

Architecture Unknown

Middleton Conservative Club

Framework Construction Management Plan

FINAL
February 2025



Revision Schedule

Middleton Conservative Club

Framework Construction Management Plan

February 2025

Doc Ref: AU-1817-01-TS-001

REV	DATE	STATUS	PREPARED BY	REVIEWED BY	APPROVED BY
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REVISION NOTES	

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1.0 INTRODUCTION

- 1.1 This Framework Construction Management Plan (the CMP) has been prepared in accordance with instructions from Architecture Unknown, on behalf of their client Mr M. Suleman, to support a planning application to Rochdale Borough Council for the proposed change of use of the Middleton Conservative Club to a new community and cultural events space.
- 1.2 This Framework Construction Management Plan has been prepared following a pre-application enquiry response (ref: PREAPP/00090/23), received on 20th May 2024. The comments considered the impact of construction of the proposed development on residents and businesses located near the site. As such, the Local Planning Authority recommended that a Construction Management Plan be prepared to demonstrate how the impact on surrounding occupiers will be minimised during construction.
- 1.3 The CMP will set out how the construction works will be undertaken and managed in accordance with any future planning consent/conditions, and the contractual and legislative requirements of the construction industry best practice. This CMP forms part of the initial planning application submission and should be used as a framework to set out the basic principles of the future contractor's method statements.
- 1.4 As an active document, the CMP will be developed over the course of the development process, from planning application submission to detailed design, and then the construction phase itself.

2.0 PROJECT ORGANISATION AND RESPONSIBILITIES

- 2.1 The organisational chart in Figure 1, below, represents a typical project structure in the construction industry, showing the hierarchy and roles of various parties involved. This hierarchy ensures a clear structure where responsibilities are delegated effectively, enabling the construction project to be completed on time, within budget, and with minimal disruption to neighbours.

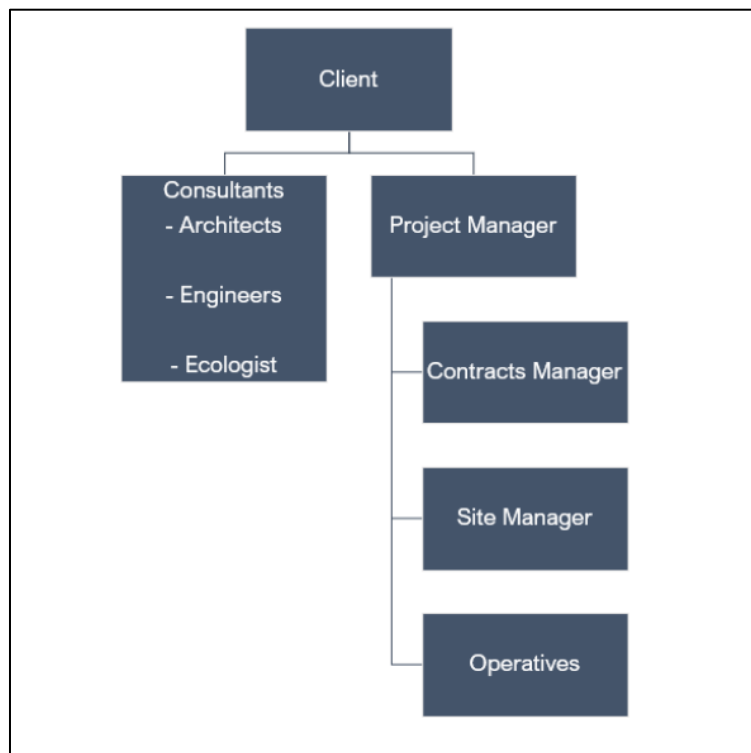


Figure 1 - Typical Organisation Chart.

Client

- 2.2 The client is at the top of the hierarchy and is the key stakeholder who commissions the project. Their responsibilities include:
- Defining project requirements, budget, and objectives.
 - Approving designs, plans, and financial allocations.
 - Engaging consultants and the project Contractor.
 - Ensuring compliance with regulations and expectations.

Consultants

- 2.3 Consultants provide specialised expertise to ensure the project meets design, structural, and environmental requirements, including adherence to relevant planning conditions. They include, but are not limited to:

- **Architects**
 - Develop and design the project.
 - Ensure the aesthetic and functional aspects of the structure.
 - Collaborate with engineers and project managers to finalise the design.
- **Engineers**
 - Structural, civil, mechanical, and electrical engineers contribute to the technical aspects of the project.
 - Ensure the building is structurally sound and meets safety regulations.
 - Provide calculations, specification, and problem-solving during construction.
- **Ecologist**
 - Assess the environmental impact and sustainability factors of the project.
 - Ensure compliance with environmental regulations during the project.
 - Recommend various measures to minimise ecological disruption.

Project Manager

2.4 The Project Manager is responsible for the overall execution and delivery of the project.

Their responsibilities include:

- Planning, scheduling and co-ordinating all activities.
- Managing budgets, resources, and stakeholders.
- Ensuring compliance with safety, legal, and quality standards.
- Supervising team members and resolving project-related challenges.

Contracts Manager

2.5 The Contracts Manager oversees legal and contractual aspects, ensuring smooth operations. Their responsibilities include:

- Managing contracts between stakeholders, suppliers, and sub-contractors.
- Ensuring contractual obligations are met by all parties.
- Handling claims, disputes, and negotiations.
- Monitoring legal compliance and risk management.

Site Manager

2.6 The Site Manager is responsible for on-site activities and ensuring the project runs smoothly on the ground. Their duties include:

- Managing day-to-day site operations and co-ordinating tasks.
- Ensuring safety protocols and health regulations are followed.
- Supervising workers, sub-contractors, and suppliers.

- Addressing on-site challenges and maintaining project timelines.

Operatives

2.7 Operatives include skilled and unskilled employees who physically construct the project. Their roles include:

- Carrying out construction tasks as per the design and specifications.
- Operating machinery, handling materials, and executing manual labour.
- Following health and safety guidelines.
- Reporting to the Site Manager regarding progress and challenges.

3.0 ENABLING WORKS & SITE COMPOUND

Enabling Works

- 3.1 At commencement of the development, the perimeter of the site will be established and securely protected with good quality 'Heras'-type security fencing to the whole of the perimeter of the site compound. All necessary signage in accordance with the Health and Safety Executive's requirements will be posted to warn of the dangers of specific areas where appropriate.

Site Compound

- 3.2 The site access off Long Street shall be used as the main construction site access. The front car park of the Conservative Club building will be used to provide the construction compound for storage of vehicles, materials, and siting of any welfare facilities and site offices.
- 3.3 Off-street parking shall be provided for contractors within the site areas, with a clearly signposted designated parking area. There will be no contractor parking permitted on Long Street.
- 3.4 The parking areas will be kept physically separated from areas of plant movements and stockpiling locations. Site parking will be located close to the site entrance to avoid the need to drive through working areas of the site.
- 3.5 Materials and plant will be stored within the fenced area. High value materials and equipment will be stored within a secure site cabin.
- 3.6 Site offices and storage cabins, if required, will be provided by the Contractor and suitably located next to the site parking to avoid the need to walk through working areas of the site. All offices and storage cabins will be maintained to ensure they remain clean and free from material (mud, dust, etc.).
- 3.7 The Contractor will be required to provide self-contained toilets, showers, and eating areas. The welfare cabins will be kept clean, with all sinks, showers, and lavatories connected to a mobile septic tank on site.
- 3.8 Any hazardous liquids or materials will be stored within suitable and secured containers located in the secure store cabin. The Contractor will make spill kits available in the areas that these chemicals or hazardous materials may be used.

4.0 MANAGEMENT OF VEHICLES AND DELIVERIES OF PLANT AND MATERIALS

- 4.1 Access to the site shall be taken via the existing site access off Long Street, approximately 80m to the north of the roundabout where Long Street meets Eastway and Market Place. The access will operate under priority control. Visibility splays are shown on the access within the drawing AU-1790-01-HW-001 *Access Arrangements and Movement Strategy*, attached within Appendix B of the Transport Statement (ref: AU-1790-01-TS-001) prepared by Inspire Design & Development Ltd.

Construction Traffic Routes

Route From the M62

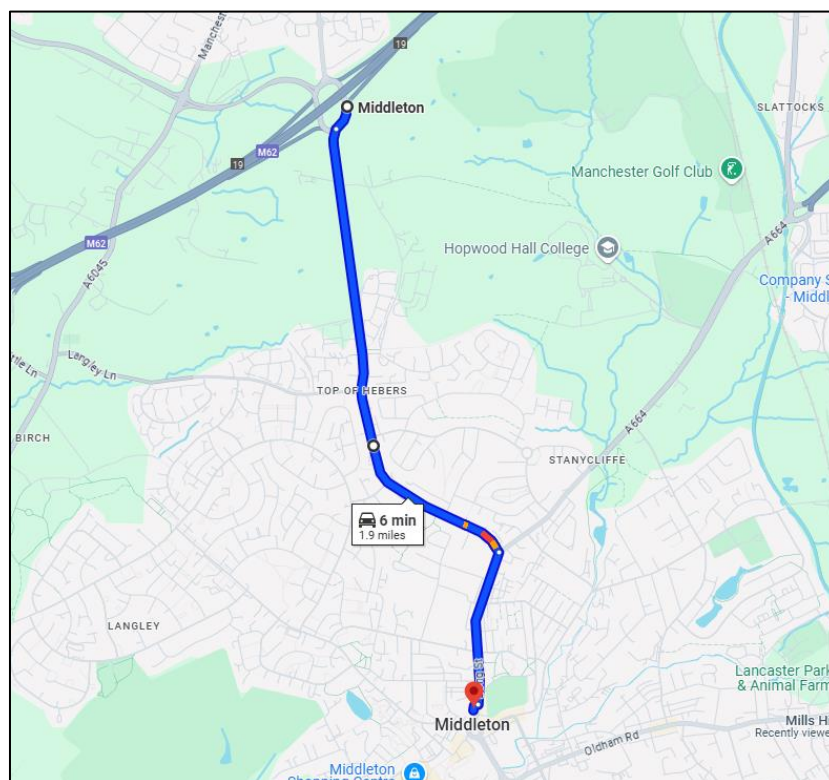


Figure 2 - Construction Traffic Route from M62 (*Google Maps*).

- 4.2 Construction traffic coming from the M62 will exit the motorway at Junction 19, and follow the A6046 for 1.3 miles, before turning right onto the A664 Rochdale Road. Construction traffic will follow the A664 Rochdale Road, where it becomes the A664 Long Street for 710m, before turning right into the development site.

Route from the A627(M)

- 4.3 From Junction 2 of the A627(M), construction traffic will exit the motorway and follow the A664 Rochdale Road for 2.3 miles before turning right into the site.

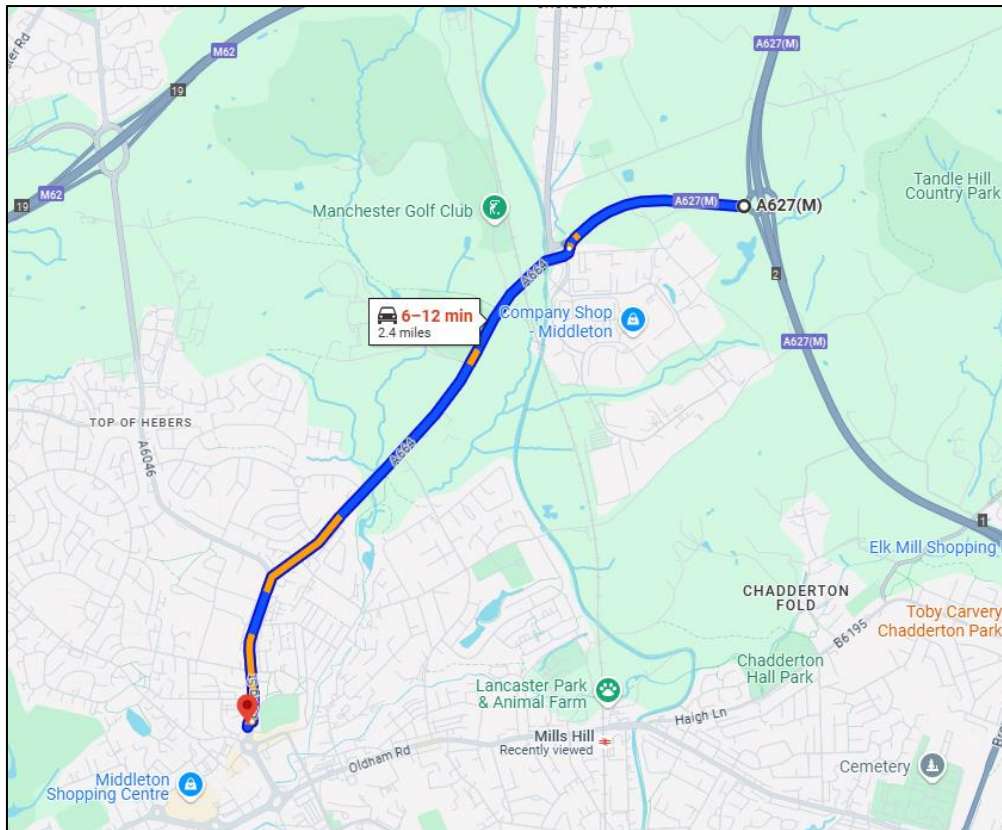


Figure 3 - Construction Traffic Route from the A627(M) (Google Maps).

Route from the M60

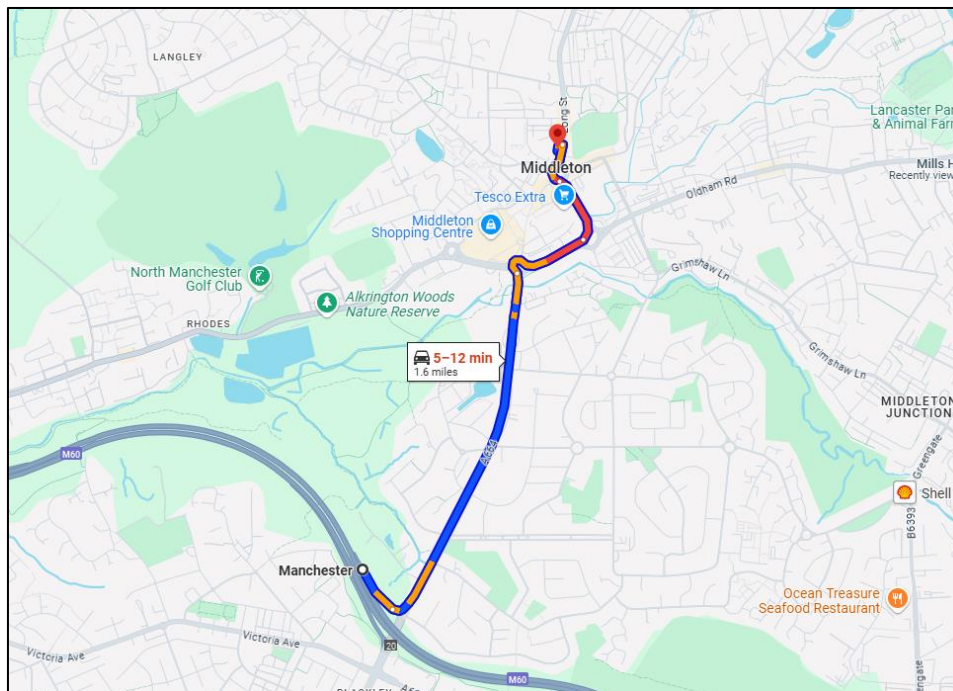


Figure 4 - Construction Traffic Route from the M60 (Google Maps).

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- 4.4 From Junction 20 of the M60, construction traffic will follow the A664 Manchester New Road for 1.4km before turning right onto Oldham Road. At the roundabout, traffic will then turn left on Assheaton Way for 230m, before turning onto the A664 Long Street for approximately 80m. Traffic will then turn left into the site.
- 4.5 Appropriate signage will be erected on Long Street to warn drivers and pedestrians of the site access and possible construction traffic manoeuvres. Any operations which involve the delivery of plant and materials will be managed by the site appointed Banksman. Generally, deliveries will mostly be from smaller wagons and vans, and the contractor will make merchants aware of the site restrictions when arranging deliveries.
- 4.6 Deliveries shall be arranged to be provided within the site working hours, and no deliveries will take place between the peak hours of 07:00-09:00 and 16:00-18:00 Monday to Friday in order to minimise any impact on the local highway network.
- 4.7 As the development site already consists of hardstanding, it is unlikely that any wheel-wash facilities will be required within the site compound. However, the Banksman will ensure that all vehicles leaving the site are cleared of mud on wheels.

5.0 MANAGEMENT OF DIRT, DUST, AND NOISE DURING WORK HOURS

Dust Management

- 5.1 Operations where dust is generated shall be suppressed with water attachments to equipment. All site staff will be trained and be aware of the *Dust Management Strategy* which will be prepared by the Principal Contractor.
- 5.2 The Contractor will manage the risk of any road contamination by regular monitoring. Where the site becomes dry and dust is generated, roadways and yards will be regularly watered-down by a bowser.
- 5.3 Should a complaint be raised from a neighbouring property in respect of dust, their concerns will be considered, and action taken to prevent future occurrences. All site staff will have appropriate PPE to protect them from the effects of dust.

Management of Noise and Working Hours

- 5.4 Where operations require machinery to undertake the works, noise levels shall be managed to reduce the audible levels to a minimum. Works shall be contained within working hours and where necessary, additional noise suppression will be implemented.
- 5.5 The close proximity of the neighbouring residences has been noted and there will be no operations of heavy plant, etc., outside of normal working hours.
- 5.6 All works which are audible at the site boundary shall be carried out between 08:00-18:00 Monday to Friday, and 08:00-13:00 on Saturday, with no work conducted on Sundays or Bank Holidays.
- 5.7 Where possible, vehicles will avoid travelling to the site during the AM (07:00-09:00) and PM (16:00-18:00) peak hours.

6.0 CONCLUSIONS AND RECOMMENDATIONS

- 6.1 This Framework Construction Management Plan has been prepared in support of a planning application to Rochdale Borough Council for the proposed change of use of the Middleton Conservative Club to a new community and cultural event space. This Framework Construction Management Plan forms part of the initial planning application submission and should be used as a framework to set out the basic principles of the future contractor's method statements.
- 6.2 This Framework CMP sets out how the development will minimise the construction impact by adopting best practices which will be implemented to mitigate the effects of noise, dust, and vibrations. Construction activities will be restricted to designated hours to reduce disturbances to local amenity.
- 6.3 A delivery schedule will regulate site access and minimise impact to the local highway network during the construction phase. On-site parking will be provided to prevent disruption to surrounding local roads. A dedicated Banksman will manage vehicle movements, ensuring safe and efficient operations.
- 6.4 The site will be securely fenced with appropriate signage to prevent unauthorised access. Welfare facilities for workers will be provided and maintained, with strict adherence to safety protocols will be enforced, including emergency procedures.
- 6.5 All construction activities will be monitored to ensure compliance with environmental and health and safety standards. A communication strategy will be in place to keep local stakeholders informed about the project's progress and notification of any potential disruptions.
- 6.6 By adopting these basic construction management principles to inform the Contractor's Method Statements, the proposed development can be constructed safely and efficiently while safeguarding the local amenity throughout the construction phase of the development.