

Chiller Replacement Scheme
No1 Balloon St

REV 2
16/10/2026

	Name	Title	Date	Signature
Prepared By:	Shaun Murphy	Senior Contracts Manager	16/10/2026	
Approved By:	Shanahan Khambata	Director	16/10/2026	
	Steve Worrall	H&S Manager	TBC	

Received and acknowledged by the Client and the Principal Designer and works acceptable to commence:

	Name	Title	Date	Signature
Client Representative	Richard Peck	Head of Projects & Development		
Principal Designer	Gordon Woods	Principal Designer		

1.1 Scope

This Plan provides Health, Safety and Environmental information for use by all people assigned to the Project and it also identifies Health, Safety and Environmental requirements that have resulted from the design. Some of these requirements may have a direct effect on the installation activities.
Therefore, as the design evolves, further information may be added to this plan, to point to the Risk Assessments, Method Statements and Codes of Practice that describe the safe systems of work required.

1.2 Document Control

Amendment	Date	Signature	Name (Print)	Amended Pages (Text Shown in Red)
1.	29/09/2026		Shaun Murphy	Compound builders/structural works, security, lifting, public interface and incorporation of current high-level programme
2.	16/10/2026		Shaun Murphy	Planning Condition 7 (145677/FO/2026) Construction Management Plan added as new Section 12.

The Document holder shall incorporate all amendments received (all amendments to be shown in red for the particular update) with superseded pages destroyed and update of the amendment record above to appropriately display changes. After five amendments this document shall be re-issued.

1.3 Introduction

The Construction (Design & Management) Regulations 2015 requires CubicWorks Ltd to Plan, Manage and Monitor their own work to make sure that workers under their control are safe from the start of their work on site. This Construction Phase Plan has been developed in order for us to successfully manage this.
This Construction Phase Plan Sets out the Safety and Environmental measures and procedures to be followed by all parties involved in the Project.
The Plan operates in conjunction with the Client's Pre-Construction Health and Safety Information, the Project programme and any other documents referenced within it.

2.1 Project Duration	
Start Date:	16/11/2026 (subject to council approval)
Anticipated Completion Date:	22/02/2027 (subject to council approval)
Expected Duration:	12 weeks on site, with circa 4-6 week break half way through
F10 Notifiable:	NO

2.1A High-Level Programme	The compound works shall be delivered in accordance with the Balloon St Chillers outline programme (printed 14/09/2026), shown in Figure 2.1A. All programme dates in this Plan are indicative. They are subject to Manchester City Council approval of the planning condition discharge (Full Planning Approval anticipated 16/11/2026), and, for the chiller crane lift, to the council road closure and the Metrolink service suspension being granted. Dates will be confirmed or revised once these approvals are received.
Section 1 – Compound Enabling & Structure	Groundworks, steelwork, base and posts: 16/11/2026 – 11/12/2026. Before any equipment, machinery or materials are brought to site, install the tree protection to the retained tree (T001) in accordance with the approved Tree Protection Plan and Arboricultural Method Statement, and submit photographic evidence to the LPA (Conditions 5 and 6). Then form the opening through the existing loadbearing brickwork, install temporary propping and permanent re-support, complete service detection and set-out, excavate by controlled hand-digging where required, form the foundations and slab, and complete the steel platform fixing and associated compound works.
Fallow / Curing Period	Following completion of Section 1, an approximately four-week fallow period (14/12/2026 – 08/01/2027) is allowed for concrete curing and associated hold points. The existing boundary railings remain in situ. No construction works are planned within the compound during this period, and the area is handed back to the Client.
Section 2 – Steel & Architectural Screen	Architectural screen installation: 09/02/2027 – 22/02/2027, following chiller installation and commissioning. Works restart in the compound after the curing/fallow period. The existing railings are removed or altered only once the replacement security arrangement is ready and the new fence posts are erected. The remaining steelwork is erected, and the approx. 150 kg architectural screen panels are lifted and fixed to the posts using suitable lifting equipment.
Key Programme Dates	From the outline programme printed 14/09/2026 (subject to council approval): • Full Planning Approval (condition discharge) – 16/11/2026 • Groundworks including steelwork, base and posts – 16/11/2026 – 11/12/2026 • Manchester City Council embargo period – 16/11/2026 – 08/01/2027 • Order of screens – 17/11/2026; estimated lead-in 17/11/2026 – 29/12/2026

- Chiller lead-in completes – 11/12/2026
- Fallow period for base curing – 14/12/2026 – 08/01/2027
- Pipework, controls and electrical installation – 04/01/2027 – 01/02/2027
- Crane lift of chillers (overnight, under council road closure and Metrolink service suspension) – 01/02/2027
- Completion of chiller installation – 02/02/2027 – 05/02/2027
- Commissioning – 08/02/2027 – 09/02/2027
- Installation of architectural screens – 09/02/2027 – 22/02/2027
- Completion, handover and site clear – 22/02/2027

Issued 2026 High-Level Programme – incorporated into the Construction Phase Plan

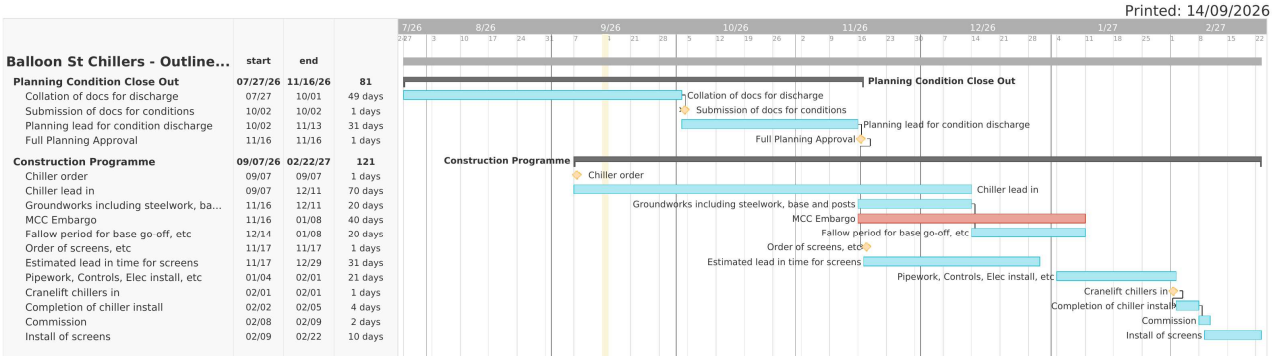


Figure 2.1A – Balloon St Chillers outline programme (printed 14/09/2026)

Programme coordination note: the issued programme shows groundworks, steelwork, base and posts from 16/11/2026 to 11/12/2026 and installation of the architectural screens from 09/02/2027 to 22/02/2027. The site team will maintain the agreed security arrangement throughout. The existing boundary railings stay in place during the fallow period, and the compound is formally handed back to the Client while no works are taking place. These dates are subject to council approval.

2.2 Project Description & Scope of Works

Scope of Works – Chiller Replacement Scheme

Installation of new Chillers & Associated Building, Structural Steel & Architectural Screen Works

1. Project Overview

The works comprise the installation of new chillers and associated building, structural steel, compound and architectural screen works within the existing occupied/commercial building. The existing chillers are not to be removed or stripped out; they are to be decommissioned

and left in situ. The new chillers are to be installed in the agreed new location and connected into the existing chilled-water pipework circuits. No buffer vessels or plate-to-plate heat exchangers are included within the proposed installation.

The scope also includes the builders and structural works required to form and develop the external compound, including the formation of a new opening through existing loadbearing brickwork to provide access into the compound. The opening shall be formed in accordance with the approved structural design and shall include suitable temporary propping and permanent re-support/reinstatement of the existing brickwork to accommodate the new entrance.

The compound works shall include excavation and preparation of the ground to receive the new concrete slab and foundations for the steelwork. Before any excavation or hand digging commences, a CAT and Genny service-detection scan shall be completed and the results reviewed by the Site Manager/Supervisor. Excavation shall then be undertaken in accordance with the approved RAMS, with particular care taken around identified and/or suspected services. New post foundations shall be formed using carefully controlled hand excavation of individual pits where required. Concrete shall be delivered to the compound by hand barrowing or other approved controlled means, subject to the agreed access and handling arrangements.

Tree protection and post foundations

The retained Tree (T001) stands next to the compound boundary. All works within or near its Root Protection Area (RPA), including the excavation and concreting of the new post foundations, shall be carried out strictly in accordance with Planning Conditions 5 and 6, the Urban Tree Management Arboricultural Impact Assessment (UTM-2026-BS5837-001), Arboricultural Method Statement (UTM-2026-AMS-001), Tree Constraint Plan and Tree Protection Plan (dated 18/05/2026), and BS 3998. In particular:

• Tree protection fencing, and any ground protection specified, shall be installed as shown on the Tree Protection Plan before any equipment, machinery or materials are brought to site. Photographs of the protection in place shall be submitted to, and approved by, the LPA before works start (Condition 6(c)). The protection shall be kept in place until all equipment, machinery and surplus materials have been removed.

• Post foundations shall be set out and excavated by hand, using hand tools only, in the positions and by the method set out in the Arboricultural Method Statement. No mechanical excavation shall take place within the RPA.

• Concrete shall be placed in the post pits so that no cement, concrete or washings enter the soil within the RPA.

• The tree shall not be topped, lopped or damaged. Any pruning approved by the LPA shall be carried out to BS 3998. Lifting operations, including the screen panels and the chiller crane lift, shall be planned to avoid contact with the canopy.

• All operatives shall be briefed on the tree protection requirements at induction. The Site Manager shall inspect the protection daily.

Steel Works

The works include installation of the new steel platform/supporting steelwork and the new architectural steel screen/fence arrangement. The architectural panels are approximately 150 kg each and shall be installed to the newly erected posts using suitable mechanical lifting equipment and lifting accessories selected following confirmation of the final panel and fixing design. The lifting operation shall be planned and supervised by competent personnel, with suitable exclusion zones established.

The existing boundary railings will be retained for as long as practicable to maintain security of the compound and separation from the public. Where it is necessary to remove sections of the existing boundary railings to facilitate the works, the area shall be secured immediately using suitable temporary hoarding, fencing, barriers and controlled access arrangements. Security arrangements shall take account of the concrete slab/foundations requiring a curing period before the permanent steelwork and architectural screen can be completed. Ideally this is to be undertaken in section as the new fence panels are fixed into place.

Materials will be transferred continually from the designated service-yard laydown area into the compound as the works progress. Material movements shall be planned and controlled to prevent conflict with building users, other contractors and members of the public. Routes shall be kept clear, materials shall not be left unsecured or obstruct access/egress, and the compound shall remain secured whenever unattended.

The compound works are planned in two principal sections. Section 1 comprises the formation of the opening, excavation, foundations, slab and initial steel platform/fixing works. Following completion of these activities, a fallow period of approximately four weeks (14/12/2026 – 08/01/2027) is allowed for concrete curing and associated works to achieve the required strength. During this fallow period the existing boundary railings will remain in situ and the compound area will be handed back to the Client. No construction activities are planned within the compound during this period. Section 2 will recommence following the curing/fallow period and will include the remaining steel and architectural screen installation and associated completion works.

All works shall be undertaken in accordance with the approved design information, structural engineer's drawings, specifications, manufacturers' requirements and the requirements of the Principal Contractor. The works shall be coordinated with existing building services, the Client/Principal Contractor, the structural designer and all affected parties.

2. Pre-Construction and Site Management

The contractor shall:

• Provide appropriate site/project management and supervision for the duration of the works.

• Provide competent and suitably trained operatives for all activities undertaken, including excavation, temporary works, lifting and structural installation.

• Confirm approved structural details and temporary works arrangements before forming the loadbearing brickwork opening.

• Install and photograph the tree protection to the retained tree (T001), and obtain LPA approval of the photographs, before any equipment, machinery or materials are brought to site (Conditions 5 and 6).

• Establish and maintain safe access and egress arrangements between the building, service-yard laydown area and external compound. This will initially be through the existing external gate, however once the new door entrance through the existing brick wall in created, this will be the primary route in and out of the enclosure.

• Coordinate all material transfers into the compound with the Principal Contractor and building management.

• Maintain appropriate segregation from building users and members of the public at all times.

• Ensure the compound is securely fenced/hoarded whenever the existing boundary railings are removed or sections are temporarily opened. It is intended that this will remain in situ and removed in sections as each fence panel section is fixed.

• Maintain good housekeeping and remove waste progressively.

• Provide relevant operation and maintenance information and information required for inclusion within the Health & Safety File.

3. Enabling Works

The contractor shall undertake the enabling works necessary to facilitate the chiller installation and associated building/structural works.

Works may include:

Carefully remove or alter building fabric, ceilings, bulkheads or other obstructions where identified within the approved design.

Coordinate enabling works with existing electrical, fire alarm, BMS, ventilation, heating, plumbing and other services.

Provide temporary protection and segregation to occupied areas.

Complete works outside core site hours only where agreed with building management and in accordance with Section 12.8.

No existing chiller shall be removed as part of the works.

4. Existing Chiller Decommissioning

The existing chillers shall be decommissioned and retained in situ.

The contractor shall:

Coordinate the decommissioning sequence with the Client, Principal Contractor, BMS contractor and commissioning engineer.

Safely isolate electrical and associated services serving the existing chillers.

Confirm that the existing chillers are isolated and made safe prior to connection works.

Ensure any refrigerant or other hazardous substances are dealt with by competent specialist personnel where applicable.

Clearly identify and retain the existing chillers and associated equipment that remain in situ.

Protect retained equipment and surrounding building fabric throughout the works.

Record the condition of retained equipment where required prior to commencement.

5. Structural Steelwork and Associated Building Works

The contractor shall supply and install structural steelwork and associated building works in accordance with the approved structural design and drawings.

Works shall include, where applicable:

Setting out the structural steelwork.

Delivery, unloading and safe storage of steelwork.

Provision of suitable lifting equipment and lifting accessories.

Installation of structural steel members in their designated locations.

Temporary works and temporary stability measures where required.

Coordination of steel installation with the existing structure, walls, ceilings and MEP services.

Forming required openings and preparing existing construction to receive the steelwork.

Dry packing and grouting between steelwork and soffit as required.

Ensuring steelwork is correctly aligned, levelled, supported and secured.

Installation of additional steelwork required in accordance with the approved design.

Carrying out final checks of installed steelwork prior to enclosure.

Any deviation from the approved structural design or site conditions that affects the installation shall be referred to the Principal Contractor/Design Team prior to proceeding.

6. Steelwork Fire Protection

Where specified, structural steelwork shall be prepared and protected to achieve the required fire resistance.

Works shall include:

Prepare structural steelwork for application of the specified fire protection system.

Apply the specified fire protection system in accordance with the manufacturer's requirements.

Maintain required dry film thicknesses where applicable.

Provide records/certification of the completed fire protection system.

Protect completed fire-protected steelwork from damage by subsequent trades.

Repair any damaged fire protection prior to completion.

7. Chiller Delivery, Lifting and Installation

The new chillers shall be delivered to site in accordance with the agreed delivery and lifting arrangements.

The contractor shall:

Confirm chiller dimensions, weights, lifting points and access requirements prior to delivery.

Confirm the delivery route and temporary protection requirements.

Coordinate delivery times with the building management/site team. The chiller delivery and crane lift will take place on Balloon Street under a council road closure and Metrolink service suspension (Section 12.7).

Provide an approved lift plan and competent lifting team where craneage or other lifting operations are required.

Establish and maintain exclusion zones during lifting operations.

Use suitable certified lifting accessories and equipment.

Position and secure the new chillers on the approved supports/base.

Coordinate the installation with structural steelwork and other building services.

Protect the chillers from damage during subsequent works.

8. Chilled-Water Pipework Connections

The new chillers shall be connected into the existing chilled-water pipework circuits in accordance with the approved design.

The contractor shall:

Confirm the existing chilled-water system arrangement and connection points before commencing.

Coordinate planned shutdowns and isolations with the Client/Principal Contractor and relevant building services contractors.

Safely isolate and drain affected sections of the chilled-water system where required.

Make the required new pipework connections to the existing chilled-water circuits.

Provide suitable valves, fittings, supports, insulation and identification.

Ensure pipework is installed to the approved design and manufacturer's requirements.

Flush, clean and pressure test the affected pipework as required.

Reinstate insulation and finishes following testing.

Check the completed installation for leaks prior to energisation/operation.

No buffer vessels are included within the proposed installation.

No plate-to-plate heat exchangers are included within the proposed installation.

9. Electrical Works

Electrical works associated with the new chillers shall include, where applicable:

Confirm the electrical supply requirements for the new chillers.

Coordinate electrical connections with the electrical contractor and Client.

Safely isolate existing electrical supplies before carrying out alterations.

Provide new supplies, containment, cabling, isolators and associated equipment in accordance with the approved electrical design.

Provide suitable local isolation adjacent to equipment where required.

Test and verify electrical installations prior to energisation.

Complete electrical testing and certification.

Coordinate electrical works with the chiller manufacturer's requirements and commissioning engineer.

10. BMS and Controls

The new chillers shall be integrated with the existing BMS/control strategy as defined by the approved design.

The contractor shall:

Coordinate with the incumbent BMS contractor and relevant controls engineers.

Confirm all required control points, interlocks, enable signals, alarms and monitoring requirements.

Provide control wiring and interfaces as required.

Coordinate BMS works with the chiller manufacturer and commissioning engineer.

Test all control functions and interlocks.

Confirm communication between the new chillers and the BMS.

Provide BMS point schedules, graphics updates and relevant commissioning information where required.

11. Existing Building Services

Existing services in the work area shall be identified, protected and coordinated before works commence.

Particular attention shall be given to:

Electrical services.

Existing chilled-water pipework.

BMS/control wiring.

Ventilation services.

Fire alarm and fire protection services.

Existing heating and plumbing services.

Any other concealed or adjacent services identified by survey or site investigation.

No existing service shall be altered, isolated or disconnected without the required approval, permit and agreed method of working.

12. Protection of Existing Building

Throughout the works the contractor shall:

Protect existing floors, walls, ceilings, doors, furniture, equipment and retained finishes.

Protect the existing chillers and other retained plant from damage.

Protect existing MEP installations from damage.

Maintain suitable temporary protection to completed works.

Provide dust and debris control appropriate to the working environment.

Segregate work areas from occupied areas.

Prevent unauthorised access to construction areas.

Immediately report any damage to existing building fabric or services to the Principal Contractor.

13. Waste Management

Segregate construction waste where reasonably practicable.

Remove waste from work areas on a regular basis.

Use designated skips/waste facilities.

Prevent accumulation of waste that could create fire, trip or other safety hazards.

Dispose of waste in accordance with applicable legislation and the project's waste management requirements.

Leave work areas clean and free from construction debris upon completion.

14. Testing, Commissioning, Inspection and Handover

On completion, the contractor shall:

Inspect all completed works.

Complete pressure testing and flushing of affected chilled-water pipework.

Complete electrical testing and certification.

Complete BMS testing and functional checks.

Complete chiller manufacturer's commissioning requirements.

Complete system commissioning with the appointed commissioning engineer.

Verify operation of the new chillers and associated controls.

Confirm required operating parameters and system performance.

Rectify defects identified during inspection and commissioning.

Provide relevant test certificates and commissioning records.

Provide product information, warranties and maintenance information.

Provide information required for inclusion within the project Health & Safety File.

Provide O&M information for installed systems and equipment.

Complete final builders clean of the work areas.

Remove temporary protection, equipment and waste.

Leave the work areas clean, safe and ready for occupation.

15. General Requirements

All works shall:

Be undertaken by suitably trained, competent and experienced personnel.

Comply with the requirements of the Construction (Design & Management) Regulations 2015 and all applicable UK legislation.

Be undertaken in accordance with approved RAMS.

Comply with the project CPP and Principal Contractor's site rules.

Be coordinated with other contractors and building occupants.

Be planned to minimise disruption to the existing building.

Use suitable plant, access equipment and lifting equipment.

Follow appropriate manual handling and lifting procedures.

Maintain good housekeeping throughout the works.

Not commence work where the required information, permits, isolations or approvals have not been obtained.

Immediately report unforeseen conditions, damaged services, structural concerns or discrepancies in design information to the Principal Contractor.

The existing chillers are to remain in situ following decommissioning. No removal or disposal of the existing chillers is included within the works.

The new installation is to utilise the existing chilled-water pipework circuits, subject to the approved design and verification of the existing system.

No buffer vessels or plate-to-plate heat exchangers are included within the proposed installation.

2.3 Client Project Management Team

Duty Holder	Name & Company	[redacted]
Client	Richard Peck, Wittington Investments (Properties) Limited	
Principal Designer	Gordon Woods NJSR	
Principal Contractor	CubicWorks Ltd	

2.4 CubicWorks Project Team

Role	Name	[redacted]
Director	Shan Khambata	
Project Manager	Shaun Murphy	
Site Manager	Jack Higgins	

2.5 Other Key Project Personnel

Role	Name	[redacted]
H&S Manager	Steve Worrall	

2.6 Roles and Responsibilities

Health and Safety Manager
The Site will conduct Health and Safety inspections (CSF02.1), compiled on a site specific basis, as identified by the Project Inspections Requirements Tracker.
This report will be issued to the Project Team and Client Team (where applicable). The H&S Manager will also:

- Provide Advice and Guidance to the Site Team on Health, Safety and Environmental Compliance, Legislation and Best Practice.
- Communicate Health and Safety messages/information to the Workforce.
- Monitor safety on site and produce site inspection reports.
- Investigate accidents/incidents and prepare reports to prevent/mitigate risk of recurrence.
- Attend Health and Safety meetings, where applicable and promote positive Health and Safety Cultures.
- Review Site safety documentation and provide advice and guidance, where required.
- Where necessary, liaise with the Client and ensure that the Client's requirements are being Fulfilled.

3.0 Communication & Management of Works
CubicWorks Ltd will ensure that, so far as is reasonably practicable the site is and remains a safe and healthy place to work. Key to achieve this objective is the continual coordination of the works, underpinned by good communication and cooperation between all involved within the Project.

3.1 Pre-Start Meeting	To be held before works start on site (planned 16/11/2026, subject to council approval). Date to be confirmed with the Client.
3.2 Sub-contractors Pre-start	Various pre starts to take place through the duration
3.3 Progress Meetings	Progress meetings will be held when required to discuss progress and relay work related information to parties involved.
3.4 Daily Coordination Meetings	Coordination meetings will be held when required, attendance from Sub-contractor Supervisor/Manager is mandatory and will allow for discussion of work activities taking place and the coordination of works.
3.5 Toolbox Talks	Toolbox talks will be issued weekly and will take into account company/industry trends/concerns allowing to raise awareness and communicate any rectification/mitigation actions implemented.
3.6 Site Supervisors/ Managers meetings	Site Supervisors/Managers monthly HSE Meeting will be held 'in the office' this will be conducted monthly, on the first full week of the month.
3.7 Safety Alerts	Monthly Safety Alerts will be issued by the Health and Safety Manager, where required, for communication to all on site. These alerts will break down any trends reported or identified on site inspections and will aim to communicate issues/concerns and any corrective actions required.

3.8 H&S Audits	Where Applicable, the Health and Safety Manager will conduct Health and Safety Inspections of the Site. These will be conducted randomly.

4.0 Site Arrangements

4.1 Parking	There is no contractor, operative or visitor parking on site. The only vehicle standing permitted is for loading/unloading and material laydown within the private service yard/loading bay, by prior booking with building management. No construction vehicle shall park, wait, queue or load/unload on Balloon Street or any other adopted highway or footway, with the sole exception of the single crane lift carried out under an approved road closure (see Section 12.7). Operatives shall travel by public transport. Full details are given in Section 12.10.
4.2 Access and Egress	All construction access, deliveries and material movements shall be via the building's existing private loading bay and service yard, entered Balloon Street. Vehicles shall enter and leave the highway in forward gear. Materials shall be transferred from the service-yard laydown to the compound along a segregated route. Where the structural design allows, a new opening will be formed in the compound wall to give direct, secure access from the building side, so that no materials need to cross the public footway on Balloon Street. See Sections 12.2 to 12.5.
4.3 Building Details	Contact with the public will be kept to a minimum. Work will be carried out in segregated areas only: the service-yard laydown area, the material transfer route and the secured compound.
4.4 Disruptive Works	Works likely to disrupt building occupants shall be programmed with building management. Out-of-hours working shall be limited to low-noise internal activities agreed with building management and the single overnight crane lift carried out under the approved council road closure and Metrolink service suspension. Noisy external works (forming the wall opening, breaking out, cutting, drilling and excavation) shall be carried out within the hours set out in Section 12.8 and shall not take place at night, so as to protect the amenity of neighbouring residents and occupiers.
4.5 Site Rules	CubicWorks will always promote the safe conduct of work both on and off site. Site Rules are communicated to all persons within the site induction. Any visitors will be made aware of notable/relevant site rules, however will be accompanied whilst on site at any time. CubicWorks understand that breaches of Safety Regulations and Site Rules will not be tolerated and may result in the employee and or supervisor being denied future access to the site.
4.6 Induction Process	All Site Operatives to undergo a full Site H&S Induction. No Operatives will be allowed to work on Site without undertaking induction. All Operatives will provide copies of CSCS Card and Training Certificate requirements at time of induction. Inductions will take place on site daily.
4.7 Personal Protective Arrangements	As a minimum standard across site, default requirements include: Hi-Visibility Vest (CubicWorks Logo), Hard Hat, Safety Boots, and Safety Gloves - Cut Level (CL) 5 Gloves (Lower Cut Level gloves may be adopted. However, this is strictly where justified and agreed within the RA). Other personal protection will be utilised as required, detailed/outlined within the communicated Risk Assessment Method Statement. Minimum PPE standards will be reviewed on an ongoing basis, and where deemed appropriate, amended to suit site conditions/activities being conducted. Any PPE distributed by CubicWorks will be recorded on the PPE Register (form CSF07).

4.8 Traffic Management	CubicWorks will ensure that employees and subcontractors abide by the agreed Traffic Management and Traffic Control Measures. Material transfers between the service-yard laydown area and compound shall be supervised where required, with pedestrians segregated from moving materials and equipment. No materials shall be transferred through public areas without suitable controls. Vehicle types and frequencies, the swept-path position, vehicle routeing and the Balloon Street road closure for the crane lift are set out in Section 12 (Planning Condition 7).
4.9 Deliveries	All deliveries shall be coordinated with the property team. Steel, concrete, lifting equipment and other large deliveries shall be planned in advance. Delivery and transfer arrangements shall account for the restricted compound access, service-yard laydown area, public interface and requirement to maintain secure routes. All deliveries shall be booked at least 48 hours in advance through the CubicWorks Site Manager and building management into fixed time slots. Deliveries shall be scheduled between 09:30 and 16:00 where practicable, outside the network peak hours. See Section 12.6.

5.0 Security Arrangements

5.1 Segregation Arrangements	All working areas shall be physically segregated. Particular attention shall be given to the external compound when the existing boundary railings are removed or temporarily opened. Temporary hoarding/fencing, barriers and controlled access shall be provided to maintain a secure boundary and prevent access by members of the public.
5.2 Signing In/Out	Operatives to sign in and out of site on each visit.
5.3 Security Ownership	Security will be coordinated with Bruntwood building management and the Principal Contractor. CubicWorks will remain responsible for securing its work areas, materials, plant and temporary openings associated with the works. The compound shall be checked and secured whenever unattended.
5.4 Out of Hours Requirements/ Arrangements	Out-of-hours arrangements shall be agreed with building management. The compound shall not be left accessible when unattended. During the approximately four-week fallow period (14/12/2026 – 08/01/2027), no construction works are planned in the compound and the existing boundary railings will remain in situ; the area will be formally handed back to the Client for this period.

6.0 Facility Arrangements

6.1 Toilet/ w/c Arrangements	Toilets located in common parts areas
6.2 Welfare/Canteen Facilities	Welfare provision is located within existing landlord areas within the building.
6.3 Site Office(s)	Within the welfare area.
6.4 Storage/ Material laydown Arrangements	Material storage and laydown shall be within the designated area of the private service yard and the secured compound only. No materials, skips, plant or waste shall be stored on the public highway or footway at any time. Nothing shall be stored or laid down within the Root Protection Area of the retained tree (T001).

6.5 Smoking Facilities	All smoking must be off site.

7.0 Fire and Emergency Arrangements

7.1 First Aid	**First Aid** CubicWorks will ensure a suitable number of First Aiders are provided. The majority of Site Managers and Supervisors are all First Aid at Work qualified. Various Subcontractors depending on labour numbers will also hold First Aid qualifications. CubicWorks will ensure a first aid box is positioned within site welfare with the relevant signage to indicate the location, additionally relayed during the CubicWorks Health and Safety Induction.
7.2 Accident Reporting	All accidents must be reported to CubicWorks Site Management Team. Reported accidents will be reported via CubicWorks internal Accident/Incident Reporting procedure. This information is provided to operatives during CubicWorks Health and Safety Induction. Dangerous Occurrences, Near Misses, High Potential Incidents, etc. will also be reported. The Reporting of Injuries, Diseases and Dangerous Occurrences Regulations 2013 (RIDDOR) requires the 'responsible person' to notify any death, reportable injury, disease or dangerous occurrence to the relevant enforcing authority. Accidents/ incidents outlined above (RIDDOR) will be reported to CubicWorks by the Injured Person (IP)/ IP Supervisor/Manager (if IP is unavailable) and the CubicWorks Accident/Incident Report Form will be completed with the IP in attendance. Copies of this will be issued to CubicWorks H&S Manager. In the event of an accident/ incidents outlined above (RIDDOR), CubicWorks Health and Safety Manager and/or Subcontractors will conduct necessary investigation into the incident, report findings and implement necessary controls where and however applicable.
7.3 Nearest A&E	Located: Manchester Royal Infirmary, Grafton St

7.4 Fire & Emergency Arrangements	CubicWorks are to comply with the fire and emergency procedures laid out by Bruntwood. CubicWorks Understand and relay to all operatives that upon hearing a warning alarm, it is imperative that any activity is made safe/ceases and the advised egress route is to be used. A Fire Risk Assessment will be undertaken once the Site has been set-up to ensure all required items are in place and monitored throughout the construction phase. Necessary fire evacuation procedures will be highlighted to all personnel during Site Health and Safety Induction. This will include but not limited to the following information will be susceptible to change where necessary (notification will be given): **Fire Detection, Alarm and Fire-Fighting Equipment** The building employs a single stage evacuation strategy. For a fire in the building all floors will evacuate in one phase on activation of the fire alarm **Evacuation Route**: All personnel are to follow the outlined evacuation route detailed via signage and corresponding fire evacuation plan. Personnel are to gather at the muster point where a roll call will be undertaken using the Daily Site Register. No admittance will be permitted back to the building until such a time confirmed by the CubicWorks Site Manager. **Muster Point**: Federation Street. **Roll Call**: Following full evacuation of the Site a full roll call will be taken by the appointed Fire Marshal. The signing in/out register kept at the Site will be used. **Project Fire Marshals**: TBC

8.0 Arrangements for Activities on Site

8.1 RAMS	**METHOD STATEMENTS & RISK ASSESSMENTS** All Method Statements & Risk Assessments will be produced/received from Subcontractors & reviewed, approved or rejected by CubicWorks using the Risk Assessment & Method Statement Tracker and then added onto the Risk Assessment & Method Statement Register. Subcontractors will be expected to ensure RAMS content is kept to specific detail only, outlining the necessary Safe Systems of Work their operatives will follow with regards to the task being undertaken, whilst ensuring that sufficient risks identified are controlled & these controls are easily communicated to the reader and recorded on CSF06.01 Record of Risk Assessment & Method Statement Communication & Instruction. Any generic information within RAMS will be rejected and returned to the Subcontractor for rectification.
8.2 Safe Systems of Work	Permit to Work All Permits-to-Work (PTW) will be introduced and issued by 'CubicWorks to control work which is identified as increased risk. The PTW will be communicated between CubicWorks and Shock out where applicable, but most importantly those carrying out the work. Such hazardous works include: Strip out Manual Handling Working at Height Electrical Isolations Client-dependant works such as the following will be agreed once they arise: NA Service Isolations

	All isolations are to be notified (to the Site Manager or Project Manager) Prior to taking place, allowing for a request of isolation and Permit to Work be issued. Presence of Existing services noted: Electrical Water ventilation Fire services Services requiring isolation include: Electrical Fire services Ventilation Additional permits/controls applicable to the compound works shall include excavation and breaking into existing structure/loadbearing brickwork. No excavation or hand digging shall commence until the relevant service detection/CAT and Genny scan has been completed, services have been identified and the RAMS and permit requirements have been confirmed. Temporary works for the loadbearing opening, including propping and re-support, shall be designed/approved and inspected before loading or removal of existing support. Excavation of the post foundations near the retained tree (T001) shall also be controlled under the permit and carried out by hand in accordance with the approved Arboricultural Method Statement (see Section 2.2).
8.3 Training	CubicWorks are required by law to ensure the competence of their employees and to provide training and instruction as necessary. CDM 2015 places duties on Contractors and Principal Contractors to ensure that workers are competent and to provide training where necessary. CubicWorks will ensure that all the workers have been provided with the suitable health and safety information and training that is required to fulfil their activities in a safe manner. CubicWorks Direct Employees Training Requirements are logged on the Training Requirements Matrix and Atlas, The Citation Platform. Other forms of training will include: ● Toolbox Talks – delivered on a weekly basis and delivered by a Supervisor**.** Subcontractor operatives will be expected to provide, where necessary, the following: ● CSCS/ECS Scheme – CubicWorks shall ensure that any person employed by or acting on behalf of CubicWorks is registered under the Construction Skills and Certification Scheme (“CSCS”) and holds a valid CSCS or JIB card. Please Note: Paper “Test Passed” copies shall only be valid for 30 working days alongside proof of payment for the card; failure to supply a valid card after this date could result in the operative being removed from site.

9.0 Arrangements for Specific Risks on Site

9.1 Plant, Tools & Equipment	CubicWorks will ensure that plant, tools and equipment are suitable for the intended use and appropriate to the task. Equipment shall include suitable service-detection equipment (CAT and Genny), hand excavation tools, concrete/material handling equipment, access equipment and suitable lifting equipment for the architectural steel panels. All lifting equipment and accessories shall have the required inspection/thorough examination documentation and shall be operated by competent personnel.

9.2 Control of Substances Hazardous to Health	Should any CoSHH be used by CubicWorks or their Subcontractors, materials will be stored in line with the associated CoSHH Assessment/Material Safety Data Sheet (MSDS). It is recommended that all subcontractors remove CoSHH at the end of each working day to reduce the risk of chemical storage. Where required, Subcontractors will ensure CoSHH is stored appropriately and where specified, in a lockable, bunded CoSHH Cabinet. All CoSHH items will be identified within RAMS and associated MSDS and CoSHH assessment available within the relevant Health and Safety Folder.
9.3 Access Equipment and Work at Height	Throughout various areas of the Site, different access equipment will be utilised. Where possible, CubicWorks will endeavour to eliminate working at height, as per CubicWorks Preferred Access Equipment Guide contained within CSP-0104 - Access Equipment - Site Operating Procedure, however where this cannot be mitigated the following types of access equipment will be utilised. ● Step ladder ● Working platform Relevant risks and controls will be detailed within Method Statement Risk Assessments. All subcontractors will comply with the information/requirements (i.e. Inspection and Use) laid out within CSP-0104 Access Equipment Site Operating Procedure.
9.4 Hand Arm Vibration Syndrome	HAVS will be a risk to CubicWorks operatives during the project. Most notable and common recordable examples are detailed below, which will follow the below HSE guidance and recorded/managed on the specified document: ● Use of portable tools for drilling into material, notably concrete & metal clad ● Use of portable tools for cutting and/or installation of materials Hand Arm Vibration exposure calculator can be located on the HSE web site, alongside instructions for use. All calculations to be inserted into the vibration magnitude (m/s^2 r.m.s) section and timescales of use are to be calculated on site for the specific task. Once these calculations are inserted the calculator will detail the exposure value. The exposure action value is 100 (action to be taken to reduce the risk), and the exposure limit value is 400 (must not be exceeded). Once completed the calculations can be inserted into the vibration register located in the documentation file (CSF13 - Hand Arm Vibration Exposure Calculations Register).
9.5 Noise	CubicWorks are committed to ensuring that our employees are not exposed to noise that will be detrimental to their health & wellbeing. If working in the vicinity of noisy equipment (1st or 2nd hand), CubicWorks will ensure necessary ear protection is being utilised by the individual. Where noise being produced 1st hand the operative will ensure satisfactory ear protective equipment (ear defenders/ear plugs) are utilised in line with the communicated Risk Assessment & Method Statement. As general guidance: ● Between 80 to 85 dB(A) ear protection is recommended. ● From 85 dB(A) ear protection is mandatory. **Protection of neighbours:** In addition to protecting operatives, CubicWorks shall control construction noise and vibration affecting neighbouring residents and occupiers. Best Practicable Means will be applied in accordance with BS 5228-1 and BS 5228-2:2009+A1:2014. The specific mitigation measures are set out in Section 12.9.
9.6 Manual Handling	Manual handling will be required for materials, tools, concrete and components during the compound works. The method of transferring materials from the service-yard laydown area to the compound shall be planned to minimise manual handling and avoid carrying loads over long distances or through uncontrolled public areas. Concrete may be hand barrowed into the compound where agreed, with routes checked for suitability, sufficient manpower provided and controls implemented to prevent overloading, slips/trips and uncontrolled movement. Mechanical aids shall be used wherever reasonably practicable.

9.7 Protection of the Public	Where work is undertaken in or adjacent to occupied premises or areas accessible to the public, additional risk assessments shall be undertaken as required. The compound and material-transfer route shall remain segregated from building users and members of the public. Temporary fencing/hoarding shall be installed immediately where the existing boundary railings are removed or opened. Warning signage, barriers, controlled access and supervision shall be used as appropriate. Materials shall not be left unsecured, and the site shall be checked at the end of each shift and whenever areas are left unattended.
9.8 Lifting Operations	Where plant, materials or equipment require lifting, CubicWorks will ensure a suitable lift plan/method statement and risk assessment are in place. The new architectural steel screen panels are approximately 150 kg each and will require suitable lifting equipment and accessories for positioning and fixing to the newly erected posts. The final lifting arrangement shall be confirmed following completion of the panel and fixing design. Lifting operations shall be controlled by a competent person, with suitable exclusion zones, ground conditions and access arrangements confirmed before lifting commences. No person shall stand beneath suspended loads. The chiller units (2 no. Daikin, 3,687 kg each) will be lifted in a single overnight operation (planned for the night of 01/02/2027, subject to council approval) on Balloon Street using a Liebherr LTM 1030-2.1 mobile crane. This will be carried out in accordance with Ken Harrop Crane Hire Lifting Plan KH26887 Rev 1 under an approved road closure and Metrolink isolation (see Section 12.7).
9.9 Asbestos	It has been advised that no asbestos will be present during the construction phase of this project. **Discovery and/or Exposure** CubicWorks will not knowingly place operatives at risk if potential for exposure is present. In the event of potential asbestos discovery or exposure, works will cease immediately with relevant actions introduced. Shock Out will be notified at the earliest opportunity. At this time, control & restrictions of said location will be Discussed with Shock Out to identify and implement relevant actions/controls. Before the new opening is formed or any other intrusive work starts, the Client's asbestos register will be checked. Where the affected fabric is not already covered, a refurbishment and demolition asbestos survey will be obtained for that area.

10.0 Control of dust and airborne particles/ respirable Crystalline Silica dust

	<u>Where are the Health Risks?</u> ● Silica dust from drilling, cutting, and grinding ● Dust from cutting or sanding hardwood ● Asbestos dust ● Dry sweeping concrete dust and other building debris can produce high levels of dust <u>What are the effects</u> Anyone who breathes in these dusts should know the damage they can do to the lungs and airways. The main dust related diseases affecting construction workers are: ● lung cancer ● silicosis ● chronic obstructive pulmonary disease (COPD) ● asthma. <u>How do we manage these risks?</u> <u>Water</u> – water damps down dust clouds. However, it needs to be used correctly. This means enough water supplied at the right levels for the whole time that the work is being done. Just wetting the material beforehand does not work.

	On-tool extraction – removes dust as it is being produced. It is a type of local exhaust ventilation (LEV) system that fits directly onto the tool. This 'system' consists of several individual parts – the tool, catchment bag, extraction unit and tubing. Respiratory protective equipment (RPE) ● Suitable for the work – disposable masks or half masks can become uncomfortable to wear for long periods. Powered RPE helps minimise this. Consider it when people are working for more than an hour without a break ● Compatible with other items of protective equipment ● Fits the user. Face fit testing is needed for tight- fitting masks ● Worn correctly. Anyone using tight-fitting masks also needs to be clean shaven. Remember: RPE is the last line of protection. If you are just relying on RPE you need to be able to justify your reasons for this. **Note:** FFP3 Disposable Masks and reusable half mask respirator with P3 Filters are CubicWorks minimum RPE Requirement and must be abided by, by all employees and Contractors / Subcontractors attending Site and / or conducting work activities on behalf of CubicWorks. RPE is to be face fit tested for the user and all Contractors / Subcontractors are to Provide Face Fit Test Certificates at induction stage to CubicWorks Site Management Team. Other controls - Depending upon the work you are doing you may have to combine these measures with other controls. Think about: ● Limiting the number of people near the work ● Rotating those doing the task ● Enclosing the work to stop dust escaping. ● Use sheeting or temporary screens ● General mechanical ventilation to remove dusty air ● From the work area (eg in enclosed spaces such as indoors) ● Selecting work clothes that do not keep hold of the dust.

11.0 Environmental Considerations

11.1 Environmental Restrictions and Considerations	Care shall be taken when working around the retained tree (T001) on the compound boundary. The site is within a conservation area. Works shall be carried out in accordance with Planning Conditions 5 and 6 and the Urban Tree Management Arboricultural Impact Assessment (UTM-2026-BS5837-001) and Arboricultural Method Statement (UTM-2026-AMS-001). Tree protection fencing shall be installed and photographed before any equipment, machinery or materials are brought to site.
11.2 Waste Removal	CubicWorks will ensure satisfactory housekeeping standards and waste management processes are maintained throughout the Project. CubicWorks are a registered as an Upper Tier Waste Carrier, Broker and Dealer and shall comply with the Environmental Protection Act and all other legislation and regulations relevant to the excavation, production, storage, pre-processing, processing, treatment, use, transportation and or disposal of all waste and in particular the correct use of all transfer notes, records and notifications, as defined by CubicWorks Environmental Policy.

12.0 Construction Management Plan – Discharge of Planning Condition 7 (Ref. 145677/FO/2026)

12.1 Purpose and Scope	This section forms the detailed Construction Management Plan (CMP) required by **Condition 7** of planning permission **145677/FO/2026**, issued by Manchester City Council on 15 July 2026 for the "proposed installation of decorative metal screening and 2no. chillers, associated structural plinths and pipework" at Ground Floor, 1 Balloon Street, Manchester M4 4BE. All programme dates in this Plan are indicative. They are subject to Manchester City Council approval of the planning condition discharge (Full Planning Approval anticipated 16/11/2026), and, for the chiller crane lift, to the council road closure and the Metrolink service suspension being granted. Dates will be confirmed or revised once these approvals are received. It should be read with the rest of this Construction Phase Plan and with the following documents: • Ken Harrop Crane Hire RAMS & Lifting Plan KH26887 Rev 1 (chiller lift). The table below shows where each requirement of Condition 7 is addressed.

Condition 7 requirement	How it is addressed	Section
Vehicular type and frequency associated with the construction works	Schedule of vehicle types, sizes, numbers and timing for each phase	12.3
Swept-path assessment of construction vehicles accessing the site, manoeuvring and exiting in a forward gear	Use of the existing private loading bay with vehicles no larger than its current service vehicles, forward-gear entry and exit, and crane-lift manoeuvres within a closed	12.4, 12.7
Routeing of construction vehicles both within the site and on the adjacent highway	Approach and departure routes, and the on-site route from the loading bay to the laydown area and compound	12.5, 12.6
Dust, noise and vibration mitigation	Working hours, Best Practicable Means, BS 5228 and dust controls	12.8, 12.9, 10.0
Consideration of ongoing construction works and contractor parking in the locality	Coordination with other works and Metrolink; no on-site or on-street contractor parking	12.10
Dilapidation survey with photographs and commentary on carriageway and footways	Survey scope and method, plus the initial photographic record	12.11
Considerate Constructors Scheme	Commitment to the scheme and neighbour liaison arrangements	12.12

12.2 Site Context and Access Strategy	The new chiller compound is on the Balloon Street frontage of the building. It is currently an overgrown, railed area enclosed by the building's brick elevations, with a brick dwarf wall and painted railings to the back of the public footway. Balloon Street carries Metrolink tram lines and overhead line equipment. The retained Tree of Heaven (T001) stands at the back of the footway next to the compound railings. All construction works will be serviced from the building's existing private, off-street loading bay and service yard. This is an established servicing facility already used every day by vehicles serving the building. No hoarding, scaffold, skip, materials or plant will be placed on the public highway or footway. There will be no works to the highway, and no new vehicle access is created.

	Materials will be unloaded in the loading bay and held in the designated laydown area in the private service yard. They will then be moved to the compound by hand, pallet truck or barrow along a segregated, supervised route. Where the approved structural design allows, a new opening will be formed in the compound wall from the building/service-yard side. This gives direct, secure access to the compound, so that materials and operatives do not need to cross the public footway on Balloon Street. Until the opening is formed, or if it cannot be formed, any access to the compound from Balloon Street will be: • limited to operatives on foot and hand-carried items; • supervised by a banksman; • arranged so that the footway is kept open and unobstructed at all times. The only exception to the loading-bay strategy is the single overnight delivery and crane lift of the two chiller units on Balloon Street, described in Section 12.7.
12.3 Vehicle Types and Frequency	The table below gives the expected construction vehicles for the project (on site 16/11/2026 – 22/02/2027 per the outline programme, with an approx. four-week curing period from 14/12/2026 to 08/01/2027 during which no vehicles are expected; dates subject to council approval). Except for the crane lift, no vehicle will be larger than the largest vehicle that currently services the building through the loading bay. Expected frequency is typically 1-2 deliveries a day, with a peak of no more than 4 a day. Deliveries will be booked into time slots so that no more than one construction vehicle is in the loading bay at any time.

Activity / phase	Vehicle type	Est. no. of deliveries	Frequency / timing	Location
Site set-up, tools, temporary works props, small plant	Panel van / LCV (≤3.5 t)	8–10	1–2 a day during Section 1	Private loading bay
Plant hire (breaker, saw, CAT & Genny, mixer)	LCV / 7.5 t rigid	4	Start and end of Section 1	Private loading bay
Aggregates, reinforcement, formwork, bagged materials	7.5 t rigid / flatbed with HIAB	3	Section 1	Private loading bay
Concrete for foundations and slab	Ready mix lorry	1–2	Pre-booked pours, Section 1	Private loading bay; concrete barrowed to compound
Structural steel platform and posts	Rigid flatbed with HIAB	1–2	Section 1 / Section 2	Private loading bay
Pipework and electrical materials	Panel van / LCV	10–15	Approx. 1 a day during M&E works	Private loading bay
Architectural screen panels (approx. 150 kg each)	Rigid flatbed	1–2	Section 2	Private loading bay
Waste removal	Skip lorry / cage tipper (wait-and-load)	6–8	Approx. 1 a week while works are active	Private loading bay

Activity / phase	Vehicle type	Est. no. of deliveries	Frequency / timing	Location
Chiller delivery (2 no. Daikin units, 3,687 kg each)	Articulated / rigid flatbed	1	One night only – 01/02/2027, from 23:00	Balloon Street, under road closure
Mobile crane	Liebherr LTM 1030-2.1 (2-axle all-terrain)	1	Same night as chiller delivery	Balloon Street, under road closure
Traffic management	Dutton TM support vehicle	1	Same night as chiller delivery	Balloon Street, under road closure

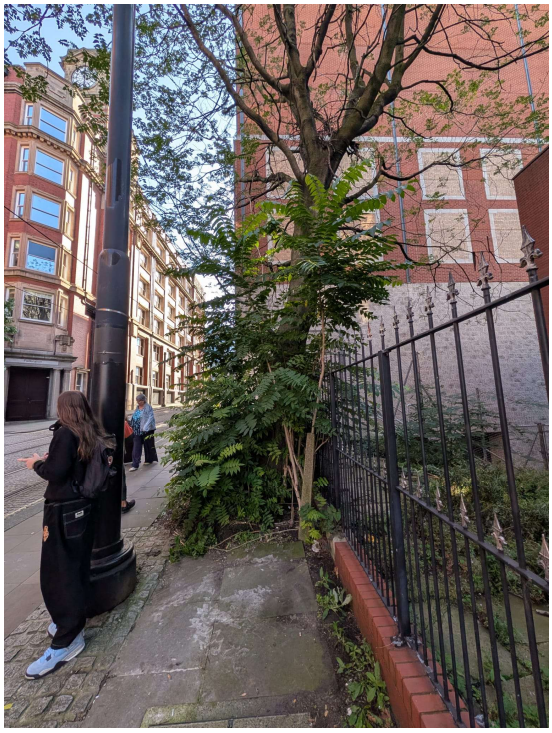
12.4 Swept-Path Assessment	No new or altered vehicle access is proposed. A new swept-path analysis is not considered necessary or proportionate, for the following reasons: • All construction deliveries (other than the crane lift in Section 12.7) use the existing private loading bay and service yard. These were designed for, and are in daily use by, the commercial vehicles that service the building. • Construction vehicles will be restricted to no larger than the largest vehicle that currently services the building. The manoeuvres onto and off the highway are therefore the same as those already taking place every day. • Every vehicle will enter the highway and loading bay in forward gear. Turning will take place within the private service yard entrance, reversing into Balloon St using a banksman, as per the current arrangements for the building. • Delivery booking (Section 12.6) means only one construction vehicle uses the bay at a time, so vehicles will not queue or wait on the highway. For the single crane lift, the crane and delivery vehicle will manoeuvre within a fully closed section of Balloon Street under the control of the traffic management contractor and the Lift Supervisor. The crane position, outriggers, load path and barrier line are shown on the Crane Location Sketch (Section 13.0 of Lifting Plan KH26887). Vehicles will leave in forward gear via Balloon St. Any reversing will take place only within the closed road under banksman control, with no live traffic or pedestrians present.
12.5 Vehicle Routeing	**Off-site (adjacent highway)** Construction vehicles will approach from the strategic road network using the Manchester Inner Relief Route (A6042 Trinity Way / A665 Great Ancoats Street). From there they will follow Corporation Street, Hannover Street, Federation Street route to the loading bay entrance on Balloon Street and will leave by the reverse route. Vehicles will use only streets open to general traffic. They will not enter Metrolink-only or pedestrianised sections, except for the crane-lift vehicles under the approved closure. The route map will be sent to every supplier and haulier with their delivery booking confirmation. Drivers who do not follow it will be reported to the Site Manager. The crane, chiller transport and traffic-management vehicles will arrive at Federation Street at 23:00. They will enter Balloon Street only after the Metrolink operator has confirmed the tram lines are de-energised and the closure is in place (Lifting Plan KH26887, sections 2.1 and 11.1). **On-site (within the site)** • Vehicles enter the loading bay at walking pace (max. 5 mph). They are met by the CubicWorks banksman and unload only in the designated loading area. • Materials are moved from the loading bay to the service-yard laydown area, then along a marked and barriered transfer route to the compound, through the new wall opening once formed. • Pedestrians, building users and other contractors are kept separate from vehicles and moving loads. No vehicle enters the compound. • Vehicles leave in forward gear once the route has been checked clear by the banksman.

12.6 Delivery Management	• All deliveries are booked with the CubicWorks Site Manager (Jack Higgins) at least 48 hours in advance and are coordinated with building management and the building's other servicing. • Delivery windows are 09:30–16:00 Monday to Friday, avoiding the network peak hours, unless otherwise agreed. No deliveries on Sundays or Bank Holidays, apart from the approved overnight crane lift. • Vehicles that arrive early or outside their slot will be asked to wait off the local network and will not be allowed to wait, park or double-park on Balloon Street or nearby streets. • Engines are switched off while unloading (no idling). Loads are sheeted where necessary. Vehicles are checked before leaving so that no mud or debris is carried onto the highway. • Concrete is delivered into the loading bay and barrowed to the compound. Chute washout is not allowed on the highway or near drains, and is contained within the service yard.
12.7 Chiller Delivery and Crane Lift – Balloon Street	The two chiller units (3,687 kg each, gross lift weight 4,332 kg) cannot be brought in through the loading bay. They will be lifted into the compound in a single operation planned in accordance with BS 7121 and Ken Harrop Crane Hire Lifting Plan KH26887 Rev 1. The lift is currently planned for the night of Monday 01/02/2027 from 23:00, after the Manchester City Council embargo period (16/11/2026 – 08/01/2027), within an approx. 3-hour Metrolink service suspension. This date is subject to council approval of the road closure and to the Metrolink service suspension being granted. The Lifting Plan will be reissued to reflect the confirmed date. • Crane: Liebherr LTM 1030-2.1 on Balloon Street, positioned as shown on the Crane Location Sketch. Height limiter set to 5.8 m below the overhead tram line (7.5 m). Lines confirmed de-energised in person by the Metrolink operator before rigging. • Outriggers on 4 no. 1,000 mm Nycast mats (max. point load 147 kN), kept clear of manhole covers and chambers. Service locations under the outrigger positions confirmed in advance. • Dutton TM to provide the road closure with signage and barriers at each end, and Chapter 8 barriers enclosing the lifting area. Pedestrians will be diverted or escorted past the closure by marshals at all times. • Before the lift, all necessary consents will be obtained from Manchester City Council Highways and TfGM/Metrolink. These include the temporary road closure (Traffic Regulation Order/Notice), any footway closure, any mobile crane or oversail permissions, and the Metrolink service suspension and isolation of the overhead line. Copies will be held on site. • Neighbouring residents and occupiers will be notified in writing at least 7 days before the lift. • To limit night-time disturbance: no unnecessary engine running; radios used instead of shouting; banksman control instead of repeated reversing alarms; task lighting directed into the work area and away from windows; rigging and de-rigging done quietly. • Before and after dilapidation photographs will be taken of the setts, carriageway, kerbs and footway within the lift area (Section 12.11). The road will be cleared, inspected and reopened before Metrolink services resume.
12.8 Working Hours	Unless otherwise agreed in writing with the Local Planning Authority: • Core site hours: 08:00–18:00 Monday to Friday and 08:00–13:00 Saturday. No working on Sundays or Bank Holidays. • Noisy works (forming the opening in the brickwork, breaking out, cutting, coring, drilling and excavation) restricted to 09:00–17:00 Monday to Friday, with no noisy works on Saturdays. • The only planned work outside core hours is the overnight crane lift (Section 12.7), which depends on the Metrolink service suspension, plus low-noise internal works agreed with building management.
12.9 Dust, Noise and Vibration Mitigation	**Noise and vibration** • Best Practicable Means applied throughout in accordance with BS 5228-1 and BS 5228-

	2:2009+A1:2014. • The opening in the existing brickwork will be formed by controlled diamond sawing and careful hand removal rather than heavy percussive breaking, with temporary propping in place first. This reduces both noise and the vibration passed into the structure. • Excavation by hand digging only. No heavy excavation plant or piling is proposed. • Modern, well-maintained, silenced plant and battery or electric tools are to be used where available. Plant will be switched off when not in use. No radios or amplified music on site. • Noisy activities will be located away from neighbouring windows where possible. Where needed, acoustic blankets will be fixed to the compound fencing or hoarding during cutting and breaking. • HAV and noise exposure for operatives is managed under Sections 9.4 and 9.5. • Neighbours will be told in advance of the noisiest activities. Complaints will be logged, investigated and responded to within 24 hours (Section 12.12). **Dust** • Dust will be controlled at source in accordance with Section 10.0 of this Plan and IAQM guidance. This is a small, low-risk site. • Water suppression or on-tool extraction (H/M-class) will be used for all cutting, coring and drilling. Dry sweeping is not allowed; vacuum or damp methods will be used instead. • Spoil and waste will be bagged or placed in covered containers straight away. Skips and vehicle loads will be sheeted. • Bagged cement and aggregates will be stored covered in the compound or laydown area. Mixing will be done inside the compound, away from the footway. • Dusty work will stop in high winds. The footway and loading bay entrance next to the site will be checked daily and cleaned as needed, so that no dust or debris is left on the highway.
12.10 Ongoing Construction Works and Contractor Parking in the Locality	**Contractor parking** • There is no parking for contractors, operatives or visitors on site. The service yard is used for loading and laydown only. • Operatives will not park on Balloon Street or nearby streets. All operatives will be told at induction to travel by public transport. The site is within walking distance of Manchester Victoria rail and Metrolink station and Shudehill Interchange. • Where a vehicle is needed to carry tools, it will be unloaded in the booked loading bay slot and then parked in a public pay car park away from the site. **Ongoing construction works in the locality** • Before starting, and weekly during the works, the Site Manager will check Manchester City Council roadworks information (one.network) and planned Metrolink engineering works. Delivery routes and timings will be adjusted to avoid conflict. • The Site Manager will contact the site managers of any neighbouring construction projects to coordinate delivery times and avoid vehicles from different sites arriving at the same time. • The crane-lift date will be agreed with Manchester City Council Highways and TfGM so that it does not clash with other road space bookings, events or closures.
12.11 Dilapidation Survey	A dilapidation survey of the highway around the site will be carried out before work starts, and the results will be submitted with this CMP before commencement. The survey will cover: • the Balloon Street footway along the compound frontage, including paving, kerbs, tactile paving and setts; • the carriageway and setts within the crane and outrigger area, the chiller transport standing area and the closure extents shown in Lifting Plan KH26887; • the footway crossover and carriageway at the loading bay entrance on Balloon St; • street furniture next to the works: the tram overhead line pole, street lighting, bollards, signage and gullies; • the boundary dwarf wall and railings, and the retained tree T001.

	The survey will consist of dated photographs and written commentary on condition. It will be repeated immediately before and after the crane lift, and again at completion.

Photograph	Location and condition commentary
	**Photo 1 – Balloon Street footway in front of the proposed compound** Precast concrete flag footway runs the full width of the compound frontage. Flags are generally level and intact, with surface staining and weathering, and some uneven flags and worn joints at the foot of the dwarf wall. There is buff tactile paving at the right-hand end. The brick dwarf wall is in fair condition. The are to be removed as part of the project. No significant cracking or trip hazards were visible at the time of the photograph.
	**Photo 2 – Corner of the building at the service door and loading bay entrance** Concrete and flagged footway with buff tactile paving at the corner. The galvanised corner protection to the brickwork is intact. The concrete apron and kerb at the service door and loading bay entrance show general wear, surface staining and minor edge wear to the kerb line, with no obvious structural cracking. The loading bay roller shutter entrance is visible to the right. This area forms part of the construction vehicle route and will be photographed in detail before commencement.

Photograph	Location and condition commentary
	**Photo 3 – Balloon Street footway at the retained tree (T001) and tram overhead line pole** Flagged footway with granite setts towards the tram tracks. The flags show staining and weathering, and there is localised unevenness near the base of the retained Tree (T001), which is growing at the back of the footway next to the railings. The tram overhead line pole and its base are in good condition. The tram rails and set carriageway (crane outrigger area) are visible to the left, and will be photographed in detail immediately before and after the crane lift.

12.12 Considerate Constructors and Neighbour Liaison	Whilst the project is not a Considerate Contractors project, CubicWorks will deliver the scheme in line with the scheme's Code of Practice throughout the works. In particular: · Adjoining occupiers and nearby residents will receive notification at least 7 days before work starts and again before the crane lift. The letter will set out the programme, working hours and contact details. · A site information board on the compound fencing will show a 24-hour contact name and number, the working hours and the CCS registration details. · The Site Manager (Jack Higgins) is the community contact. All complaints will be logged, investigated and responded to within 24 hours, with corrective action recorded. · Fencing, hoarding and the boundary will be kept tidy, secure and free of fly-posting. The site and its surroundings will be checked at the end of every shift.
12.13 Interface with Other Planning Conditions	· **Conditions 5 and 6 (retained tree T001):** tree protection fencing will be installed in accordance with the approved AIA, AMS and Tree Protection Plan. It will be photographed and the photographs submitted to the LPA before any equipment, machinery or materials are brought to site. Nothing will be stored, mixed or washed out within the Root Protection Area. All excavation near the tree will be by hand, as set out in the AMS. · **Condition 3 (screen details):** the architectural screen will be installed only once the details have been approved. · **Condition 4 (plant noise):** this relates to the noise of the chillers in operation and is dealt with separately through post-completion verification testing.
12.14 Monitoring and Review	The Site Manager will monitor compliance with this CMP daily. The Project Manager will review it at progress meetings. Any material change to the approved arrangements (for example vehicle sizes, the access route or the crane-lift method) will be submitted to the Local Planning Authority for approval in writing before it is put into effect.

13.1 Asbestos - HSE's EM1 Procedure

Flow chart

