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CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN (CEMP)

IKC Manchester – Browns Hotel
1–3 York Street, Manchester, M2 2AW

Prepared for submission to Manchester City Council

1. Project Information

Item	Details
Client	Mitchells & Butlers plc
Principal Contractor	Charles Evans Shopfitters Ltd
Project	Conversion of existing upper floors above Browns Restaurant into a 45-bedroom hotel
Site Address	1–3 York Street, Manchester, M2 2AW
Construction Start	03/08/2026
Construction Completion	10/05/2027
Construction Duration	40 Weeks

2. Contact Details

Project role	Client and Principal Designer
Company name	Mitchells & Butlers plc
Address	27 Fleet Street, Birmingham, West Midlands, B3 1JP
Company representative	Keith Russell
Email	Keith.russell@mbplc.com
Telephone	07599 100546

Project role	Lead Designer
Company name	Alison Pike Partnership
Address	7 Buxton Road West, Disley, Cheshire, SK12 2AE
Company representative	Simon Pryce
Email	simon.pryce@allisonpike.com
Telephone	07879 427910

Project role	Structural Engineer
Company name	Eginol
Address	3 Southbourne Road Botanical Gardens Business Centre Broomhill, Sheffield, S10 2QN
Company representative	Gabor Molnar
Email	Gabor.molnar@egniol.com
Telephone	0790956492

Project role	Client Health & Safety Advisor
Company name	Construction Safety Solutions Ltd
Address	A4 Rowood Estate, Murdock Road, Bicester, OX26 4PP
Company representative	Lisa Barlett
Email	
Telephone	01202 449810

Project role	Principal Contractor
Company name	Charles Evans Shopfitters Limited
Address	Evans Road, Venture Point Business Park, Speke, Liverpool, L24 9PB
Company representative	James McGregor
Email	jamesmcgregor@charlesevans.co.uk
Telephone	07484513701

Project role	Principal Contractor Health & Safety Advisor
Company name	Project Four Building Safety Experts Ltd
Address	17 Mann Island, Liverpool Waterfront, Liverpool, L3 1DG
Company representative	Connor McIlroy
Email	connor.mcilroy@projectfoursafety.com
Telephone	07534796259

Project role	Local Authority
Name	Manchester City Council
Address	Town Hall Albert Square, Manchester, M60 2LA
Planning officer	
Email	
Telephone	

3. Existing Occupied Premises and Stakeholder Coordination

The basement and ground floor Browns restaurant operated by Mitchell & Butlers will remain fully operational throughout the duration of the works. Communication channels are already established between Mitchell & Butlers, Browns restaurant management and Charles Evans Shopfitters Ltd.

Due to the live operational environment, construction activities will be carefully managed to minimise noise, vibration, dust and disruption to restaurant staff, customers, deliveries and operations. The restaurant

management team will be made aware of the programme and key dates for project activities that are deemed to be most disruptive. Physical segregation, providing fire and acoustic protection, of operational and construction areas will be established in the first instance prior to any major works beginning, and will be agreed with the occupier/applicant beforehand.

4. Facilities and Office Accommodation

All facilities for the site workforce and visitors will be provided within the site welfare suite located inside the site demise. Welfare arrangements for all subcontractors will also be accommodated within the site set-up and identified within the site plan. A health and welfare facility will be maintained on site for the duration of the project, and the Construction Site Manager will be responsible for ensuring that the required standard is maintained throughout in accordance with the CDM Regulations 2015. The Principal Contractor will brief all operatives on the welfare arrangements for this contract as part of the site induction process.

Welfare provision will be in accordance with Schedule 2 of CDM 2015 and will include:

- Toilet facilities
- Washing facilities
- Accommodation for clothing, including drying facilities
- Rest areas and facilities for eating meals
- Drinking water and hot water

5. Noise Management Strategy

Noise sensitive receptors include:

- Browns Restaurant (basement and ground floor) – primary noise receptor
- Adjacent commercial premises on York Street, Spring Gardens and Milk Street
- Nearby office buildings

Noise generating works will be controlled in accordance with BS5228 and all reasonably practicable means will be employed to minimise disturbance to adjacent occupiers. Noise levels at sensitive receptors will be monitored during demolition and structural works phases with a target external noise level not normally exceeding 70 dB LAeq,T at the nearest occupied commercial receptor unless otherwise agreed with Manchester City Council Environmental Health.

Internal noise transfer to occupied restaurant areas will be monitored and reviewed continuously with the operator during high-risk activities.

The following mitigation measures will be implemented:

- High noise works to be programmed outside peak restaurant operating periods where reasonably practicable.
- Temporary acoustic barriers and enclosed working areas to be used where practical.
- Low vibration and low noise tools/equipment to be prioritised.
- All plant and equipment to be regularly maintained.
- No radios or amplified music permitted on site.
- Engines to be switched off when not in use.
- Structural demolition to be undertaken in controlled phases.
- Continuous communication with restaurant management prior to and during disruptive works.

Noise Monitoring:

Noise monitoring will be undertaken during significant demolition and structural activities. Monitoring locations will include the operational restaurant and site perimeter where appropriate.

Target internal operational noise limits within the occupied restaurant areas will be monitored as far as reasonably practicable with reactive controls implemented should complaints arise or limits be approached.

Where excessive noise is identified:
• Works will be paused where necessary.
• Construction methods will be reviewed.
• Additional acoustic mitigation will be implemented.
• Restaurant management will be consulted immediately.

6. Complaints, Consultation and Communication Procedure

A dedicated communication and complaints management procedure will be implemented throughout the works.

Consultation Measures:
• Regular liaison meetings with Browns restaurant management.
• Advance notice of particularly disruptive works.
• Distribution of contact information to neighboring occupiers where appropriate.
• Coordination with Manchester City Council and Highway Network Management.

Complaints Procedure:
• All complaints may be made directly to the Site Manager.
• Contact details will be displayed on site hoarding.
• Complaints will be acknowledged immediately where possible and formally responded to within 12 hours.
• All complaints and actions taken will be logged within the site complaints register.
• Corrective actions will be implemented and monitored.
• Persistent issues will be escalated to senior management.

Responsible Person:
James McGregor – Principal Contractor Representative
Charles Evans Shopfitters Ltd

7. Traffic Management Plan

The project is located within a constrained city center environment and therefore traffic management arrangements have been developed to minimise disruption to surrounding roads, pedestrian routes and business operations whilst maintaining safe access for the public and construction activities.

7.1 Proposed Site Logistics Arrangement

• Full scaffold installation to the Spring Gardens and York Street elevations.
• Localised pedestrian management beneath scaffold areas.
• Temporary closure of approximately the first 15 meters of Milk Street from the York Street junction.
• Temporary hoarded loading zone within the closed section of Milk Street.
• Goods hoist landing area within the hoarded zone.
• Enclosed skip and waste management area within the hoarding.
• Hoarding extending approximately 10 meters along York Street to segregate pedestrians from the works.
• Deliveries managed via a booking system to avoid congestion.
• Banksman supervision during all vehicle movements.

7.2 Traffic Management Principles

The traffic management arrangements have been designed to provide a simple, low impact and cost-effective solution suitable for the scale and location of the project.

Key principles include:

• Maintaining traffic flow on surrounding primary routes.
• Restricting closures to only the minimum area required.
• Maintaining pedestrian access around the site at all times.
• Avoiding unnecessary full road closures.
• Scheduling deliveries outside peak traffic periods.
• Avoiding conflict with neighbouring highway works where possible.
• Coordination with Manchester City Council Highway Network Management.

7.3 Pedestrian Management

Pedestrian routes adjacent to the scaffold and hoarding areas will be protected through:

• Pedestrian barriers and signage.
• Protected walkways where required.
• Hoarding segregation between public and construction areas.
• Scaffold fans and debris netting.
• Adequate lighting and wayfinding signage.
• Temporary footway diversions only where strictly necessary.

7.4 Highway and Licensing Requirements

The following approvals and permits will be coordinated with Manchester City Council where required:

• Scaffold licence
• Hoarding licence
• Skip permit
• Temporary Traffic Regulation Orders (if required)
• Temporary road closure approvals
• Section 50 considerations where applicable

The Principal Contractor will liaise directly with:

highwaynetworkmanagement@manchester.gov.uk to coordinate all temporary highway arrangements.

7.5 Additional information

- Emergency contact information:
    - Jason Brown – Site Manager – 07572101178
    - Robert Monkhouse – Site Manager – 07976613002
- Vehicular access to site is mostly from Milk Street via Marble Street
- Estimated number of vehicles expected to site per day: three
- Due to the width constraints of Milk Street, delivery vehicles will not enter Milk street in a forward gear and will make use of the loading bay on Marble Street to make deliveries to site
- No allowance or arrangement for operatives or visitor parking
- Material/plant storage is within our hoarding/compound
- Traffic management plan and dilapidation survey issued as separate documents

8. Dust and Air Quality Management

Dust mitigation measures shall be implemented in accordance with IAQM Guidance on the Assessment of Dust from Demolition and Construction and all reasonably practicable means shall be employed to minimise airborne dust emissions.

Dust generating activities will be controlled through:

- Damping down during demolition works.
- Local extraction and vacuum systems.
- Sealed waste transfer methods.
- Regular cleaning of work areas.
- Sheeted skips.
- No burning of waste on site.
- Vehicle engines not left idling.
- Monitoring during demolition and structural works.

9. Waste Management

Waste segregation and recycling will be undertaken throughout the project. Separate skips or waste streams will be maintained for:

- Timber
- Metal
- General waste
- Hazardous waste where applicable
- Plasterboard

All waste will be removed by licensed waste carriers and all Waste Transfer Notes will be retained within site records.

10. Emergency and Environmental Incident Procedures

Spill kits suitable for identified environmental risks will be maintained on site. Any environmental incidents or complaints will be recorded within the site incident register and immediate corrective action implemented.

11. Ecology and Protection of Existing Building Fabric

Particular care will be taken during works affecting sensitive and retained building fabric. Controlled demolition methods and low vibration techniques will be utilised where reasonably practicable.

12. Site Location and Logistics Overview

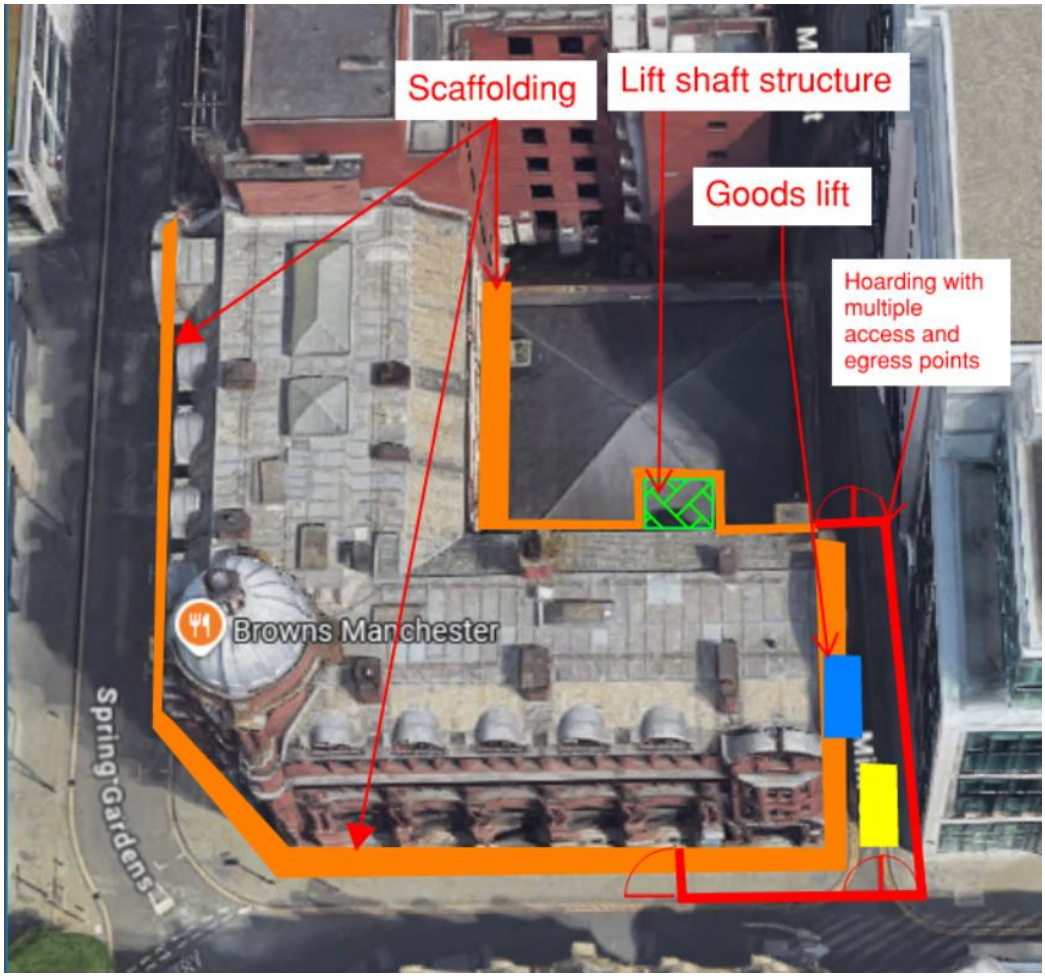


Figure 1 – Aerial view of site and surrounding highway network.

13. Complaints Register Template

Date	Complainant	Issue	Received By	Action Taken	Closed Out	Notes

14. Noise Monitoring Log Template

Date	Location	Activity	Noise Level	Action Required	Inspector

15. Conclusion

Charles Evans Shopfitters Ltd will implement the above environmental, noise, logistics and traffic management measures throughout the duration of the works in order to minimise disruption to neighbouring occupiers, the operational Browns restaurant and the surrounding Manchester city centre environment.