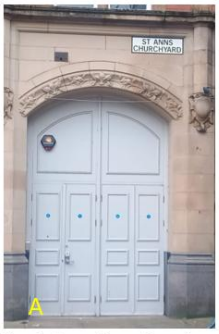
The construction traffic route to The site is via St Anns Street into the designated loading bay.

All roads & pedestrian routes are to remain clear from obstructions, due to the nature of the works

All vehicles used and driven on the site must be compliant with UK legislation and have a valid MOT, road tax and insurance where applicable.

aside from the loading bay no highway routes (vehicle or pedestrian) will be affected and will continue to operate normally.

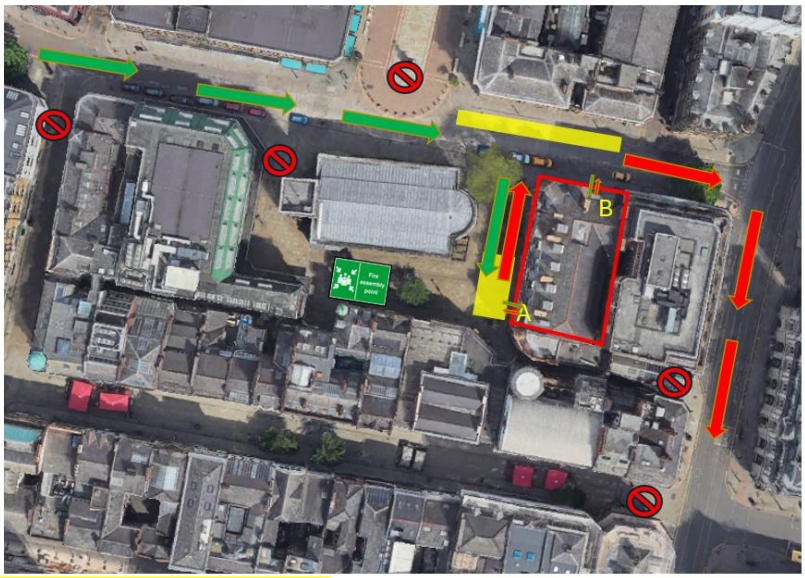
Any roadworks or Civils work required for any utility upgrades including water and or Electricity will be manager by a  specialist contractor and all relevant highway permits and permits to dig obtained prior to works being undertaken




Goods In – Churchyard



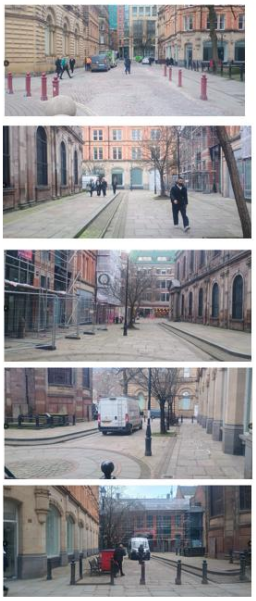

Site Entrance – St Anns St






Loading / Unloading St Ann St and Churchyard





Site Contact Details
Project Manager:- Stephen Jordan
Tel: 07881964729
Site Manager Details TBC:

**Item 2 -Entrance/exit from the site for visitors/contractors/deliveries**

Access and egress for site personnel will be to the ground floor side entrance from Churchside entrance. On arrival all contractors will be asked to sign into the on-site register and receive a full comprehensive site induction. Cubic works will ensure the site is secure at all times.

Materials drop off zones are identified on our Site Logistics and traffic management plan which are to be a combination of front entrance from St Anns street and for larger more complex deliveries the side entrance from St Anns Churchyard entrance will be used.

All deliveries will be planned and during normal working hours (Mon-Friday 09:00 to 17:00)
Deliveries are managed and booked in 24 hrs in advance with the site management teams and larger deliveries will be planned around busy city centre times i.e. pre 8am

**Item 3 -Siting of temporary containers**

There will be no requirements for any temporary containers on this project.

**Item 4 - Parking for contractors, site operatives and visitors**

There will be no on Site Carparking available to Contractors or visitors other than local public parking. The site Postcode is M2 7LE - Your Search Results | YourParkingSpace

**Item 5 - Identification of working space and extent of work areas**

The Project Consists of

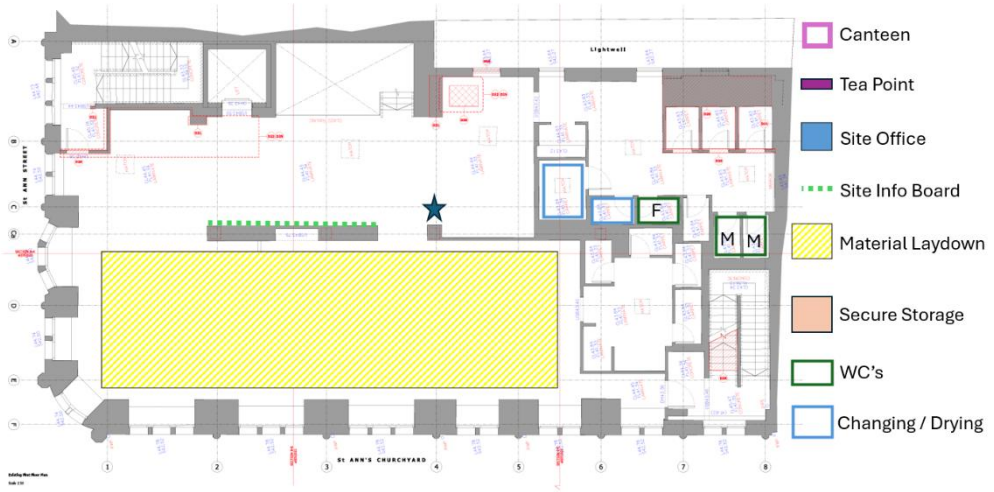
Building fabric alterations and enhancements/ thermal upgrades to the interior of the building associated with the change of use to residential to meet Building Regulations.

Structural interventions to facilitate proposed alterations and new services installations.

External fabric and facades:
Masonry 'Doff' cleaning and local repairs Formation of new ground floor residential entrance and internal reconfiguration of shop front glazing to the North elevation Replacement of (non-historic) single glazing in timber sash windows to residential upper floors New openings to level 04 lightwell façade for plant room ventilation

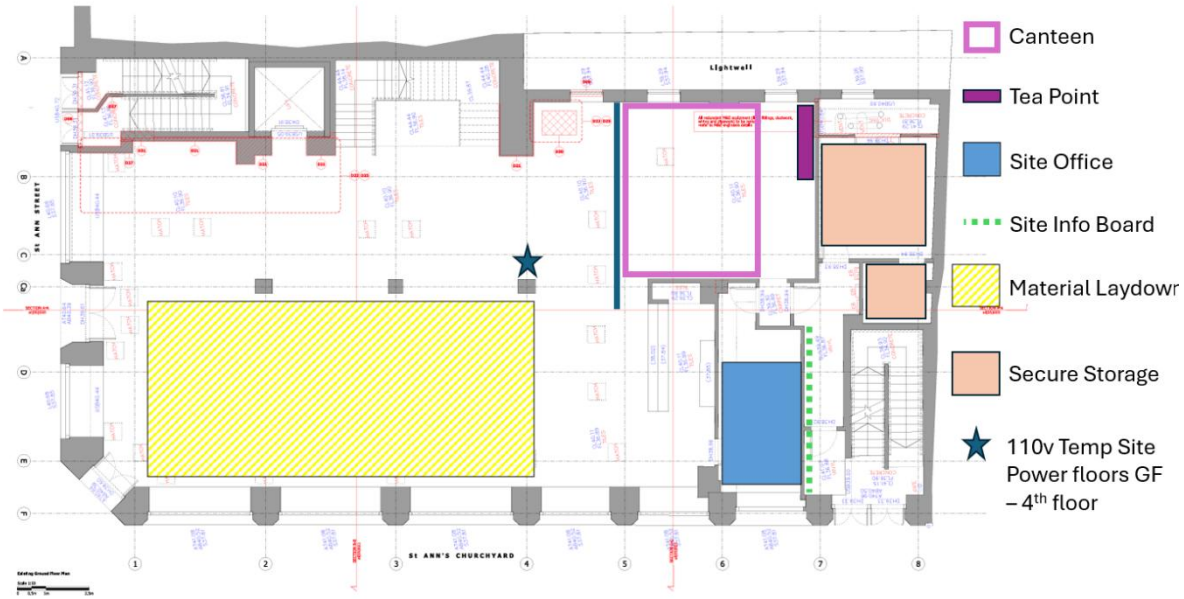
Rooftop:
Alterations to existing roof to create new door openings and external roof terrace with balustrades set behind existing building parapet.Removal of existing localised non-original flat roof portion of roof and re-instatement of pitch roof.

Internally – Site Arrangements



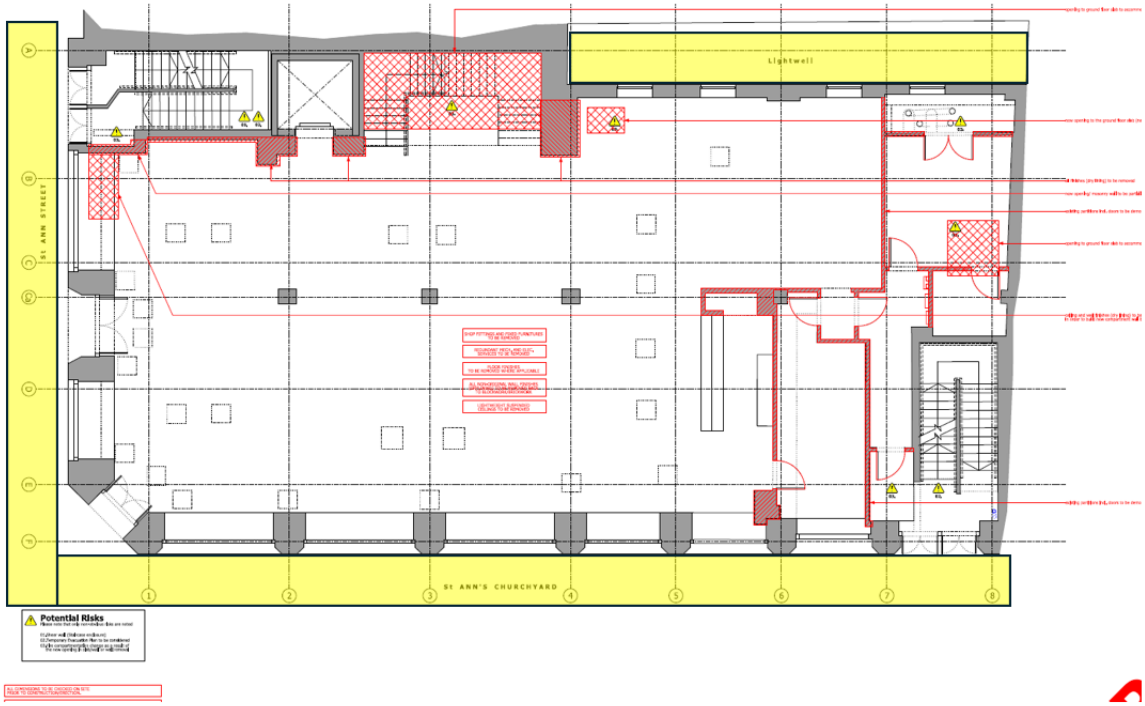

1F - Site Set up Sept 26 – May 27'

A Site welfare WCs will be establish on the 1st floor utilising the existing Changing Room Facilities for a duration of time whilst the Enabling, Soft strip and minor demolitions are undertaken.




GF Site Set up and Welfare

External Scaffolding Plan




External Proposed Scaffolding from GF – 4th Floor to Lightwell and front elevations

Externally there will be a requirement for Scaffolding to be erected for a period of time to facilitate safe access to the building external front elevations, rear Lightwell and Slated roof. Full scaffolding plans and designs have been produced with Method statements for erection and disassembly.

Any external hoardings will be a solid, high quality painted system and will be regularly inspected and maintained by the project team. Pedestrian safe walking zones will be designed in accordance with legislation as stipulated within the hoarding permit application process.

Once the system has been erected it will be inspected on a weekly basis and any repairs / maintenance required will be carried out during the weekly inspection of the hoardings.

**Item 6 -Temporary roads/areas of hard standing**

There is no requirement for temporary roads or areas of hard standing, the existing roads and surrounding areas will be used for materials and deliveries to site.

**Item 7 - Schedule for large vehicles delivering/exporting materials to and from site**

For larger more complex deliveries and logistics our proposal is to use an area off from St Anns church side down the side of the building to provide  a safe laydown down area whilst materials are imported and exported from the building – Please see stie logistics plan for further details and refer to item 1.





**Item 8 -Storage of materials**
All materials will be stored inside the building.

**Item 9** – **Personnel, Vehicle Movements, Waste Collections and Vehicle Deliveries to and From site and surrounding areas.**

Please see Document Ref SWMTP CEF-003

The below Category class of vehicle will be regularly collecting waste from site and delivering materials and equipment to the project. No vehicles accessing the site will be of a size as to not be able to use the existing traffic routes around the property

| Category Code/ Pictogram | | | Subcategory Code/ Pictogram | | |
|---|---|---|---|---|---|
| A |  | Motorcycles | A1 |  | Light motorcycles (max 125cm³; max 11 kW) |
| B |  | Motor vehicles or motor vehicles couple to a trailer having permissible max mass < 3.5 T; max seats 8 + 1 (driver's seat) | B1 |  | Motor tricycles and quadricycles |
| C |  | Motor vehicles other than in D category with permissible max mass >3.5 T or coupled to a trailer < 750 kg | C1 |  | Motor vehicles other than in D category with permissible max mass > 3.5 T but < 7.5 T or coupled to a trailer < 750 kg |
| D |  | Motor vehicles with passengers having more than 8 seats or coupled to a trailer <750 kg | D1 |  | Motor vehicles with passengers having more than 8 seats but less than 16 + 1 (driver's seat) or coupled to a trailer<750 kg |
| BE |  | Motor vehicles of category B coupled to a trailer >750 kg where combined permissible max mass exceeds 3.5 T | | | |
| CE |  | Motor vehicles of category C coupled to a trailer > 750 kg | C1E |  | Motor vehicles of category C1 max mass < 12 T coupled to a trailer > 750 kg |
| DE |  | Motor vehicles of category D coupled to a trailer > 750 kg | D1E |  | Motor vehicles of category D1 max mass <12 T coupled to a trailer >750 kg (not used for carriage of persons) |

| Estimated Existing Waste Removal | Volume of Construction waste | Phase | Vehicle Type | Qty |
|---|---|---|---|---|
| 4th Floor – See Waste Table on PG 6 | 24m3 | Strip out | C – C1 | 15 |
| 3rd Floor – See Waste Table on Pg 5 | 11m3 | Strip out | C – C1 | 10 |
| 2nd Floor – See waste Table on Pg 10 | 28.87m3 | Strip out | C – C1 | 18 |
| 1st Floor - See waste Table on Pg 12 | 51.5m3 | Strip out | C – C1 | 15 |
| GF - See waste Table on Pg 13 | 8.5m3 | Strip out | C – C1 | 5 |
| Basement - See waste Table on Pg 14 | 38m3 | Strip out | C – C1 | 12 |
| Total debris and Rubble removed from Site Inci Vehicle Trips and Vehicle Type | 161.87m3 | Strip out | C – C1 | 75 |
| | | | | |
| Estimated Construction Waste production | Volume of Construction Waste | Phase | Vehicle Type | Qty |
| 4th Floor | 10m3 | Refurbishment | C – C1 | 8 |
| 3rd Floor | 5m3 | Refurbishment | C – C1 | 4 |
| 2nd Floor | 5m3 | Refurbishment | C – C1 | 4 |
| 1F | 2m3 | Refurbishment | C – C1 | 2 |
| GF | 2m3 | Refurbishment | C – C1 | 2 |
| Basement | 3m3 | Refurbishment | C – C1 | 2 |
| Estimated Total Vehicles Waste collection From site | 27m3 | Refurbishment | C – C1 | 20 |

**Item 10 - Measures to control dust**

All Dusty activities will be carried out under a controlled environment and local dust suppression and LEV extraction methods employed and implemented.

During the demolition and strip out phase of the project the main works will consist of

Removal of a small qty of internal lightweight plasterboard partitions
Removal of small Qty's of internal lightweight concrete Blockwork walls
Scabbling and breaking out of Concrete to form internal risers
Scabbling and breaking out of small raised concrete plinths to the 4th floor. Circa 20m2
General Drilling into and fixing into the concrete structure
Removal of internal steel Fixed staircase on the upper floors from Level 2.0 – 4th floor
Breaking out of sections of the concrete slab to form new or alter internal service risers.

During this period dust will be created but only within the internal floors of the building so will mainly affect the construction workers within the building, initially the workforce for the demolition will be a small team of contractors.

Currently all the timber sash windows to floors 1,2 & 3 of the building are painted shut but as part of the works one of the first tasks is to make some of the windows openable to provide increased natural ventilation during the construction phase to each floorplate.

Good practice construction and H&S methods will be employed throughout the project but specifically in relation to reducing and managing Airbourne / Fugitive dust the following measures will be implemented.

- Water suppression/misting local to the areas of works prior and during demolition works.
- Controlled demolition techniques i.e. Deconstructing in sections.
- Mechanical demolition – Use of small electric or battery operated breakers.
- Local extraction and natural ventilation. Ie- on-tool extraction.
- Keeping demolition debris damp.
- Scheduling dusty works when fewer people are present.
- Increase frequency of monitoring work activities during particularly dusty works.
- Separate welfare and canteen areas from dusty works.

In addition to the above good housekeeping methods will be employed to ensure creation of airborne dust is kept to a minimum, such measures will include

- Avoid dry sweeping and implement the use of industrial vacuum cleaners to remove dust piles and to clean work areas regularly throughout the day.
- Bagging up of debris and removing demolition waste regularly and in small qtrs.
- Separate the removal of waste routes from the movement of workers, i.e.:- we propose to remove the demolition waste from the upper floors via the existing lift in small qtrs. to be stored on the GF and removed from site on a regular basis.
- Use of RPE Respiratory equipment specific to the task.
- Construction vehicles collecting or delivering materials will be appropriately sheeted or covered to prevent the escape of dust or debris.
- Any vehicles leaving the site will be checked prior to leaving and any materials deposited on the highway will be cleared promptly.

- Records will be kept on site via a daily site diary of work activities undertaken each day and also a log of any complaints received by local neighbours or businesses which will be communicated and dealt with via our site manager or liaison officer.

The mitigation measures set out above are based on Table 15 (Fugitive Dust Emission Mitigation Measures) within the submitted Air Quality assessment Document Ref: 11115r1.

**Item 11 -Details of street sweeping/street cleansing/wheelwash facilities**

We don't envisage any materials or waste to spill onto the public roads or footpaths. However as part of our site managers duties we will ensure that a daily check is undertaken and any issues are dealt with immediately.

**Item 12 -Details for the recycling/disposing of waste resulting from demolition and construction works**

Waste will be transferred from site via a combination of 660lt and 1100lt Wheelie bins, which will be collected regularly as work proceeds to prevent waste build up internally. Cubic works are a registered waste carrier and will collect and dispose of site waste as required throughout the course of the project. Further information specifically relating to waste management can be found within our Waste management plan. SWMTP As part of our daily and weekly management routine Cubic works will regularly maintain and clean any debris and dirt accumulated outside the building and also regularly inspect all drains and gulley's to the building.

**Item 13 -Site Operation**

Site operations will ca carried out

Monday to Friday
Saturdays (When required)
Sunday & Bank Holidays the site will be closed

**Item 14 -Phasing of works including start/finish dates**

The project is forecasted to commence in September / October 2026 for a duration of approximately 36 – 42 Weeks,. Works will be carried out in a single phase for the residential upper floors and Plant room and Residential entrance segregation to the GF and lower basement.

**Item 15 -The approved Construction Method Statement shall be adhered to throughout the construction period for the development.**

The Construction method statement will form part of our health and safety file and will be used as part of the induction process.

**Item 16.**

Details of Emergency Contact Numbers – Out of Hours

Remote Monitoring and security
Viking Security – 07940 106 933 – Office Tel: 0161 388 2050

Details of Emergency Contact Numbers – Normal Working hours

Cubic Works
Head office – Site Support
Telephone: 0333 2422745
Site Manager – TBC

**Item 17**
Community Consultation Plan

We propose to be proactive with any local businesses and neighbours affected by these works. We recognise that our that construction and refurbishment activities have an impact of the surrounding area and businesses, particularly in relation to Deliveries, Pedestrian movements, temporary works and construction activities.

We will communicate with our neighbours by contacted them prior to us commencing on site in the form or issuing written correspondence in the form of a letter from our project department which will provide clear contact details for our management team directly involved in the project. – Please refer to Appendix A

Company contact details will also be displayed outside of the building with direct email addresses and phone numbers for the site and project team should anyone wish to contact us.

Our Community Liaison Contact for this project will be:-

Community Liaison Contact: Aliesha Murphy
Position: Liaison Offices Cubic Works
Telephone: 0333 2422745
Email: support@cubicworks.co.uk

These contact details will be displayed prominently on the site hoarding and included within relevant community communications.

The Community Liaison Contact will be responsible for:

- Receiving and responding to enquiries;
- Recording any complaints and concerns;
- Escalating matters where appropriate.

**Advance Notification of Works**
The Contractor will provide advance notification where reasonably practicable of construction activities that have the potential to cause additional disturbance or disruption.

Such activities may include:

- Particularly noisy works;
- Concrete pours;
- Breaking out and demolition;
- Major deliveries;
- Temporary road or footway restrictions;
- Crane operations;
- Scaffold Erection
- Other activities identified by the Site Manager as having a potential significant impact.

Notifications will be proportionate to the nature and duration of the activity and may be issued by:

- Letter drops;
- Email notifications;
- Notices displayed on site;
- Direct communication with affected neighbouring occupiers;

Information may include:

- Description of the works;
- Date and expected duration;
- Anticipated impacts;
- Mitigation measures;
- Working hours; and
- Contact details for further information.

**Email Communications**
Where stakeholder email addresses are available and consent has been provided, email updates may be used to provide advance notification of planned activities.

**Site Notices**
Notices will be displayed at appropriate locations where works are likely to affect pedestrians, residents or businesses.

**Direct Liaison**
Our Preferred Method of communication would be to establish direct regular communication with the relevant businesses and neighbours to coordinate works and minimise disruption.

**Item 18**
Complaints Procedure

Should we receive any local complaints which we are unable to deal with from our site management team first and foremost we will provide a clear and simple complaints procedure. This will be in the form of a Complaints procedure form which will be available from site or by contacting our head office. Details will be provided on our site hoarding or affixed to the building itself.

**Complaint Response Times**

The Contractor will seek to acknowledge complaints promptly and, where practicable, provide an initial response within **12 hours of the complain being received**.

More complex complaints requiring investigation may require additional time. In such circumstances, the complainant will be advised that the matter is being investigated and, where reasonably practicable, provided with an expected timescale for a substantive response.

Urgent matters relating to public safety will be escalated immediately to the Site Manager and relevant authorities where necessary.

**Complaint Escalation procedure**

Where issues cannot be resolved by the site management team our procedure would be to escalate this to our community liaison officer Aliesha Murphy who will escalate the complaint within Cubic Works Senior Management Team to respond. Contact details for our CLO are shown within appendix , including details of who will take responsibility for further investigation and resolution of complaints where necessary

Please see our complaints procedure Document Ref Appendix B

**Item 19**

Project Contact Information

**Building Owner**
Chris Oglesby

**Principal Contractor:**
Cubic Works

**Site Manager:**
TBC

**Community Liaison Contact:**
Aliesha Murphy

**Telephone:**
0333 2422745

**Email:**
support@cubicworks.co.uk

**Site Address:**
Winters Buildings, St Anns Square, Manchester M2 7LE

**Expected Construction Period:**
September 2026 - Sept 2027

**Item 20**

**management and coordination of construction activities with reference to ongoing/imminent construction works in the locality**

The only other nearby committed development which the team are aware of is the Equitable Building scheme (Application Reference 141994/FO/2025, Description Change of use of second and third floors from commercial use (Use Class E), and erection of rooftop extension to create 11no residential apartments (Class C3), creation of external bin store, and other associated external works including demolition, building alterations and window replacement. The Equitable Building, St Ann Street). It is understood that this application was approved in November 2025, and that several conditions required discharge prior to works taking place, and no applications have been made therefore it is assumed that a commencement of works is not imminent. Notwithstanding this, the approved CEMP for that project (4/4/25) has been reviewed and no significant conflicts are envisaged between the projects.

**Item 21**

**Highways dilapidation survey - Cubic works will carry out a condition survey of the surrounding area and highways prior to works commencing on site. See Document Ref:- Winters | External Dilapidation Survey.**

**The development shall only be carried out in accordance with the approved management plan.**

**Appendix A**
Communication Letter

CubicWorks

**Aliesha Murphy**
2nd Floor
Spinnaker Court
31 Broadway
Salford
M50 2YR

## Notice of Planned Construction works

**Project:** Winters Buildings, St Anns Square, Manchester M2 7LE

We are writing to inform you that we have a planned construction project due to commence in your area.

The above project is due to commence on site shortly and we wanted to introduce ourselves and provide you with contact details for the project team.

The Works plan to commence in September and will be ongoing through to August / September 2027

Full details of the planning application and proposed project can be found on the planning portal website Ref: Planning Portal.

We are a local business and will be happy to talk to you at any point should you have any questions or concerns during the construction period.

Our contact details are below.

We are considerate contractors and will keep you informed of any works we feel might be of disruption to yourselves or your business.

In the meantime if you need to speak to us or have any questions please feel free to contact via the below details.

Community Liaison Contact: Aliesha Murphy
Position: Liason Officer Cubic Works
Telephone: 0333 2422745
Email: support@cubicworks.co.uk
Cubic Works:- 2nd Floor, Spinnaker Court, 31 Broadway, Salford, M50 2YR

Regards
Cubic Works

2nd Floor, Spinnaker Court, 31 Broadway, Salford, M50 2YR, CubicWorks Ltd, a company registered in England and Wales, registration number 12154582

**Appendix B**

# Complaint Form

**Project:** Winters Buildings, St Anns Square, Manchester M2 7LE

Community Liaison Contact: Aliesha Murphy
Position: Liaison Officer Cubic Works
Telephone: 0333 2422745
Email: support@cubicworks.co.uk

Cubic Works:- 2nd Floor, Spinnaker Court, 31 Broadway, Salford, M50 2YR

**Date:** _____

**Time:** _____

**Name:** _____

**Contact details:** _____

**Location of issue:**

**Nature of complaint/enquiry:**

**Construction activity involved:**

**Action taken:**