Framework Construction Management Plan – Brick Fields, Old Mill Street

October 2026

1. Introduction

This Framework Construction Management Plan supports the planning application for the revised scheme at Old Mill Street in Manchester. It sets out the principles for managing construction, protecting neighbouring occupiers and maintaining safe access around the site. It reflects the information available at application stage.

A detailed Construction Management Plan will be prepared in conjunction with the appointed contractor and submitted to Manchester City Council (MCC) for approval before commencement of works, in accordance with the requirements of any planning conditions. It will include construction methods, programme, logistics, environmental controls and community liaison arrangements. This framework does not seek approval of a detailed construction layout or discharge of a pre-commencement condition.

2. Project description

The proposal comprises a residential development of 41 homes with associated works at Old Mill Street and Lampwick Lane, New Islington, Manchester.

The detailed description of development is as follows:

Erection of a residential apartment building comprising 41no. dwellings (Use Class C3), together with landscaping and associated works.

3. Project location

The site is located at the corner of Old Mill Street and Lampwick Lane, within New Islington to the east of Manchester city centre. The surrounding area includes homes, businesses and public routes, with Weavers Quay to the north, Ancoats Dispensary to the west, Stubbs Mill to the south and residential properties to the east.

The site extends to c. 0.18 acres, is currently clear of buildings and is currently being used as a surface level car park.

4. Project team

Applicant: Zentra New Islington Ltd
Architect: Buttress Architects.
Planning consultant: Enabl
Quantity Surveyor: Walker Sime.
MEP: Crookes Walker Consulting
Structural & Civils: Renaissance
Landscape: CW Studio
Acoustics: Hann Tucker Associates
Heritage: SLR
Transport: Mode
Daylight & Sunlight: Proximity
Air: Redmore Environmental

Ecological: e3p
Viability: Roger Hannah

5. Programme

Subject to planning permission, relevant condition approvals, detailed design and procurement, commencement is provisionally targeted for Q1 2027 with an anticipated construction period of 16 months and completion in Q1/Q2 2028.

6. Existing pre construction information

The detailed CMP will be informed by the current application drawings and relevant surveys and assessments, including ground conditions, utilities, drainage, archaeology, ecology, air quality and noise. The project team will review their recommendations before finalising the construction approach and arrange further investigations where needed.

The anticipated sequence comprises site preparation and any required investigations, foundations and substructure, superstructure and envelope, internal fit-out and services, external works, commissioning and handover. Foundation and structural methods, lifting arrangements and temporary works will be confirmed through detailed design and contractor planning.

7. Traffic management

Construction logistics will be developed to minimise disruption and protect pedestrians, cyclists and other road users. Access arrangements will be assessed against the application boundary, available space, local highway conditions and the needs of adjoining occupiers. No specific road or footway closure or use of third-party land is sought through this framework.

The detailed CMP and construction traffic management arrangements will address:

- Vehicle access and egress, routing, vehicle sizes and anticipated delivery frequencies by construction phase, with swept-path checks where required.
- Booked and coordinated deliveries, loading and unloading, turning or supervised manoeuvres, and measures to prevent vehicles queuing or waiting on surrounding streets.
- Safe pedestrian routes, protection of cyclists and highway users, and continued clear access to neighbouring premises, servicing and emergency routes.
- Operative and visitor travel and parking, encouraging public transport, walking and cycling and discouraging parking on nearby residential streets.
- Any necessary temporary highway measures, signs, barriers or effects on public transport, to be developed with the relevant authorities.
- Coordination with other nearby construction projects and avoidance of sensitive local traffic and pedestrian periods where practicable.

Suppliers will receive delivery instructions. Trained marshals will supervise vehicle movements where necessary. Any arrangements affecting the highway or land outside the applicant's control will require the relevant agreement and permissions before implementation.

8. Site establishment

The contractor will develop a phased layout for welfare, site offices, material storage, waste storage and safe internal circulation. The layout will seek to make efficient use of the application site; any additional space identified as necessary will be subject to agreement before use. Storage and loading will take place only in designated, authorised areas.

Suitable hoarding or secure fencing will be maintained, with controlled entrances and segregation of pedestrians from plant. Site lighting will be directed and managed to limit glare and light spill. The detailed

CMP will identify crane and hoist positions where required, lifting controls, scaffold or mast climber arrangements and their erection and removal sequence, including protection against falling objects.

.9 Site licences notifications and permits

The project team will identify and obtain the licences, notifications, permits and third-party agreements required for the proposed construction arrangements. Planning approval will not be treated as permission to occupy adjoining land or the public highway. Relevant approvals will be secured before the associated activities begin.

10. Health and safety

The project will be managed in accordance with the Construction (Design and Management) Regulations 2015 and applicable health and safety requirements. The appointed principal contractor will prepare a separate Construction Phase Plan before construction starts, supported by risk assessments, method statements and appropriate supervision.

The arrangements will include inductions, safe systems of work, emergency procedures, site security and protection of the public. Site boundaries, access routes and protective measures will be checked regularly and maintained throughout the works.

11. Sustainability and environment

Environmental management

The contractor will implement and review controls for waste, pollution, noise, vibration, dust, emissions and lighting. The detailed CMP will identify responsible persons, inspection and monitoring arrangements and corrective actions. Relevant findings from the application's environmental assessments will inform these measures.

Waste

A Site Waste Management Plan will set out how waste will be prevented, reduced, reused and recycled where practicable. Waste streams will be segregated where feasible and held securely in designated areas, with regular collections by authorised carriers to appropriate facilities. Waste transfer records will be retained. Loads will be covered where necessary to prevent escape of material. No waste will be burned on site.

Pollution prevention

Controls will protect adjoining land, drainage systems and nearby water bodies from runoff, sediment, fuel and chemicals. They will include suitable fuel and chemical storage, spill response equipment, controlled refuelling and designated arrangements for concrete washout and plant or wheel cleaning. Contaminated water will be contained and appropriately managed. Any unexpected contamination will be investigated and addressed before affected works proceed.

Noise vibration and working hours

Construction methods and plant will be selected and maintained to minimise noise and vibration so far as practicable. Noisy activities will be planned with regard to neighbouring occupiers, with screening, quieter techniques and monitoring where appropriate. Piling and other potentially disruptive methods will be assessed before use.

The proposed site opening and construction hours will aim to follow the Manchester City Council's guidance for construction works.

Air quality dust and cleanliness

The detailed CMP will include an air quality and dust management plan proportionate to the works and nearby receptors. Measures will include:

- Damping down or extraction for dust-generating activities; screening and covering of stockpiles and loads as appropriate.
- Inspection and cleaning of vehicle wheels and bodies before departure, with suitable cleaning facilities and road sweeping where needed to prevent mud and dirt reaching the highway.
- Regular checks of surrounding roads and footways, prompt removal of deposited material and review of controls during dry or windy weather.
- Well-maintained plant, avoidance of unnecessary engine idling and use of electric equipment where practicable.

12. Community engagement

The contractor will prepare a community engagement plan prior to commencement. It will identify potentially affected residents, businesses and other sensitive occupiers and set out how the effects of construction on their day-to-day activities will be managed.

Advance information will be provided on the programme, working hours, site contacts and activities that may cause disruption. Appropriate updates will be issued as the works progress. Liaison will address access, deliveries, noise and other concerns, including coordination with neighbouring works where practicable.

A site notice board will display the name and contact details of the site manager or community liaison representative and an emergency contact number. These details will be available from commencement and kept up to date throughout construction.

Complaints and enquiries will be logged, investigated and responded to promptly. The contractor will record any corrective action and review recurring concerns with the project team. Matters requiring further action will be escalated to the applicant's representative and, where appropriate, MCC.

The applicant and contractor will seek opportunities for local employment, training and procurement. Any separate local labour or local benefit requirements will be addressed in accordance with the conditions attached to the new permission.

13. Handover

The programme will allow for testing, commissioning and an orderly handover. Temporary facilities will be removed and any affected areas reinstated in accordance with the relevant approvals and agreements. Construction and occupation will be coordinated to maintain safe access, with ongoing works segregated where occupation is phased.

The contractor will provide the relevant handover information and briefing to the building manager and confirm arrangements for any remaining works. Community contact arrangements will remain available until construction activities are complete.

Detailed CMP before commencement

The detailed CMP will develop the principles above into site-specific arrangements, including the construction programme and methods; logistics and layout drawings; traffic and pedestrian management; welfare and storage; crane, scaffold and lighting proposals; risk assessments; waste and air quality plans; noise and vibration controls; and the Human Impact Management Plan. It will be submitted for MCC approval in accordance with the relevant pre-commencement conditions, and implemented and reviewed throughout the works.