CONSTRUCTION MANAGEMENT PLAN

MINDEN CLOSE, SOUTHWAY HOUSING TRUST

September 2026

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Introduction

The purpose of this document is to detail, in draft format, the high-level strategy requirements to enable Wardens Construction as Principal Contractor, to create and maintain a working environment that is:-

- Mindful of the construction works required and the impact on the local community including its residents and amenities.
- Understanding of key planning to deviate from unnecessary disruptions.
- Values and operations within the local area are respected.
- To maintain a proactive approach and attitude when working alongside local occupiers and authorities.
- To implement compliance & standards in all forms of working practices, statutory, legislative & adopted.

This Construction Management Plan relates to the formation two new dwellings. These works comprise of;

- Demolition of an existing building
- Works to the existing boundary wall
- Construction of two new single storey dwellings
- Capping of existing services
- Installation of new utility services to facilitate the dwellings
- Installation of new drainage and connection into existing sewer

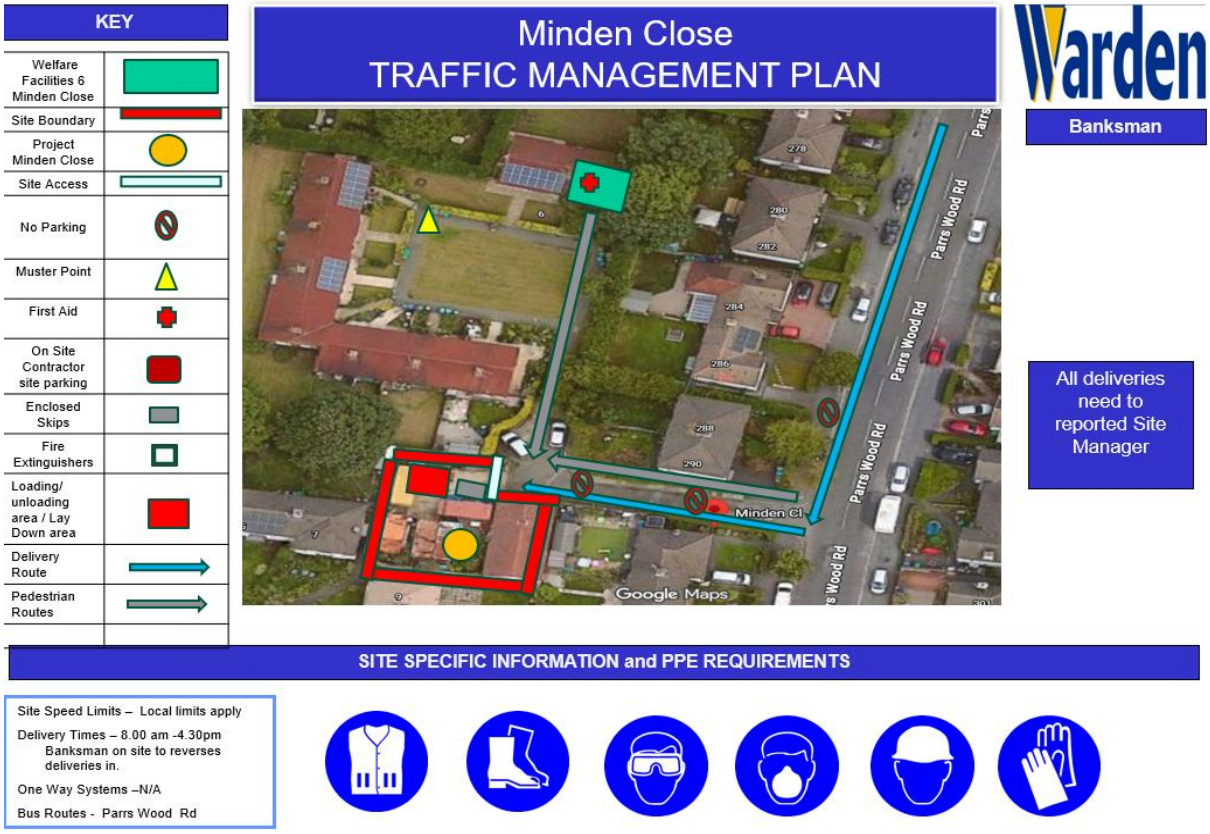
Works will be programmed to maintain on site operations are maintained with minimal disruption.

Site Address – Minden Close, Didsbury, Manchester, M20 6JY.

The site is located off Parrs Wood Road. Please see figure 1.



Traffic Management plan



Deliveries shall be scheduled to avoid school drop-off and pick up periods where practicable with deliveries booked through the site management. Vehicle restrictions will include no reversing without a banksman; engines idling being prohibited and also maximum speed limit approaching site at 5mph. All HGVs shall approach via Parrs Wood Road and enter Minden Close under banksman supervision. Vehicles shall not wait on highway prior to delivery slot.



Due to restrictive parking area around the project contractors will be urged to use the East Didsbury Metro Link Park and Ride Car Park. Vans and cars will be parked here after tools have been dropped off at the site.

Site Set Up, Demolition, Site Remediation

Site set up will be located on the existing site boundary with skips and lay down areas while the initial site remediation & preparation works are taking place. The existing site boundary wall facing 9 Culbert Avenue and 294 Parrs Wood Road will be utilised & maintained during this 1st phase of works. However, the part of the boundary wall facing 292 Parrs Wood Road will be demolished so sewer connections can be made this will be replaced with hares fencing until the permanent structure is put in place. Welfare facilities will be located at 6 Minden Close with parking situated at the park and ride East Didsbury Metrolink. along with site parking for contractors.

Primary site preparation works with civils namely site strip, demolition of the existing building & preparation to commence. Excavated arisings & the removal of materials, along with new materials for use will take place with the primary access via Parrs Wood Road with any materials taken off or brought back on by HGVs using an automated or mechanical sheeting systems.

Site operations will maintain vehicles wheels are cleaned on leaving the site via conventional means using a jet wash with water runoff into a soak away on site. The site entrance will be managed with a full-time banksman controlling vehicles & pedestrian access / egress.

Construction Phase

Following remediation, site strip and demolition of the existing building the construction phase of the two dwellings will start with works consisting of;

- Drainage installation inclusive of installing attenuation tanks to the front of the buildings and making the off-site sewer connection in the back garden of 292 Parrs Wood Road.
- Foundation install allowing sufficient space so the boundary wall facing Culbert Avenue and 294 Parrs Wood Road is not undermined.
- Installation of new utility services
- Sub-structure brickwork
- Super-Structure brickwork/blockwork
- New timber single plied roof with solar panels
- Mechanical and electrical fixtures and fittings
- Kitchen install
- Hard and soft landscaping around the property

During the construction phase site operation procedures will be maintained with vehicles wheels cleaned on leaving the site via conventional means. The site entrances will be managed with a full-time banksman controlling vehicles & pedestrian access / egress.

Dilapidation Survey

The carriageway leading to the project Minden Close seems to be in good condition however there does seem to be standing water at the entrance where the drop curb is and in the corner which we feel is due to the road gully being blocked. Even though the carriageway looks like it has been either reinstalled or relayed with tarmac the footpaths seem to be not so good with cracks and chipped curbs all the way along.

There are existing utilities within the footpath this is where we hope to make the point of connection for our new services coming into the build. We hope to cause less damage into the carriageway by using the existing manhole at 292 Parrs Wood Road for our sewer connection instead of creating a new manhole in the middle of the carriageway at Minden Close.



Carriageway on Minden Close



Blocked Road Gully at the bottom of the carriageway on Minden Close



Cracked Footpath along Minden Close



Existing services within the footpath



Standing water at the drop curb is where the entrance to Minden Close carriageway is.



Site entrance to project.

Management Structure

All works will be in accordance with Warden Management Systems.

Construction Director Contact Details:
James Flitcroft -james.flitcroft@warden.co.uk

The site management structure comprises the following roles and responsibilities:

- 1no Contracts Manager – Chris Goss- chris.goss@warden.co.uk (Emergency Contact) 07919 694905
- 1no Site Manager – To be appointed prior to commencement and details provided to the Client and local authority.
- 1no Banksman/ Labourer

Control Measures

Dust:

It is the policy of Warden Construction is to reduce any hazards arising from exposure to dust that is produced on Wardens sites as far as reasonably practicable. Such measures outlined below and within our policy document, relate to all on site works including enabling and construction activities.

Exposure to (especially containing respirable crystalline silica) can lead to the slow development of the irreversible lung disease Silicosis. Heavy and prolonged exposure under conditions that are sufficient to cause Silicosis can also lead to an increased risk of lung cancer.
All contractors carrying out activities such as demolition, mechanical cutting and grinding of stone, concrete and site transport that create substantial amounts of dust will ensure the following hierarchy of prevention is implemented:

- Adequate ventilation provided, or
- Water suppression system used to dampen down haul roads and during demolition
- Local ventilation system (vacuum) system used.
- Covered Skips

In addition, a dust mask to p3 standard must be worn by the operators of machinery creating the dust by persons carrying out sweeping up activities.

Where the above hierarchy cannot be employed those exposed to the dust must wear Respiratory Protection Equipment (RPE) – to grade APF 40 (full face respirator with filter to p3 standard.

Contractors must ensure that dust created by their work activities does not affect the health of other workers, residents and members of the public.

Noise:

It is the Policy of Wardens Construction to reduce any hazards arising from noise exposure that is produced on Wardens sites as far as reasonably practicable. Such measures outlined below and within our policy document, relate to all on site works including enabling and new build activities.

Contractors must ensure that plant and machinery brought onto the Group's sites are in good working order and suitably fitted with noise reduction measures, where necessary, and that the assessed level of noise of the plant / machinery is provided by the supplier/owner and made known to those who may be affected.

Where it is not practicable to reduce noise to an acceptable level, the Principal Contractor will arrange for 'Noise Protection Zones' to be established with noise warning notices displayed. All persons entering these areas must wear suitable hearing protection. Contractors will be responsible for ensuring their workers are provided with the suitable hearing protection and have received information, instruction and training on noise hazards.

All Contractors must cooperate with the Principal Contractor in compliance with any noise levels and periods of permitted noise activities laid down by local authorities, which are necessary to prevent noise nuisance pollution. Neighbours will also be notified during the construction phase of the project while contractors will be advised to use battery powered equipment where possible.

Protection of Existing Services

Warden will also acquire gully bags and gully bungs to protect all existing surface drainage to prevent silt and debris going into the main drainage waterway. Site will also have access to spill kits and be using fuel stored bunded containers if required which will be situated in re-fuelling designated area.





Hours of operational activities

Monday - Friday	07:30 – 17:00 (plant operation times)
Saturdays	08:00 – 13:00 (plant operation times)
Sundays	No works planned
Bank Holidays	No works planned

It will be necessary for site supervision, trade operatives and sub-contractors to arrive 30 minutes prior to the start of each working day to allow their setting up time (unlocking, site safety inspections, setting up, offloading, and internal works) these activities shall be permitted under the direct supervision of the Site Manager

Security will consist of installing hoarding around the perimeter of the project with signage displayed. This will be checked daily and will fall in line with our temporary works checks throughout the project.

Details of site compound and storage of plant and materials

The following facilities are proposed:

1no	Property supplied by Southway for welfare facilities 6 Minden Close
1no	Site Office/meeting room within property 6 Minden Close
1no	Storage Container

Plant and materials will be stored on site within the boundary.

Wheel wash facility will be utilised by the site banksman.

Please see traffic management plan within this document for vehicle routes.

Temporary Highway works & Closures

Utility and highway connection works may require approval under Section 50 of the New Roads and Street Works Act 1991 or Section 278 of the Highways Act 1980. Any required permits and approvals shall be obtained prior to commencement. To mitigate any issues regarding access we aim to use road plates when this works gets completed.

Access for deliveries and unloading

The access on to site for large deliveries such as muck shift and civil materials would be via Parrs Wood Road and then down Minden Close to the site entrance.

A banksman will be used to direct traffic to and from site.

Existing road surface will provide clean running surfaces for all plant and deliveries which will assist in keeping the surrounded adopted highways in good clean condition throughout the contract.

All subcontractors and suppliers will be provided with information showing the access and egress for deliveries as part of their order. All hauliers will be provided with Wardens "Traffic Management Plan" on appointment. All drivers will be instructed to contact the site manager prior to arrival on site to ensure a banksman is ready to guide deliveries in and out of site.

Parking Vehicles for operatives and visitors

Car Parking will be situated at Easy Didsbury Metrolink Park and ride with tools and materials being dropped off before any operative or visitor parks up. Operatives will then be encouraged to walk to Minden Close from here or use the bus route available to get to the project.

Demolition, remediation and site strip

A road sweeper will be provided as required to ensure the roads leading to and from the site are kept in a clean, safe condition. During times when earthworks are being undertaken, the frequency and duration of the visits will be increased.

The accumulation of mud will be especially likely during the muck shift and substructure stages. We will supplement road sweeping with rumble matts to remove any excess muck before wagons leave site.

Site Safety

All persons on site must adhere to the following PPE :-

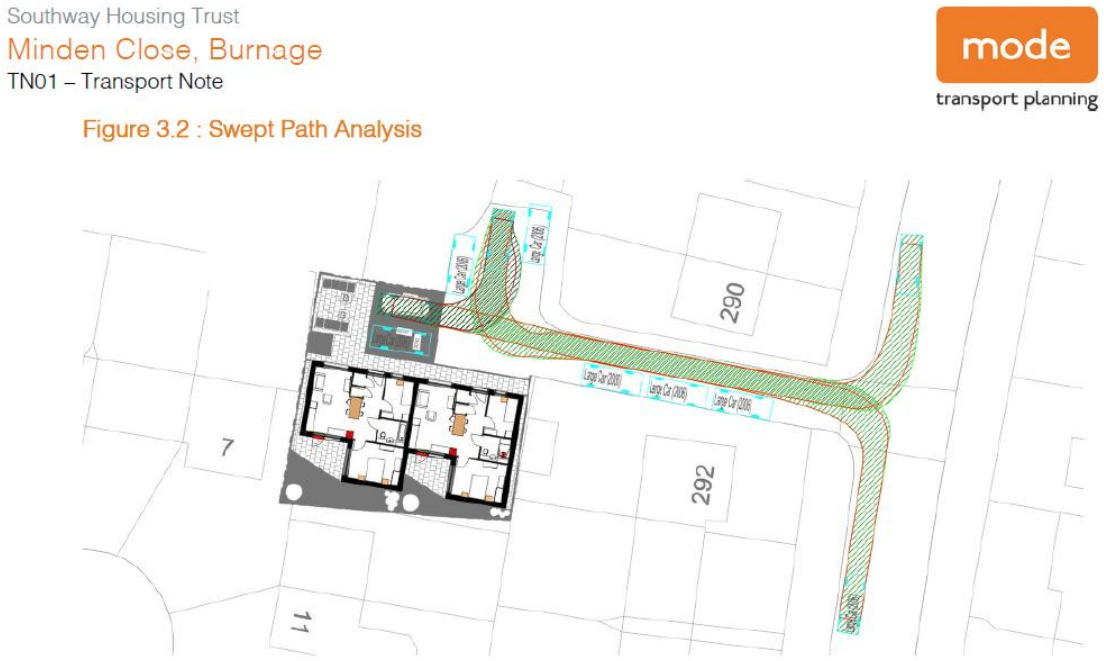
- Safety Helmet conforming to current standards BS EN 397.
- Safety Footwear.
- Hi Vis vest/ coat/ jacket/ overalls.
- Gloves where appropriate.
- Glasses/ Eye protection where appropriate.
- PP3 Compliant Masks (Face Fitted), where deemed necessary or other RPE where applicable.
- Disposable Overalls

Site management will remove any person not following the above PPE site requirements.

Security

Site will be secured by using the existing boundary wall around the site perimeter to suit the scheme and operations being carried out at the time. In addition to this security cameras will be installed around the site perimeter.

Routing Strategy and swept path analysis



Please refer to File TNO1 (MODE Transport planning submitted with CMP

Waste management and recycling

Construction waste will be segregated on site wherever practicable into timber, metals, inert materials, plasterboard and mixed waste streams. Clearly labelled skips shall be provided within the site compound. Waste will be removed by a licensed waste carrier and transferred to an approved recycling facility. Waste transfer notes shall be retained on site and made available for inspection. The project will seek to maximise recycling and minimise waste sent to landfill in accordance with the waste hierarchy.