

Construction Management Plan

**Proposed Erection of a
Drive-Thru Café**

at

**Land at St Mary's Gate
(Dunelm Car Park)
Whitworth Road
Rochdale
OL12 0TY**

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DOCUMENT CONTROL SHEET

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The CMP is a live document through the construction phase and may require revision during development to reflect any changes in legislation, standards, guidance, or other issues, such as complaints. Any revisions will need to be agreed upon with the local planning authority.				
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1. Introduction

This Construction Management Plan (CMP) has been prepared in support of Planning Condition 3 of planning permission reference 24/01251/VRCON, for the proposed erection of a Starbucks Drive-Thru café (Use Class E) on the northern portion of the Dunelm car park, Whitworth Road, Rochdale, OL12 0TY.

The CMP sets out the arrangements and control measures to be implemented throughout the construction phase to minimise disruption and manage environmental and safety risks. The plan ensures compliance with Rochdale Metropolitan Borough Council requirements and reflects best practice in line with BS 6187:2011, BS 5228-1:2009+A1:2014, and guidance from the Construction Leadership Council, HSE HSG150, and HSG151.

This document is a live management tool and will be updated as necessary throughout the build period in response to legislative changes, updated risk assessments, or site-specific feedback. Where required, all revisions will be submitted and agreed upon with the Local Planning Authority.

This CMP is designed to:

-  Protect public safety and amenity,
-  Reduce construction-related disruption (traffic, noise, dust),
-  Ensure safe and organised site operations,
-  Comply with planning condition requirements.

It covers the following specific aspects in line with Condition 3 of the planning consent:

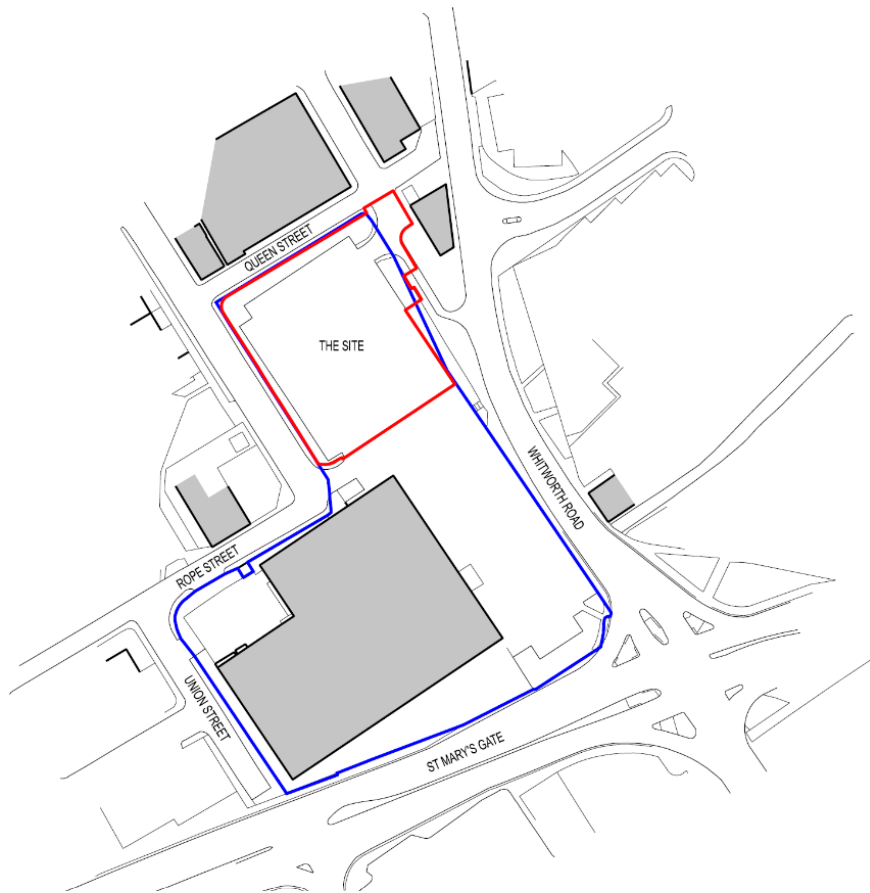
-  The parking of vehicles of site operatives and visitors;
-  Loading and unloading of plant and materials;
-  The storage of plant and materials used in constructing the development;
-  The erection and maintenance of security hoarding;
-  The provision of wheel washing facilities;
-  Measures to protect surrounding sensitive receptors (e.g., local residents and Dunelm customers) from dust, debris and construction-related pollution.

This site is adjacent to an active retail environment with public footpaths and customer parking. Therefore, a high standard of construction health and safety and environmental management will be maintained at all times.

2. Location

The application site is located at St Mary's Gate, Rochdale, OL12 0TY, within the northern section of the existing customer car park serving Dunelm and Carpetright retail units. It occupies previously developed, hardstanding land associated with the wider retail park and measures approximately 0.34 hectares, as defined in the submitted application.

The site benefits from excellent transport links and public accessibility, forming part of an established commercial area immediately adjacent to key vehicular routes including Whitworth Road (A671) and St Mary's Gate (A58). The proposed Starbucks Drive-Thru will operate as an ancillary retail use within the wider retail estate and incorporates highway improvements to access/egress, including a new pedestrian and cycle crossing on St Mary's Gate.



Location plan

Site Boundaries:

-  **North:** The site is bounded to the north by vegetation strip with Queen Street beyond and a commercial building opposite.
-  **East:** Bounded by Duke Street, which provides vehicle access into the site. A commercial premises, Frank Key Plant & Tool Hire, is located nearby. Further east is Whitworth Road, with associated commercial/industrial premises opposite, including B&M and service yards.
-  **South:** The boundary to the south connects with the main car park serving Dunelm and includes access routes that will form part of the retained circulation (notably one-way ingress/egress aligned with the drive-thru lane).
-  **West:** To the west, the site adjoins Whitehall Street, with residential properties fronting the street, with a mix of tree cover and hard boundary elements separating the site from housing.

Local Context and Character:

The wider landscape is urban and commercial in nature. The site lies within a sustainable location, well connected by public transport and local amenities. Rochdale Railway Station is approximately 1km to the southeast, and regular bus services operate along St Mary's Gate.

There are no statutory ecological designations or heritage constraints affecting the site. The Environment Agency flood risk map indicates the site lies within Flood Zone 1, representing a low risk of flooding.

The development site is currently surfaced in tarmac and marked for car parking. It includes low-level planting and a defined boundary with palisade fencing and kerbing. The project will result in the loss of 59 parking bays, but retain an overall provision of 226 spaces across the retail park, maintaining a parking ratio of 1:213 sq ft.

The proposed Starbucks unit (circa 171m². GIA) includes a one-way drive-thru loop, pedestrian access from the footpath network, and a secure delivery yard screened with acoustic fencing.

3. Summary of Construction Activities

The construction of the proposed Starbucks Drive-Thru unit at St Mary's Gate, Rochdale, will follow a traditional design and build approach, based on a steel structural frame, SIP panels, and lightweight external finishes. The works will be delivered in accordance with the agreed Starbucks UK EMEA Drive-Thru Specification and supporting plans.

Construction Phases

1. Site Preparation and Setup

-  Site clearance, marking of boundary, and installation of temporary secure hoarding (min. 2.4m solid fencing with access gate);
-  Mobilisation of site cabins and welfare facilities, including canteen, toilets, drying room, and first aid station;
-  Delivery of initial plant and secure material storage;
-  Installation of temporary utilities including power, lighting, and water;
-  Implementation of traffic management measures to segregate construction traffic from customer access.

2. Groundworks and Excavation

-  Strip topsoil (if any) and undertake reduced-level dig to formation levels;
-  Excavate for pad foundations, trench footings, and service ducts in accordance with engineering drawings;
-  Formation of haul routes and stoned working platforms as required.

3. Drainage and Below-Ground Services

-  Install surface water and foul drainage, including pipework and manholes.
-  Connection to existing below-ground mains (subject to utility provider approvals);
-  Installation of ducts and draw pits for future utility connections (BT, electricity, EV charging).

4. Foundations and Slab Construction

-  Pour reinforced concrete pad or ground beam foundations as per structural design;
-  Construct ground-bearing slab with insulation and damp proof membrane in accordance with Section 3.2 of the landlord's specification (SR1 tolerance);
-  Set out slab-level service ducts and fall lines to support the drainage strategy.

5. Superstructure

-  Erection of primary steel frame and glulam beams;
-  Installation of Structural Insulated Panels (SIPs) to form external walls and roof;
-  Fit secondary steelwork supports to openings, signage zones, and canopy areas.

6. Roofing and Weatherproofing

-  Apply a vapour control layer and single ply roofing membrane;
-  Fit PPC aluminium flashings and rainwater drainage goods;
-  Install proprietary rooflights and Mansafe system for safe maintenance access.

7. External Cladding and Finishes

-  Install vertical Accoya timber cladding to the utility yard and designated façade zones;
-  Apply K Rend Silicone TC15 render finish to primary elevations (Ash White or Granite finish);
-  Install PPC aluminium ribbon windows and an operable drive-thru collection window.

8. Windows, Doors, and Glazing

-  Fit high-performance aluminium framed windows and doors (RAL 9011);
-  Install security doors and louvres to plant zones and yard compound;
-  Commission automatic sliding doors (if specified) at public entrance.

9. Internal Works and First Fix

-  Form internal stud partitions and fire compartment walls;
-  Install first fix mechanical and electrical systems: HVAC, cold water, ventilation ducts, containment, and cable trays;
-  Insulate walls and ceilings, apply internal linings and prepare for finishes.

10. Second Fix and Fit Out

-  Complete plumbing and electrical second fix;
-  Install internal doors, skirtings, and counters;
-  Fit barista stations, back-of-house units, and store equipment (undertaken by Starbucks fit-out contractor);
-  Decoration and flooring

11. External Works and Landscaping

-  Form a drive-thru lane using tarmacadam construction with kerbing and white lining;
-  Install freestanding pergola and yard enclosure fencing;
-  Undertake soft landscaping to landscape a buffer and replace any trees or shrubbery lost;
-  Install signage (under separate advertisement consent) and car park realignment.

12. Testing, Commissioning and Handover

-  Carry out live services connections (electric, BT, water, drainage);
-  Test HVAC, fire alarm, emergency lighting, and water systems;
-  Snagging and final deep clean.

4. Community Relations & Complaints Procedure

Maintaining positive relations with the local community is essential to successfully delivering this project. The appointed Principal Contractor will manage all external communications with neighbours, businesses, and stakeholders throughout the construction period.

To support good community relations, the Principal Contractor will:

-  Develop and implement a stakeholder communications plan, including advance notification to adjacent occupiers and local stakeholders prior to the commencement of site works;
-  Erect clear signage at the site boundary displaying the name, role, and contact details of the person responsible for managing dust, air quality, and community liaison;
-  Display the head office contact information for escalation or out-of-hours enquiries;
-  Provide regular project updates via digital channels;
-  Install perimeter signage inviting the public to follow the site's online platform for progress updates and key milestones.

A designated site team member will be appointed to manage all queries, concerns, or complaints raised by the public.

Complaints Procedure

-  All complaints received (whether verbal, written, or electronic) will be logged in a site complaints register, maintained at the site office.
-  Trade contractors or delivery drivers who receive complaints must report them immediately to the Principal Contractor.
-  Each complaint will be:
 - Acknowledged promptly (within 24 hours);
 - Investigated fully;
 - Resolved with appropriate corrective actions taken;
 - Followed up with the complainant to confirm the outcome.

All complaints will be reported to the project manager within 24 hours. Where practicable, a mutually acceptable resolution will be agreed upon and implemented within five working days.

5. Site Monitoring & Emergency Contact Details

The **Principal Contractor** will be responsible for implementing robust site monitoring and traffic management controls to ensure that construction activities do not adversely impact the local community, workers, or the surrounding environment.

The following best practice measures will be adopted throughout the construction period:

-  Employ industry-recognised best-practice methods in line with current HSE guidance and British Standards;
-  Monitor air quality and dust to minimise occupational exposure and maintain compliance with EH40 Workplace Exposure Limits;
-  Maintain an accurate log of all client and public complaints (as detailed in Section 4);
-  Ensure construction and delivery vehicles do not obstruct access to neighbouring residential or commercial properties;

-  Schedule all deliveries and collections to avoid peak times and school traffic hours, minimising disruption to local residents and road users;
-  Instruct all delivery and site drivers on designated approved access routes to and from the site, avoiding narrow residential streets and high-sensitivity areas.

Site Contact and Emergency Details

A site information board will be displayed prominently on the Heras fencing at the main entrance, showing:

-  Daytime contact details for the site manager or community liaison officer;
-  An **emergency out-of-hours number**;
-  The site address, project name, and client details;
-  Relevant safety and environmental notices (dust, noise, access, etc.).

Main Contact (To be confirmed prior to commencement):

Name: TBC

Tel: TBC

Email: TBC

Site Management Responsibilities

Site management will ensure the following protocols are enforced:

-  All contractors and suppliers adhere to the CMP procedures, including pre-booked delivery/collection slots;
-  Prevent unauthorised parking by contractors and ensure no congestion occurs on surrounding public highways;
-  Monitor access gates and ensure they are supervised during working hours, with appropriate security where necessary;
-  Provide and maintain wheel washing facilities at the exit point to prevent mud and debris from leaving the site (in accordance with HSG151);
-  Maintain the surrounding roads and footpaths in a clean and safe condition, with regular inspections and street sweeping where required.

6. Working Hours

All construction activities on site will be undertaken in accordance with the standard working hours recommended by Rochdale Borough Council and in compliance with guidance from BS 5228-1:2009+A1:2014 on noise control for construction works.

To minimise disruption to nearby residents, commercial occupiers, and road users, the following working hours will apply:

-  **Monday to Friday:** 08:00 – 18:00
-  **Saturday:** 08:00 – 13:00
-  **Sundays and Bank Holidays:** *No construction work permitted*

Noisy operations, including groundworks, mechanical plant, and powered tools, will be strictly limited to these hours. Early morning deliveries of plant or materials before 08:00 will not be permitted without prior written agreement from the Local Planning Authority

Any deviation from these working hours (e.g. for time-critical concrete pours or overnight utility connections) will be subject to:

-  Advance written agreement with Rochdale Council Planning and/or Environmental Health teams;
-  Prior notification to local residents and affected businesses (minimum 48 hours' notice).

7. Delivery Hours and Site Access

To minimise disruption to local residents and ensure safe site operations, all deliveries to and from the site will be scheduled within the permitted construction hours. Deliveries will generally take place during the following times:

-  **Monday to Friday:** 08:00 - 18:00
-  **Saturday:** 08:00 - 13:00
-  **Sundays and Bank Holidays:** *No deliveries permitted*

All delivery vehicles will be instructed to avoid idling engines, to adhere to designated routes, avoiding narrow residential roads where possible, and to avoid waiting or unloading on the public highway. Where feasible, deliveries will be managed by a banksman to ensure safety and minimise obstruction to neighbouring properties. Any deliveries required outside of these hours due to exceptional circumstances will be subject to prior agreement with the Local Planning Authority.

8. Contractor & Visitor Parking

Limited pay-and-display parking is available within the wider retail park adjacent to the development site. This provision will accommodate contractors, subcontractors, and visitors during the construction phase, subject to space availability and the continued operation of the Dunelm retail unit.

To manage parking responsibly and avoid disruption to customers or neighbouring businesses, the following measures will be implemented:

-  The Principal Contractor will allocate a designated section of the pay-and-display car park for use by site operatives, agreed in advance with the landlord or managing agent;
-  All operatives must pay for parking where applicable, and no parking on service roads, access routes, or landscaped areas will be permitted;
-  Delivery vehicles and site plant will be scheduled to avoid peak trading hours, particularly weekends and midday periods.

In the event of parking overspill, additional nearby public car parks are available within walking distance, including:

-  Town Hall Square Car Park (OL16 1AH) – approx. 10-minute walk
-  River Street Car Park (OL16 1RT) – approx. 12-minute walk
-  Church Lane Car Park (OL16 1QS) – approx. 13-minute walk

Site personnel will be instructed to park considerately and in accordance with local parking restrictions at all times. To minimise congestion and emissions, the use of sustainable transport methods, including public transport, cycling, walking, and car sharing, will be actively encouraged.

The Site Manager will maintain a delivery and workforce attendance schedule to limit traffic pressure during peak hours and ensure orderly access and egress.

9. Method Statement for Traffic Management

This section sets out the traffic management arrangements in accordance with Planning Condition 3, ensuring construction traffic and deliveries are controlled, safe, and do not obstruct the public highway or access to adjacent commercial/residential properties.

9.1 Access and Deliveries

-  All construction traffic and deliveries will access the site via the existing retail park entrance off St Mary's Gate, turning into Duke Street, where site access will be controlled near the compound area.
-  Access and egress will follow a one-way clockwise flow, utilising the retained retail estate roads to avoid reversing and ensure traffic safety.
-  Delivery vehicles will be scheduled to avoid peak customer hours (especially weekends and early afternoon), and no deliveries will take place outside permitted working hours.
-  A trained traffic marshal/banksman will manage all deliveries and oversee vehicle movements within the site to prevent pedestrian conflicts and maintain public safety.
-  Suppliers will be local where feasible to reduce journey times and carbon emissions.

9.2 Loading and Unloading of Plant and Materials

-  All loading/unloading will occur within the site boundary or allocated delivery zone inside the retail park, away from the public highway.
-  Deliveries will operate on a just-in-time basis to minimise site storage and vehicle queuing.
-  Smaller items will be manually offloaded and moved using trolleys or pallet trucks.
-  Pedestrian segregation will be enforced during unloading, with barriers and signage used where appropriate.

9.3 Anticipated Vehicle Movements

The type and frequency of construction traffic are expected to vary by phase:

-  **Weeks 1–2: Groundworks**
 - 5-tonne excavator and dumper deliveries
 - Spoil removal via grab wagons or 8-wheel tippers (approx. 2–3 per week)
 - Site cabin and welfare unit delivery
-  **Weeks 3–6: Substructure & Superstructure**
 - Regular deliveries of concrete, timber frame/SIPs, steel and insulation
 - Small telescopic handler on site
 - Approx. 2–3 rigid or flatbed lorries per week
-  **Remainder of Construction**
 - Internal finishes, plant deliveries, and fit-out materials
 - 1–2 small van deliveries daily
 - Skip exchanges every 7–10 days

All delivery drivers will be briefed on access routes, speed restrictions, and no-idling policies.

9.4 Storage of Plant and Materials

-  All plant and materials will be stored within the secure site boundary as shown on the approved layout.
-  Storage areas will be hardstanding, level, and located away from the public interface.
-  High-value or hazardous items (e.g. fuel, fixings) will be kept in locked, COSHH-compliant storage containers.
-  On-site stockpiling will be minimised due to spatial constraints.

9.5 Hoarding and Site Security

-  The site will be enclosed with 2.4m solid timber hoarding and/or Heras fencing with branded mesh wraps where facing public areas.
-  Secure, gated access will be provided.
-  The hoarding will display:
 - Contractor contact details
 - Emergency out-of-hours phone number
 - Project details and site safety signage
-  Hoarding and fencing will be maintained in good condition throughout the construction period.

9.6 Wheel Washing and Road Cleanliness

-  A wheel wash facility will be installed near the site exit point.
-  Additional measures will include:
 - Hardstanding at access/egress points
 - Jet-washing of wheels during heavy excavation phases
 - Regular inspection and road sweeping of adjacent access roads and public routes
 - Covered skips and dampening of dusty stockpiles/materials during dry weather
-  These measures will ensure no mud or debris is deposited on St Mary's Gate or Duke Street, satisfying the planning requirement to protect surrounding sensitive receptors.

10. Method Statement for Dust and Emissions Control Measures

To comply with Planning Condition 3 and reduce environmental nuisance during construction, the Principal Contractor will ensure that all activities are carried out in accordance with Best Practicable Means (BPM) under the Environmental Protection Act 1990, and IAQM Guidance on Dust and Air Quality Monitoring (2014).

This method statement outlines measures to control dust, emissions, and pollution from materials handling, construction traffic, and site operations to protect workers, nearby residents, and sensitive commercial receptors.

10.1 General Dust and Emissions Control Measures

The following controls will be implemented across all phases of the works:

-  Establish wheel washing facilities at the site exit with hardstanding to reduce tracking of mud;

-  Cover all drains to prevent contamination and sediment ingress;
-  Erect Heras fencing with debris netting around all open boundaries;
-  Carry out regular inspections and road sweeping, especially during groundworks;
-  All cement and chemical mixing will occur on impermeable surfaces away from vegetation and drains;
-  Fuel, oils, and chemicals will be stored on an impervious base within a bunded container (110% capacity minimum);
-  No bonfires or open burning will be permitted on site.

10.2 Site Setup & Storage

-  Materials such as timber, bagged concrete, plasterboard, and bricks will be stored within the compound in a designated area;
-  Chemical substances (e.g. PVA, AdBlue, mineral oil, diesel) will be stored in a lockable COSHH-compliant container;
-  Plant expected on site includes: 5T excavator, site dumper, telescopic handler, MEWPS, cement mixer, vibrating plate, power tools, and water bowser.

10.3 Refuelling & Spill Control

-  No bulk fuel storage will be permitted;
-  Refuelling of small plant/tools (e.g. Stihl saws, generators) will be carried out in a designated area:
 - Clearly marked and located away from drainage channels;
 - Equipped with drip trays and spill kits;
 - Personnel trained in spill response procedures.

10.4 Dust Suppression Measures by Activity

Excavation and Groundworks

-  Dampen surfaces using water bowsers during dry periods;
-  Avoid dry sweeping — vacuum or wet handling methods will be used;
-  Avoid drop heights during loading and unloading.

Cutting, Grinding, and Sawing

-  Tools must have integrated water suppression or local exhaust ventilation;
-  If not possible, manual water application (e.g. bottle pouring) will be used during cutting;
-  Workers will wear RPE suitable for fine particulate protection (FFP3 as required).

Stockpiles and Storage Mounds

-  Covered or tightly sheeted when not in immediate use;
-  Located away from boundaries and drains;
-  Retained for the shortest possible duration.

Haulage and Traffic Management

-  All vehicles will switch off engines when stationary – *no idling policy*;
-  Site roads will be laid with hardcore to reduce dust and mud generation;
-  All loads will be sheeted/covered, and wheel washing will occur before exit.

Skips and Waste Disposal

-  Skips will be enclosed or covered;

-  Scaffold chutes will be fully enclosed where used;
-  No burning of waste;
-  Waste is stored securely and removed by licensed waste carriers.

10.5 Mitigation Principles

Control measures will follow the recognised hierarchy:

1. **Prevention** – plan works to avoid generating dust;
2. **Suppression** – damp down or extract dust at source;
3. **Containment** – isolate dusty works and enclose stockpiles.

10.6 Emergency Procedures for Spills

-  Spill kits to be located at all refuelling and chemical storage areas;
-  Staff trained in containment, clean-up, and disposal;
-  Contaminated material to be removed in accordance with the Waste Management Licensing Regulations (WMLR) 1994.

10.7 Dust Monitoring

-  Visual inspections will be undertaken twice daily.
-  PM10 real-time monitoring is optional on small urban sites, but if used, follow:
 - Trigger Level (Visual):
 - Sustained visible dust crossing the site boundary for more than 5 minutes.
 - Trigger Level (Quantitative – if monitoring used):
 - 250 µg/m³ (15-minute mean) PM10 at or near the site boundary.
-  **Actions:**
 - Suspend or suppress the dust-generating activity;
 - Dampen down with water or improve containment;
 - Record in the dust log and escalate if repeated;
 - Investigate complaints and adjust controls.

11. Noise & Vibration

To minimise disruption to nearby residents, commercial occupiers, and sensitive receptors, the Principal Contractor will implement robust control measures in line with BS 5228-1:2009+A1:2014 (*Code of Practice for Noise and Vibration Control on Construction and Open Sites*) and the Control of Pollution Act 1974 (Section 72).

11.1 Noise Control Measures

Construction works will be managed using Best Practicable Means (BPM) to prevent noise nuisance. Where noisy operations are necessary (e.g. concrete pours, cutting, or loading), the following will apply:

-  Activities restricted to approved working hours (see Section 6);
-  No idling of engines – all plant and delivery vehicles must be turned off when not in use;
-  Sequential plant start-up to reduce peak noise;

-  Drop heights of materials minimised;
-  Use of silenced equipment, acoustic enclosures, and rubber-lined chutes;
-  Plant and equipment maintained in good order (e.g. lubricated, sharp tools, secure fixings);
-  Stationary plant sited away from sensitive boundaries and close to hoarding/barriers;
-  Generators to be enclosed and, where possible, mains-powered tools used instead;
-  Radios, shouting, and unnecessary revving are strictly prohibited;
-  No bonfires permitted on site.

Where required, temporary noise barriers or screening (e.g. acoustic hoarding or bunds) will be installed.

11.2 Noise Monitoring Triggers (BS 5228-1:2009+A1:2014 compliant)

Target limit at site boundary:

-  70 dB LAeq, 1hr (Monday to Friday, daytime working hours)
-  65 dB LAeq, 1hr (Saturday working hours)

Trigger action level:

If readings exceed 70 dB LAeq at the site boundary for more than 30 minutes in any 1-hour period, the Site Manager will:

-  Halt the specific noisy activity if safe to do so;
-  Investigate the source and apply mitigation (e.g. rescheduling, acoustic enclosure);
-  Log the exceedance and any actions taken;
-  Notify the project manager and, if relevant, the Local Authority Environmental Health Officer.

11.2 Vibration Control Measures

While no piling activities are proposed on this site, vibration-producing operations (e.g. compacting, breaking concrete) will be carefully managed.

Control measures include:

-  Use of low-vibration equipment and attachment tools (e.g. hydraulic breakers over percussive);
-  Positioning vibratory plant away from sensitive structures;
-  Ensuring vibrating equipment is mounted on resilient pads or isolated platforms where needed;
-  Advance notification to residents and businesses if increased vibration is expected;
-  Review of working methods where vibration complaints arise.

11.3 Vibration Monitoring Triggers (BS 5228-2:2009+A1:2014)

Vibration monitoring will only be used if heavy ground compaction or breaking occurs near residential properties.

Trigger Level (typical for occupied buildings):

-  **0.3 mm/s PPV** – residential annoyance threshold (sensitive receptors)
-  **1.0 mm/s PPV** – potential for building damage – requires immediate halt and investigation

Actions:

-  If sustained vibration exceeds **0.3 mm/s PPV**, notify affected residents and assess construction methods;
-  Where vibration may approach 1.0 mm/s, works will be halted pending review and alternative methods assessed.

12. Waste & Recycling

The Principal Contractor will implement a structured waste management strategy in line with the **waste hierarchy** (reduce, reuse, recycle) and in accordance with ISO 14001, Environmental Protection Act 1990, and Site Waste Management Regulations.

12.1 Waste Management Measures

-  Segregated waste zones will be established on-site to separate timber, metal, plastic, inert materials, and general waste;
-  Lockable containers will be used for hazardous waste (e.g. paints, adhesives, solvents);
-  A licensed waste carrier will collect waste, and waste transfer documentation will be maintained on-site;
-  Where appropriate, the waste contractor may reuse or recycle materials off-site.

12.2 Minimisation & Recycling

The following measures will be implemented to reduce and manage construction waste:

-  Accurate material ordering to avoid surplus;
-  Use of prefabricated components where possible to reduce off-cuts;
-  Encouraging the reuse of packaging and pallets;
-  Segregation of waste at source and clear labelling of skips;
-  No burning of waste is permitted on site.

12.3 Training & Supervision

-  Waste management procedures will be covered during site inductions;
-  Toolbox talks will be delivered to raise awareness and ensure compliance;
-  Subcontractors will be responsible for adhering to waste policies on-site.

12.4 Monitoring & Reporting

-  A log of materials in/out and waste quantities will be maintained;
-  Skip contents will be regularly checked for contamination;
-  Recycling rates and waste reduction performance will be reviewed at site meetings.

12.5 Security

-  Site security measures will prevent unauthorised waste disposal or fly-tipping;
-  Access to the waste compound will be restricted to authorised personnel only.

13. Summary and Conclusion

This Construction Management Plan (CMP) outlines the safe, coordinated construction methodologies and control measures that will be implemented to mitigate the impact of noise, dust, vibration, and traffic on the surrounding community and highway network during the development of the Starbucks Drive-Thru at St Mary's Gate, Rochdale.

It demonstrates the Developer and Principal Contractor's commitment to complying with the Construction (Design and Management) Regulations 2015, particularly Regulation 8 – General Duties, by ensuring that all reasonable steps are taken to secure the health, safety, and welfare of workers and those affected by the construction.

Key measures include:

-  Proactive communication with local stakeholders;
-  Careful scheduling of deliveries and traffic management;
-  Effective control of dust, noise, and emissions;
-  Robust site security and waste management protocols.

While a minor increase in vehicle movements is anticipated, it is not expected to cause delays or amenity issues for road users, cyclists, or pedestrians. The site management team, whose contact details will be displayed at the site entrance, will be responsible for daily compliance with this CMP. All personnel will receive a full site induction, which includes guidance on health and safety, environmental protection, and waste reduction practices to be applied throughout the project.

14. References

This Construction Management Plan has been prepared with reference to the following legislation, guidance, and industry standards:

-  **BS 5228-1:2009+A1:2014** – *Code of Practice for Noise and Vibration Control on Construction and Open Sites – Part 1: Noise*
-  **BS 5228-2:2009+A1:2014** – *Code of Practice for Noise and Vibration Control on Construction and Open Sites – Part 2: Vibration*
-  **IAQM (2014)** – *Guidance on the Assessment of Dust from Demolition and Construction*
-  **Control of Pollution Act 1974 (Part III)** – *Noise and vibration from construction works*
-  **The Environmental Protection Act 1990** – *Duty of Care, Waste Management*
-  **The Clean Air Act 1993** – *Control of smoke, fumes and emissions*
-  **Construction (Design and Management) Regulations 2015** – *Principal Designer and Principal Contractor duties*
-  **HSE HSG150** – *Health and Safety in Construction*
-  **HSE HSG151** – *Protecting the Public – Your Duties*
-  **BS 6187:2011** – *Code of Practice for Full and Partial Demolition* (where applicable to site clearance)
-  **DEFRA Guidance** – *Control of Dust and Emissions from Construction and Demolition (2014)*
-  **ISO 14001:2015** – *Environmental Management Systems*
-  **The Waste (England and Wales) Regulations 2011**
-  **WRAP – Waste and Resources Action Programme** – *Construction Waste Reduction Guidance*