



BALANCEPOWER

Construction Management Plan (CMP)

Dig Gate Lane, Milnrow, Rochdale, OL16 4NR

Gas Powered Reserve Energy Plant

24 October 2025

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For	Gas Powered Reserve Energy Plant
Submitted to	Rochdale Council
Date	24 October 2025
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1. Introduction

This Construction Management Plan (CMP) sets out the measures to be adopted during the construction phase of the Gas Peaker Development, Planning Ref 22_01360_FUL located at Dig Gate Lane, Rochdale, OL16 4NR, to discharge Condition 7 (extracted below) within 22/01360/FUL for the “construction of a gas-powered reserve energy plant (4.4MW) with associated infrastructure, access, landscaping and perimeter fencing, following excavation of land” at Dig Gate Lane, Milnrow, Rochdale, OL16 4NR.

Condition 7 – Construction Management Plan

No development (including any site clearance or preparation works) shall take place until such time as a detailed Construction Management Plan (CMP), which shall include the following:

- a) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;*
- b) measures for the protection of the natural environment from accidental spillages, dust and debris;*
- c) any external lighting of the site.*
- d) measures for the protection of existing Rights of Way and highway in the vicinity of the site (including a photographic survey of the condition of the Rights of Way and highway prior to commencement of development) and;*
- e) Measures for the implementation of a buffer zone to the adjacent pond during construction and operational works.*

has been submitted to and approved in writing by the Local Planning Authority. The approved CMP shall be adhered to throughout the construction period. The development shall not be carried out otherwise than in accordance with the approved CMP without the prior written permission of the Local Planning Authority.

This CMP outlines the proposed approach to managing the environmental, logistical, and safety impacts associated with the construction phase of the above-named development.

The CMP aims to ensure that construction works are carried out in a safe, responsible, and neighbour-conscious manner, in line with relevant legislation, regulations, and the planning conditions issued by the Local Planning Authority (LPA).

Figure 1 details the location of the site.

Construction Environment Management Plan

A Construction Environment Management Plan (CEMP) has also been prepared to discharge Condition 8. Both the CMP and CEMP should be read in conjunction.

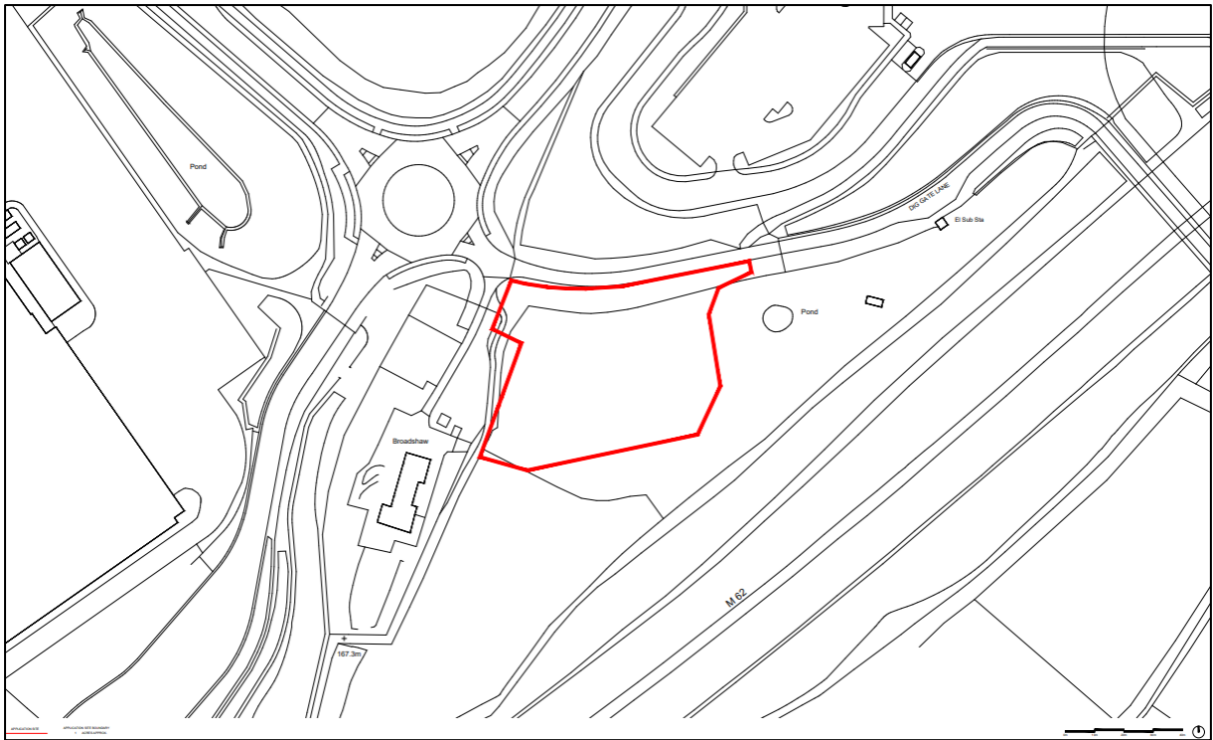


Figure 1: Site Location

2. Site Security and Hoarding

Security Hoarding and Public Displays

- **Perimeter Fencing:** A minimum 2.4m high solid timber hoarding will be erected around the site boundary prior to the commencement of construction. All fencing will be installed in accordance with *BS 1722-14: Specification for temporary fencing*.
- **Maintenance:** Hoarding will be regularly inspected and maintained in good condition throughout the construction period. Any incidents of vandalism will be removed in a reasonable timeframe once it has been identified.
- **Site Access:** Gated access will be controlled and monitored during working hours. Gates will be locked outside of operational times.
- **Security:** Hoarding will be reinforced with secure locking gates and monitored by CCTV where necessary.
- **Privacy:** The solid panel design provides privacy, concealing tools and equipment.
- **Public Engagement:** Where feasible, sections of the hoarding fronting public highways or pedestrian paths will feature decorative displays including information about the project, local heritage, and environmental commitments.
- **Viewing Panels:** Designated viewing panels may be installed at safe locations to allow the public to observe ongoing construction activities, subject to risk assessment and safety measures.

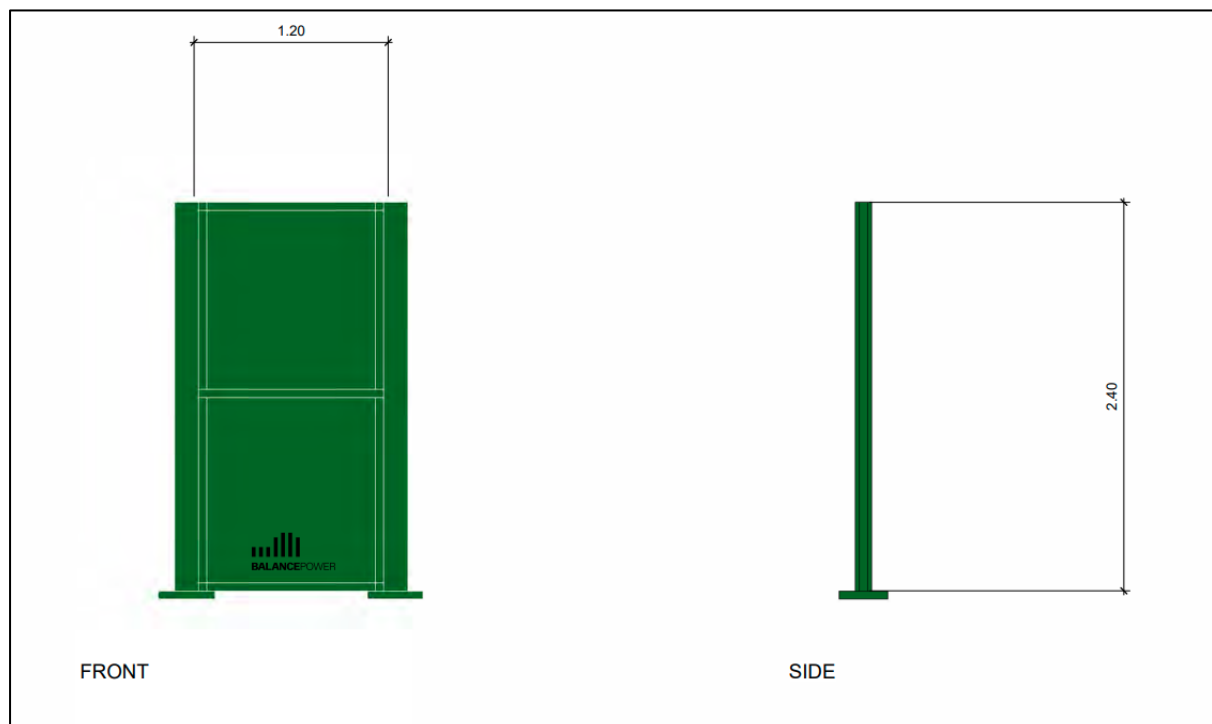


Figure 2: Hoarding Elevation Plan

3. Environmental Protection Measures

- **Spill Prevention:** During the construction period, the contractor is to ensure they always have onsite suitable and regulated spill kits and a reaction plan to deal with any fuel spillages. Spill kits will be provided onsite, and staff will be trained in spill response procedures.
- **Dust Suppression:** Measures including water spraying of haul roads, covering of loose material stockpiles, and wheel washing for vehicles exiting the site will be implemented. Other measures including road sweeping and damping down using a water bowser will be used should dust become a problem.
- **Debris & Waste Management:** Rubbish will be cleared daily, and skips will be covered to prevent wind-blown debris. Construction waste will be sorted and disposed of at licensed facilities. Reuse and recycling will be prioritised.
- **Noise Control:** Construction activities will comply with allowable hours, as detailed within section 8 of this document. The use of quieter alternative machinery will be considered where practicable. No work will occur on Sundays or public holidays without prior notice or approval.

4. External Lighting

- **Temporary Lighting:** All external lighting will be directional and shielded to prevent light spill onto adjacent properties or ecological areas. Lighting will be directed away from the M62 motorway and there will be no light spill onto the motorway embankment. Lighting will be controlled by timers or motion sensors to reduce unnecessary use.
- **Design Compliance:** Lighting design will conform to the Institute of Lighting Professionals (ILP) guidance and relevant British Standards to minimise glare, sky glow, and ecological impact.
- **Night-time Work:** Lighting for health and safety will be needed where work is required to take place during the hours of diminishing ambient lighting levels which is likely to occur if the construction works are carried out in the winter months or if night-time working is required. Security lighting is often required to deter crime in both compounds and in areas where plans and materials are stored overnight. If night work is essential, task-specific lighting will be used, and nearby residents will be notified in advance.

External Lighting – mitigation measures

- Adhere to best practice measures as recommended by the Institution of Lighting Professionals (ILP) and Health & Safety Executive guidance.
- Luminaires will be selected to minimise upward spread of light. The optics in the lanterns will control the distribution of light to avoid overspill, sky glow and glare.
- Glare will be kept to a minimum by ensuring the main beam angle of all lights directed towards any potential observer is not more than 70°.

- Operate curfew and minimise the duration of any lighting (switch off or part-night dimming).

5. Rights of Way and Highway Protection

- **Pre-Construction Survey:** A detailed photographic and written condition survey of nearby Public Rights of Way (PRoWs) and highways has been submitted alongside this CMP (Reference 3471-01-HTN01).
- **Access Management:** Construction traffic will use designated access routes. Signage and traffic marshals will be used to ensure pedestrian and public safety.
- **Highway Cleanliness:** A wheel wash system will be installed to prevent mud from being tracked onto public roads. Road sweepers will operate regularly.
- **Restoration Commitment:** Should any damage to the highway or PRoW occur as a result of construction activities, repairs and resurfacing will be carried out to the satisfaction of the Local Planning Authority. The details of these reinstatement works will be provided and agreed separately in accordance with Planning Condition 9 of the approved consent.

6. Buffer Zone to Adjacent Pond

- **Establishment of Buffer:** The pond currently sits outside of the redline boundary. A fence already exists around the perimeter of the pond, establishing a buffer area, ensuring no impact can occur.
- **Fencing & Signage:** Temporary protective fencing will demarcate the buffer zone. Signs indicating an ecologically sensitive area will be displayed to inform workers and restrict access.
- **No-Work Zone:** No materials, equipment, or waste shall be stored within the buffer zone. Vehicular access and foot traffic will be prohibited.
- **Monitoring:** Weekly inspections will be conducted to ensure compliance. Any encroachments or breaches will be immediately reported to the site manager and rectified.



Figure 3: Photograph showing existing fence around the pond