



**Birch Business Park
Whittle Ln
Heywood
OL10 2SX**

**Framework Construction Management Plan relating
to the Erection of a single commercial unit within
Use Classes B2, B8 and E with associated parking,
landscaping and infrastructure**

January 2026

Document Information

Site Name	Birch Business Park – Development Plot		
Site Address	Birch Business Park , Whittle Lane, Heywood, Rochdale, OL10 2SX		
Document	Construction Management Plan	Revision	01
Prepared by	Ian Quinn BSc (Hons) MRICS		
Signature			
Date	23 January 2026		
Revision Status			
Revision	Date	Notes	Prepared By
01	23 January 2026	For Planning	IQ

Contents

I.0	Introduction.....	3
I.1	Project Description	3
I.2	Site Location.....	3
I.3	Programme	4
I.4	Project Directory.....	4
I.5	Existing Site.....	6
I.6	Utilities.....	6
I.7	Topographical Survey.....	6
I.8	Site Investigation	7
I.9	Traffic Management and Transport.....	7
I.10	Site Set Up.....	7
I.11	Health and safety	7
I.12	Environmental Management.....	7
I.13	Waste and Recycling.....	8
I.14	Measures to Control the emission of dust and dirt.	8
I.15	Measures to control Noise and Vibration	8
I.16	Parking of vehicles of site operatives and visitors.....	9
I.17	Loading and unloading of plant and materials	9
I.18	Storage of plant and materials used in constructing the development.....	9
I.19	Erection and maintenance of security hoarding	9
I.20	Measures for the protection of the natural environment from accidental spillages, dust and debris both during and after construction	10
I.21	Lighting plan designed to direct any temporary lighting away from the surrounding natural environment	10
I.22	Hours of construction, including deliveries	10

1.0 Introduction

This Framework Construction Management Plan (CMP) has been prepared in relation to the development proposals on the development plot at Birch Business Park, Whittle Lane, Heywood, Rochdale, OL10 2SX.

The purpose of the CMP is to inform the planning application and summarise key construction constraints for the site. The report is based on the methodology and timescales envisaged at the time of the submission of the planning application.

At the time of writing, the Main Contractor has not yet been appointed. As the development progresses, the CMP will be further developed by the Main Contractor. Prior to works commencing on-site, a detailed Construction Management Plan will be submitted to the LPA for approval. The detail provided by the Main Contractor will include information on Construction Management, Construction Phase Health and Safety as well as Site Waste Management, Logistics and Traffic Management.

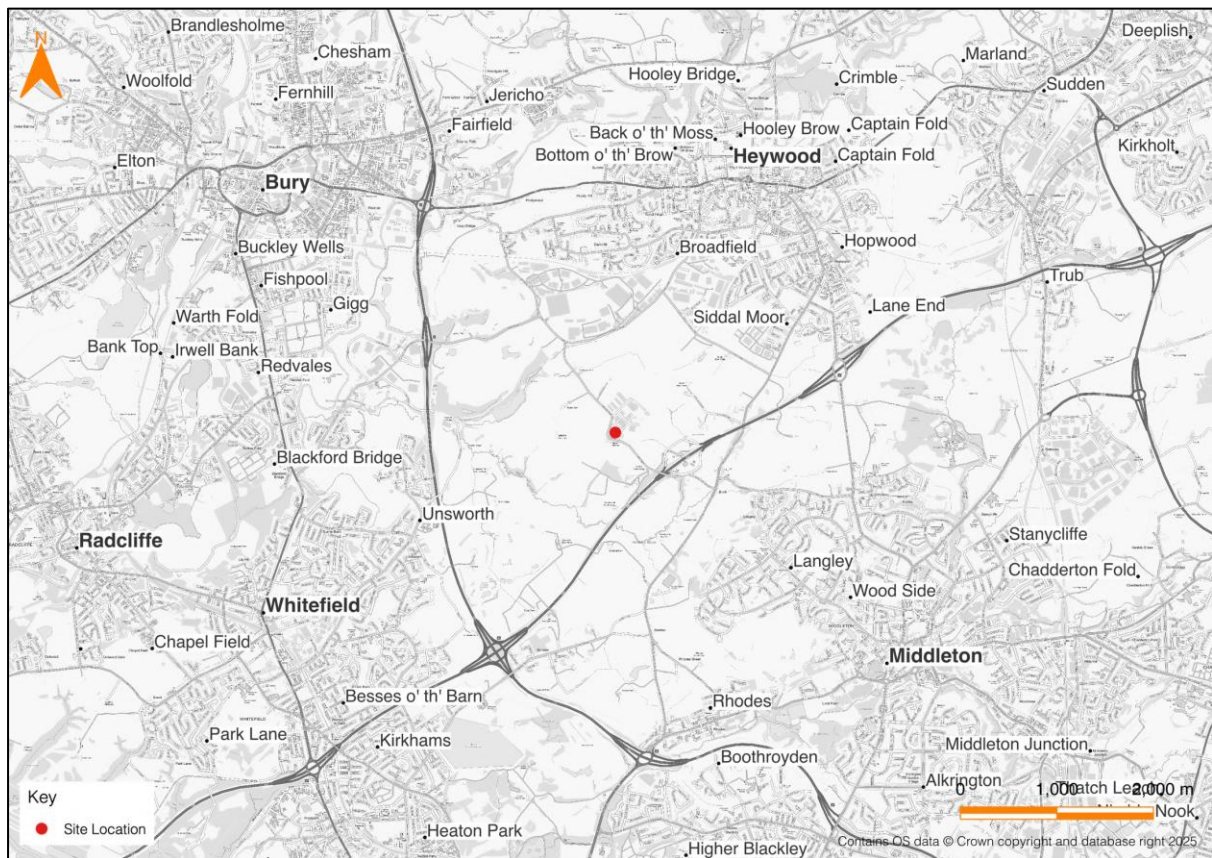
1.1 Project Description

The project comprises the erection of single commercial unit within Use Classes B2/B8 with ancillary office space Class E with associated parking, landscaping and infrastructure.

Works allow to deliver a single unit providing c. 9,641 m² / c. 103,770ft² (GEA) floorspace.

1.2 Site Location

The site is located within Birch Business Park on Moss Hall Road, c.2.7km southwest of Heywood, c.4.5km southeast of Bury and c.5.5km east of Radcliffe. The strategic site location is shown in the plan below. A copy of the site location plan is included as part of the planning application.



I.3 Programme

Subject to the granting of planning permission it is anticipated that the development will commence on site in Q3 2026 with completion expected Q2 2027.

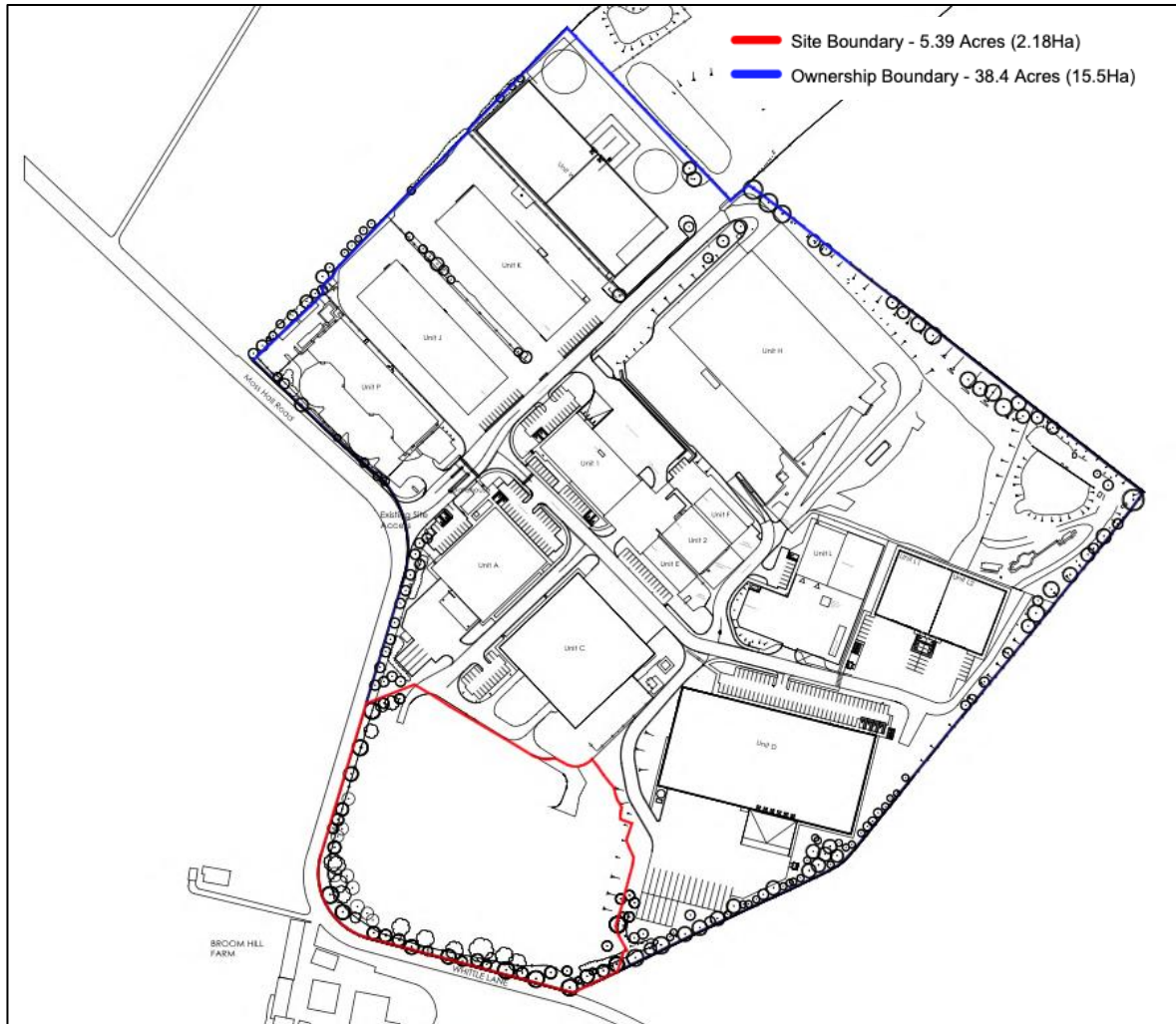
I.4 Project Directory

Details of the project team are set out below;

Project Manager Chancerygate 601 Birchwood One Dewhurst Road Warrington WA3 7GB Contact: Ian Quinn Tel: 07392 434 235 Email: jquinn@chancerygate.com	Employer CGG MLI (REIT) Propco 2 Limited C/O Chancerygate 601 Birchwood One Dewhurst Road Warrington WA3 7GB Contact: Mike Walker Tel: 07850 319955 Email: mwalker@chancerygate.com
Employers Agent Feasibility Limited, No. 5 Hagley Court North, The Waterfront, Level Street, Brierley Hill, West Midlands, DY5 1XF Contact: Tim Payton Tel: 01384 489 023 Email: Tim.Payton@feas.co.uk	Architect/Building Designer Fletcher Rae Architects Level 12 / Tower 12 18-22 Bridge Street Manchester M3 3BZ Contact: Joseph Barker M: 07445608155 Email: j.barker@fletcher-rae.com
Civil and Structural Engineer I&L Consulting Limited 29-31 Castle Street, High Wycombe, Buckinghamshire, HP13 6RU Contact: Grant Verster M: +44 7786 377816 grantv@il-consultants.com	Mechanical and Electrical Engineer Cudd Bentley Consulting Ashurst Manor Church Lane Sunninghill Ascot Berks SL5 7DD Contact: Rhys Davies M: +44 (0)7584 239231 T: +44 (0)203 393 6446 rhys.davies@cuddbentley.co.uk
Planning Consultant Hourigan Planning 10th Floor Chancery Place 50 Brown Street Manchester M2 2JG T: 0333 939 8057 Contact: Marc Hourigan marc.hourigan@houriganplanning.com Contact: Niall Mellan niall.mellan@houriganplanning.com	Principal Designer Building and Workplace Solutions Limited 179 Vale Road Stoneleigh Surrey KT19 0PJ Contact: Peter Schofield Tel: 020 8397 8333 Email: peter@safety-manuals.co.uk

Environmental/Geotechnical Consultant TRC Work.Life Brown Street Manchester M2 1DH Contact: Jonathan Sander T: 033 3772 2990 M: 07375293729 jsander@trccompanies.com	Ecology & Landscape Architects Urban Green Ground Floor The Tower Deva City Office Park Trinity Way Manchester M3 7BF Contact: Matt Taylor T: +44 (0) 161 312 3131 M: +44 (0) 7496 179 083 matt.taylor@weareurbangreen.co.uk
Transport Mode Transport Planning 106 Albert Mill 10 Hulme Hall Road Manchester M15 4LY Contact: Mark Edwards 0161 464 9495 07971 086 656 markedwards@modetransport.co.uk Contact: Luke Wheeler lukewheeler@modetransport.co.uk	BREEAM & Sustainability Cudd Bentley Consulting Ashurst Manor Church Lane Sunninghill Ascot Berks SL5 7DD Contact: Rajesh Elangovan rajesh.elangovan@cuddbentley.co.uk T: 0203 393 6446 M: 07448 753162 Contact: Sushil Pathak sushil.pathak@cuddbentley.co.uk +44 (0)7824 415107
Approved Inspector SOCOTEC Building Control Murdock House, 30 Murdock Road Bicester Oxfordshire OX26 4PP	

I.5 Existing Site



The site is located at the South West corner of Birch Business Park. Former industrial units on the plot have been demolished previously. The site is currently vacant and undeveloped. The wider industrial units in the park are largely occupied and fully operational.

I.6 Utilities

Disconnections / diversions are anticipated for the subject plot pertaining to electrical, gas, water and telecoms.

Statutory records have been obtained from all utility providers and as part of the pre-construction due diligence appraisal. We have also procured utility scans for the local area. The information will be shared with the Main Contractor prior to commencement of works on site and it will be the responsibility of the Main Contractor to protect existing assets.

Applications for new connections in relation to power, gas and water are in progress and will be delivered as part of the main development works. Should supplies be required for the undertaking of the works by the Main Contractor, it will be the responsibility of the Main Contractor to procure these on a temporary basis.

I.7 Topographical Survey

A topographical survey has been procured to demonstrate levels to the site and this is included within the planning submission.

I.8 Site Investigation

A Tier I and Tier II (formerly Phase I and Phase II) site investigation has been undertaken at the site and is included in the planning submission. This provides further information in relation to ground conditions.

I.9 Traffic Management and Transport

Prior to the commencement of the works the Main Contractor will be required to submit a detailed Construction Traffic Management Plan. This will detail arrangements for site logistics and traffic management as part of the works and take into consideration the following items;

- Parking - all parking for contractors and visitors will be on site.
- Access and egress to site.
- Turning areas of site.
- Delivery, loading and unloading areas.
- Requirement for site signage.
- Pedestrian routes on site.
- Diversion of any vehicle or pedestrian traffic where applicable (eg S278 works)
- Transport strategy for staff and operatives working on site.
- Co-ordination of deliveries with suppliers to ensure peak periods are avoided
- Public transport options for site operatives and visitors

I.10 Site Set Up

As part of the detail included in the Main Contractors Construction Management Plan, further details will be provided in relation to;

- Site compound – to include site offices
- Welfare facilities – WC's, canteen, changing areas etc for site operatives
- Storage areas – for plant and materials including any lay down areas
- Security measures – site security to be the responsibility of the main contractor for the duration of the works
- Health and safety / Emergency facilities
- Site fencing/hoarding

I.11 Health and safety

The Construction (Design and Management) Regulations are applicable to the scheme and the Main Contractor will be required to submit a detailed Construction Phase Plan in accordance with the requirements of the Regulations. The Main Contractor will be required to act as the Principal Contractor under the Regulations.

A detailed Health and Safety plan detailing measures to manage the risk of health and safety of site operatives and visitors will be developed by the Main Contractor. This will be adhered to throughout the duration of the site works and updated regularly to take into consideration the changing environment as construction works progress and risks change.

Public safety is of the highest priority and the contractor must demonstrate as part of their detailed Health and Safety plan how they intend to ensure that all risks to the public are mitigated.

I.12 Environmental Management

The Main Contractor's detailed Construction Management Plan will include full details on how environmental issues will be managed. This will include, but is not limited to;

- Noise – preliminary information for the construction phase is included in the Noise Impact Assessment as prepared by TRC and submitted as part of the planning application. (also see Section I.15 below).
- Dust – to be monitored throughout the works
- Vibrations (see Section I.15 below).

- Debris & dirt – site areas to remain clean and the Main Contractor to consider mitigation measures such as wheel washing to prevent spread of dirt and debris off site (see Section 1.14 below).
- Pollution
- Environmental – all applicable legislation to be adhered to

In addition to the above, it is expected that the Main Contractor will take a proactive approach to keeping site neighbours informed and updated of works. A letter drop will be completed for businesses in the immediate vicinity, and it is noted that dialogue is already ongoing with some neighbours. Site Contact details will be issued and displayed around the site.

1.13 Waste and Recycling

The Main Contractor is encouraged to minimise waste on site and recycle as much as possible. Skips are permitted on site, but consideration should be given to the size, type and location of skips to mitigate risks this may present such as risk of fire due to combustible waste materials.

Stone crush / arisings are piled in mounds from the demolition of the previous buildings on the plot. The main developments will seek to re-use the stone crush generated from the demolition works.

1.14 Measures to Control the emission of dust and dirt.

Dust levels will be regularly monitored, visually.

In the event of any materials being taken off site then covered vehicles will be employed to minimise dust liberations. When aggregates are delivered to site, these ~~to~~ will be delivered in covered tipper vehicles and any tipping will be supervised by a banksman. The banksman will ensure that tipping is done in a controlled manner to avoid the creation of dust clouds.

No mechanical cutting of materials will be undertaken without suitable and sufficient measures in place for the control of dust. This will include dust suppression attachments in place and in use for wetting down at the cutting edge or the provision of a tool extraction.

In the case of adverse weather conditions (hot / dry weather) a full wetting down operation will be undertaken utilising towed water dispenser bowsers and vehicles will be restricted to determined routes on site.

Emissions from plant/vehicles will be kept to a minimum by keeping plant properly maintained and regularly serviced and machines/plant in intermittent use will be shut down in intervening periods between work.

With respect to Air Quality generally it will be a site rule that there shall be no burning of ANY materials on site and the Main Contractor will ensure that this rule is implemented and complied with.

1.15 Measures to control Noise and Vibration

Noise from construction works can be intrusive or disruptive and for this reason, activities / deliveries will only be undertaken between normal working hours.

Noise levels will be measured/monitored regularly using a noise meter at boundary points and recorded within the site diary.

Mitigation measures will include the following:

- Noisy operations will be eliminated where practicable and use of alternative measures where possible.
- Site plant for the purpose of the works will be fitted with effective exhaust silencers.
- Machines/plant in intermittent use will be shut down in intervening periods between work.
- Plant and vehicles will be started up sequentially rather than all together. Plant will be well maintained and serviced regularly.

- Wherever practicable tools of low noise emission will be used.

I.16 Parking of vehicles of site operatives and visitors

See below annotated photo – Operatives and visitors have safe parking.

I.17 Loading and unloading of plant and materials

See below annotated photo – Operatives and visitors have safe parking.

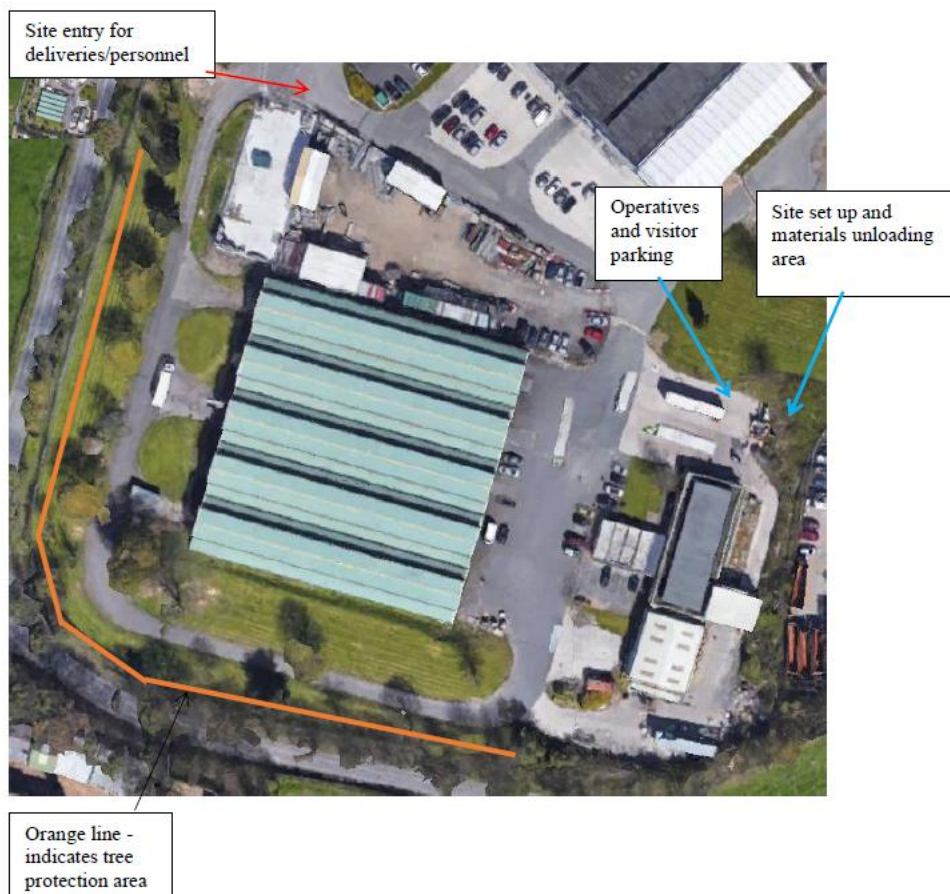
I.18 Storage of plant and materials used in constructing the development

See below annotated photo – current loading and unloading areas.

I.19 Erection and maintenance of security hoarding

See below annotated photo for barriers around construction works. This will be constantly monitored by the site manager and re-arranged as and when necessary to protect the site work force and other members of the public who may be visiting site.

The industrial park has a 24/7 security presence. The site and surrounding perimeter will be monitored via CCTV and manned patrols through the site security personnel.



I.20 Measures for the protection of the natural environment from accidental spillages, dust and debris both during and after construction

The site strip will be carried out alongside a dovetailing with the installation of a working platform which will consist of compacted hardcore topped off by mot. The contractor is to provide dust suppression measures as required (methods such as misting and wetting down will be implemented). To control the mud, daily road sweepers to be provided for keeping on top of the mud generated by onsite traffic movement.

With regards to site fuel, we will have diesel bunded tanks to safeguard spillages, fuel spillage kit stored in cabins.

With regards to site waste the contractor will store site waste securely (in order to prevent any items from being blown off site) and where necessary stored items will be covered over and or tied down. All site waste will be disposed of via an authorised registered waste transfer station and the maximum amount of waste possible will be recycled (all waste transfer notes will be held on record for 3 years).

I.21 Lighting plan designed to direct any temporary lighting away from the surrounding natural environment

Utilising existing lighting throughout the industrial estate where possible, should any task lighting be required it is only directed to the task and not in any other direction for the duration at that specific task which would be no longer than 12 hours and three concurrent days.

I.22 Hours of construction, including deliveries

Hours of site are 7:30am to 5:00pm

Deliveries must be booked in 2 hours prior to arrival to manage traffic management.

The above measures will be incorporated in the Method statements and risk assessments developed for the works.

The Contractor will be in Partnership **with** the Considerate Constructors Scheme, A condition of which is that all the sites are registered accordingly with this scheme which sets and monitors the site against industry standards and helps to integrate the site with its surroundings and adjoining neighbours, as well as focusing on site appearance / safety / welfare / environmental and community issues.

A proactive approach will be taken to keeping site neighbours informed. Site Contact details will be issued and displayed around the site.