

CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN (CEMP)

**Site Formerly Of Tack Lea Works And
Shepperd Mill, Greenbooth Road,
Norden, Rochdale**

January 2024 | Version 1

1.0 SCHEME PARTICULARS

This Construction Environmental Management Plan (CEMP) has been prepared by Stonebond Properties (Manchester) Ltd.

Planning permission was granted on 18th December 2023 for the following development:

"Outline planning application (including access, layout, scale and appearance) for 49 affordable dwellings following demolition of existing buildings on site and new access from Edenfield Road"

Condition 6 of App Ref: 20/01170/OUT states:

"No development shall take place (including any demolition, site clearance or preparation works) until a Construction Environmental Management Plan (CEMP) has been submitted to, and approved in writing by the Local Planning Authority. For the avoidance of doubt, this shall include the following:

- a) the parking of vehicles of site operatives and visitors;*
- b) loading and unloading of plant and materials;*
- c) storage of plant and materials used in constructing the development;*
- d) the erection and maintenance of security hoarding;*
- e) measures to protect surrounding sensitive receptors from fugitive dust and debris both during and after the construction phase;*
- f) measures to protect Naden Brook and Woodhouse Lane Brook from dust, debris and contamination during and after construction; and,*
- g) reasonable avoidance measures for the protection of amphibians and mammals.*

The approved method statement shall be adhered to throughout the construction period. The development shall not be carried out otherwise than in accordance with the approved method statement without the prior written permission of the Local Planning Authority."

2.0 SEQUENCE OF WORKS

The sequence of works will include:

- Hoard / Secure site.
- Set up construction access and Groundwork's compound off Edenfield Road.
- Site remediation and installation of box culvert to create new access road.
- All permanent roads, drainage (surface and foul sewers) and foundations will be constructed following remediation.
- Stonebond compound set up.
- Housebuilding commences utilising timberframe methods.

Compound locations and arrangements as well as build route/direction is provided at **Appendix 1 & 2.**

3.0 SITE SUPERVISION & SITE SETUP

Stonebond will provide a competent site management team throughout the duration of the build to ensure compliance is followed, this will include Health, Safety and Environmental policies and procedures.

4.0 COMPOUND & PARKING ARRANGEMENTS

During early phases of development (site remediation and groundworks), the contractor compound will be located as shown at **Appendix 1**, utilising existing hardstanding. Once the site is remediated and estate road in place, the compound will be set up as shown in **Appendix 2**.

The site management team will be located within a site office within the site compound. A further meeting room, drying room, canteen and toilet facilities will be included within the set up ensuring compliance to Health and Safety standards.

Within the site compound, material storage containers or racks will be provided for high value items such as electrical/gas components and all other components that should be stored away from adverse weather such as stairs, doors, skirting and architrave etc.

Colour coded tipping skips will be in use throughout the build duration to ensure all materials are segregated for 100% recyclable use, they will be segregated into four categories which are light compactible, wood, plasterboard and inert waste.

Staff and sub-contractor parking will be provided on site and clear of the public highway. Initially contractors will use existing hardstanding for parking, within the area shown at **Appendix 1**. Once the compound is set up as shown in **Appendix 2**, site operatives will park in the immediate vicinity of the compound.

5.0 REGULAR VISITORS

1 x Construction Director
1 x Technical Manager/Coordinator
1 x Commercial Manager/Surveyor
1 x Managing Director

All visitors on their first visit to site will be required to undertake a site-specific induction, all non-regular visitors will need to be accompanied by the site team if a site walk is required.

6.0 TIMING OF CONSTRUCTION ACTIVITIES / WORKING HOURS

All construction activities at the site will be limited to the following hours:

- Monday to Friday between the hours of 07.30 and 18.00 hours
- Saturday between 08.30 and 14.30 hours
- No working on Sundays and Bank Holidays

No plant, machinery or equipment will start before 07.30am Monday-Friday and 08.30am on Saturday. Any activities before this time will be based on a soft start, offloading tools, getting prepped for the start of the day etc.

These hours will apply to the contractors for onsite works. From time-to-time utility or highways works may be carried out beyond the site boundary by Highway or Statutory Authorities which Stonebond cannot control. Prior notice will be provided to neighbouring properties where possible.

Timings for deliveries and plant movement from site are set out by Stonebond and state it is a residential area with occupied houses, and local amenities. Consideration is to be given to pedestrians, residents, local traffic and children all of whom remain a priority at all times. These instructions will be communicated to buying and surveying teams for inclusion when placing orders.

The site operating hours will be raised during tendering stages for contractors. It will then be the contractor's responsibility to highlight this to their suppliers and will be the expectation that they manage this to ensure deliveries are made during approved hours.

There may be limited occasions where working is required outside of the above hours, however this will only take place with formal prior agreement from the LPA. All local residents adjoining the site would be informed of any changes by way of a letter drop.

Deliveries

All deliveries to and from the site will only take place during the working hours outlined above. All deliveries will be managed by the banksman / gate person located at the entrance into the site. Deliveries will be suitably spaced to ensure that there will not be a backup of delivery wagons on the roads around the site.

No deliveries will be taken at the site before 07:30 Monday-Friday and 08:30 Saturday. All operatives working on site will be briefed of the site opening times and advised not to arrive to site early to prevent waiting on the surrounding highway network.

7.0 ACCESS

Construction Site Traffic

All construction traffic (including site operatives, visitors, delivery and construction traffic) to enter and leave the site via Edenfield Road. Banksman will present at all times to control the flow of vehicles and ensure no vehicles are leaving at the same time as any arriving.

There will be no vehicular/construction access from Greenbooth Road except where necessary to gain access to the northern part of the site before the new estate road is formed and the northern part of the site can be accessed off Edenfield Road (via the box culvert crossing Woodhouse Lane Brook). Examples include undertaking site clearance works or operations to enable the site to be secured/hoarded. Maps of construction site access arrangements will be sent to all suppliers to further minimise the risk of non-compliance.

During the initial period, the number of staff on site will be low. This will increase as the build progresses and more trades are introduced onto the site (e.g. once new homes are constructed, plasterers, electricians, plumbers, kitchen fitters etc will be required).

New homes will be constructed using timberframe methods. The timberframe kits for each of the 49 dwellings will be delivered to site as and when required on a plot by plot basis during the build programme and will utilise the new estate road to deliver to the relevant plot.

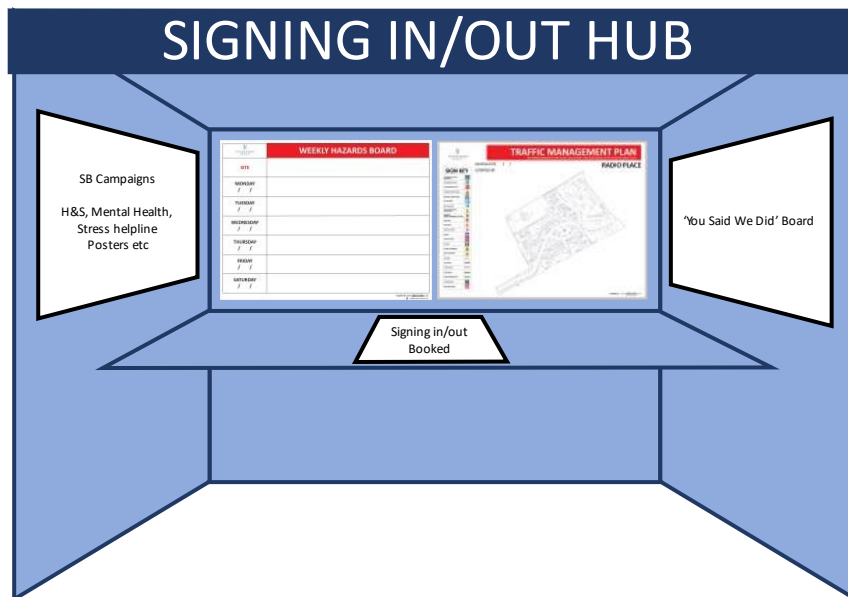
A sign-in and sign-out procedure will be adopted, and this will be managed by the gateman based on site.

On site haul routes / roads are restricted to a maximum speed limit of 10 mph. Stonebond will impose a lower speed limit for all vehicles travelling over unmade ground to minimise the likelihood of dust creation. These speed limits always apply to all vehicles. Forklift movement will only be acceptable on any permanent or temporary tarmac roads, at no given time can a forklift deviate away from this rule.

A traffic management plan will be implemented on site. Segregation of pedestrians and site traffic will be monitored daily and adapted as work progresses throughout the build. Emergency procedures will be monitored and revised as necessary throughout the construction period.

All traffic management, access and egress to this site will be signed and instructed to ensure that construction traffic is directed to / from the site compound and is specific to this development. A signing in hub will be utilized to ensure operatives sign 'in' and 'out', read the Traffic Management Plan and hazard board daily to ensure changes within the Traffic Management on site. Both boards will be updated daily to ensure all personnel have live data to reflect the works on site. The hazard board will identify the location of any key/high risk areas taking place that day and the precautions required from the site personnel that day.

Site Signing In/Out Hub Detail



A site car parking area will be provided adjacent to the site compound for use by all sub-contractors. Sub-contractors will be instructed that off-site parking is prohibited.

Pedestrian - Safe designated pedestrian routes will be provided across the site and segregation with crowd barriers or Heras fencing is always used. The pedestrian routes will be reviewed daily in line with site progress and occupations. As the site progresses the pedestrian routes will be amended with segregation barriers of fencing being adapted to suit in line with this. All amendments to pedestrian routes will be recorded/updated on the Traffic Management Plan to reflect the current site conditions.

8.0 SECURITY / BOUNDARIES

The site will be secured to ensure that access cannot be gained by unauthorised personnel to any construction areas.

Providing appropriate boundary treatments to the site is essential to not only secure the site from theft but also to prohibit access to general public who are not trained or competent on the dangers present on a building site. The perimeter boundary treatment will consist of Heras on timber posts except the entrances which will consist of timber hoarding with lockable gates for both pedestrians and construction vehicles. The gated access will be locked outside of working hours to minimise the risk of authorised entry. All perimeter fencing is checked daily as part of the Site Teams H&S procedures. An example of site entrance hoarding detail is shown below.



Site hoarding will be branded with additional safety signs included to ensure awareness is raised of the danger of construction sites. PPE compliance signage and vehicle speed restriction signage will also be visible.

Materials used in the construction process such as oil, chemicals, cement, lime, cleaning materials and paint have the potential to cause serious pollution. Therefore, the Environment Agency Pollution Prevention Guidance will be followed.

A bunded storage area will be located on the site's main compound and will be provided for the duration of the construction period for the storage of oils, fuels, chemical and other hazardous construction materials. The base and bund walls will be impermeable to the material stored and be of adequate capacity. For those materials stored outside the bunded area spill palettes will be used.

All plant will be stored within the site compound or designated areas within the site boundary out of working hours, this will minimise potential damage or theft. All keys and isolators will be locked away each night in the site offices.

A fuel bund / spill kit is provided within the vicinity of the site compound to ensure that any spillages are contained without contaminating the surrounding area. Each fuel bowser is provided with a spill kit in case of accidental spillages. Drip trays will also be provided when refuelling all plant. We ask that all fuel tanks provided to us be encased in a pre-bunded tank to further prevent spillages on site.

Leaking or empty oil drums will be removed from the site immediately and disposed of to an appropriately licensed disposal site via a licensed waste disposal contractor.

The construction compound area is shown in **Appendix 2** will include a hard-standing surface to the area – this area will also include vehicle maintenance and fuel storage areas, with a closed drainage system equipped with an oil interceptor.

As and when required, a road sweeper will operate in and around the site access roads during daytimes. Extra care will be undertaken to damp down during dry spells.

Naden and Woodhouse Lane Brook

The following measures will be put in place to prevent pollution of Naden and Woodhouse Lane Brook:

- Set up of a dedicated area for fuel storage as noted above.
- Provision of spill kits, sand and other suitable contamination and absorbent materials.
- Consents to discharge to foul sewer/surface water drains
- Consents to discharge and/or abstraction from surface water and groundwater systems
- Storage of compound, materials, wastes and fuels away from the surface water and drainage systems.

Perimeter heras fencing will be set up around the site boundary for safety and security purposes as noted in Section 8.0. At the boundary with Naden and Woodhouse Lane Brook, the fence will include monoflex to contain dust/debris within the site. A soil bund or similar will be implemented along the base of the fence to prevent any leaching/run-off into Naden and Woodhouse Lane Brook. Please refer to the detail provided at **Appendix 3**.

10.0 WHEEL WASHING

All vehicles leaving site will have a visual inspection prior to leaving the site by the Banksman. Any vehicles which are found to be holding excessive dirt will have their wheels cleaned and the dirt removed using a jet wash - once the vehicle is deemed suitably cleaned it will be allowed to leave site.

The jet wash will be located within the compound area on a hard surface and will be used as necessary before vehicles leave the site.

All deliveries to site and construction traffic are to utilise hard-standing areas with completed internal site roads which will be installed first and foremost. This will negate any material being tracked throughout existing estate roads and keep mud/dirt to a minimum.

Road sweeps are to be booked as and when required as determined by the Site Manager following regular visual inspections.

11.0 DUST SUPPRESSION & MONITORING

The measures recommended by the Institute of Air Quality Management (2014) Guidance on the Assessment of Dust from Demolition and Construction, will be used in order to maintain a high standard of good practice. The following measures will take place to monitor and minimise dust.

- Ensure that community engagement is carried out prior to work commencing on site (in line with section 14.0)
- When the Principal Contractor is appointed contact details will be provided in further communication to residents and will include contact details to allow residents to report air quality and dust issues
- All reports of air quality and dust issues will be logged and available to view.
- Liaise with other high-risk construction sites in the vicinity (i.e. other contractors on the wider Foxdenton site) to ensure dust matters are co-ordinated.
- Careful consideration as to the location of the site compound.
- The site boundaries will be secured by Heras fence panels which are covered by a mesh cover to reduce the movement of material i.e. dust, outside of the site boundary.
- Materials on site will be covered where appropriate.
- Ensure vehicles not in use are switched off when stationary.
- Impose speed restrictions where appropriate.
- An adequate water supply will be provided on the site for effective dust suppression mitigation.
- Use of covered skips etc as appropriate.
- Implement a wheel washing facility as described under section 10.0.
- Dampen down routes where appropriate.
- Utilise dust sweeper / road sweeper when appropriate.

12.0 NOISE MONITORING

Stonebond are particularly aware of the need to mitigate noise and vibration wherever and whenever possible for any properties (sensitive receptors) which neighbour this development. These comprise those properties that back onto the development site. We aim to adhere to BS5228 Code of Practice for noise and vibration control on construction and open sites and the Control of Noise at Work Regulations 2005. Portable Noise monitor will be used to record decibel levels alongside the boundary in receptive locations which will be monitored weekly.

In each instance, there is already a margin of separation between existing properties and construction works. The potential noise sources from work undertaken in connection with this project may include, but not limited to:

- Earthworks
- Site Clearance
- Excavations
- Transportation
- Processing of reusable materials
- Tree Surgery, Grass Cutting
- Cleaning
- Construction
- Waste Management
- Operational noise from completed project

Stonebond will implement the necessary management and operational controls to minimise any adverse impacts on the local community from construction activities.

Any complaints will be logged in a dedicated file and will be actioned by the Site Manager. If not resolved by the Site Manager, then the complaint will be escalated to the Construction Director then the Managing Director.

Prior to piling works taking place on site, details of the method of piling shall first be submitted to the Local Planning Authority for approval. Piling works shall be carried out in accordance with the agreed method thereafter. A letter drop to local residents will also take place in advance of any piling work commencing outlining contact details for the site manager in the event that any complaints or issues need to be raised.

13.0 REASONABLE AVOIDANCE MEASURES FOR THE PROTECTION OF AMPHIBIANS AND MAMMALS.

Condition 23 of App Ref: 20/01170/OUT states:

The development hereby approved shall be carried out in accordance with the reasonable avoidance measures for hedgehogs and small mammals contained in section 4.4.6 of the submitted Preliminary Ecological Assessment by e3p reference 80-742-R1-2.

A site walkover will be undertaken immediately prior to any works commencing on site, by a suitably qualified ecologist to ensure standard reasonable avoidance measures are carried out, these include:

- Clearing vegetation outside of bird nesting season. Where not possible, a nesting bird check is to be undertaken by a qualified ecologist prior to works commencing.
- Supervising clearance of scrub where considered necessary by the ecologist following the site walkover.
- Site contractors to be inducted on the potential presence of amphibians and mammals and their responsibilities and working limits (Toolbox Talk).
- All buildings to be checked prior to their demolition.
- Any refuse/debris piles to be checked prior to their removal off site.

Pre-commencement requirements and reasonable avoidance measures relating to Bats and Badgers will be submitted and discharged with under Conditions 5 & 7 of App Ref: 20/01170/OUT.

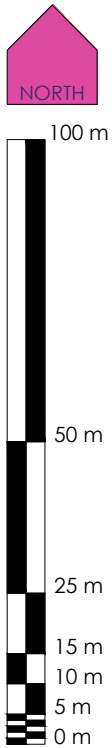
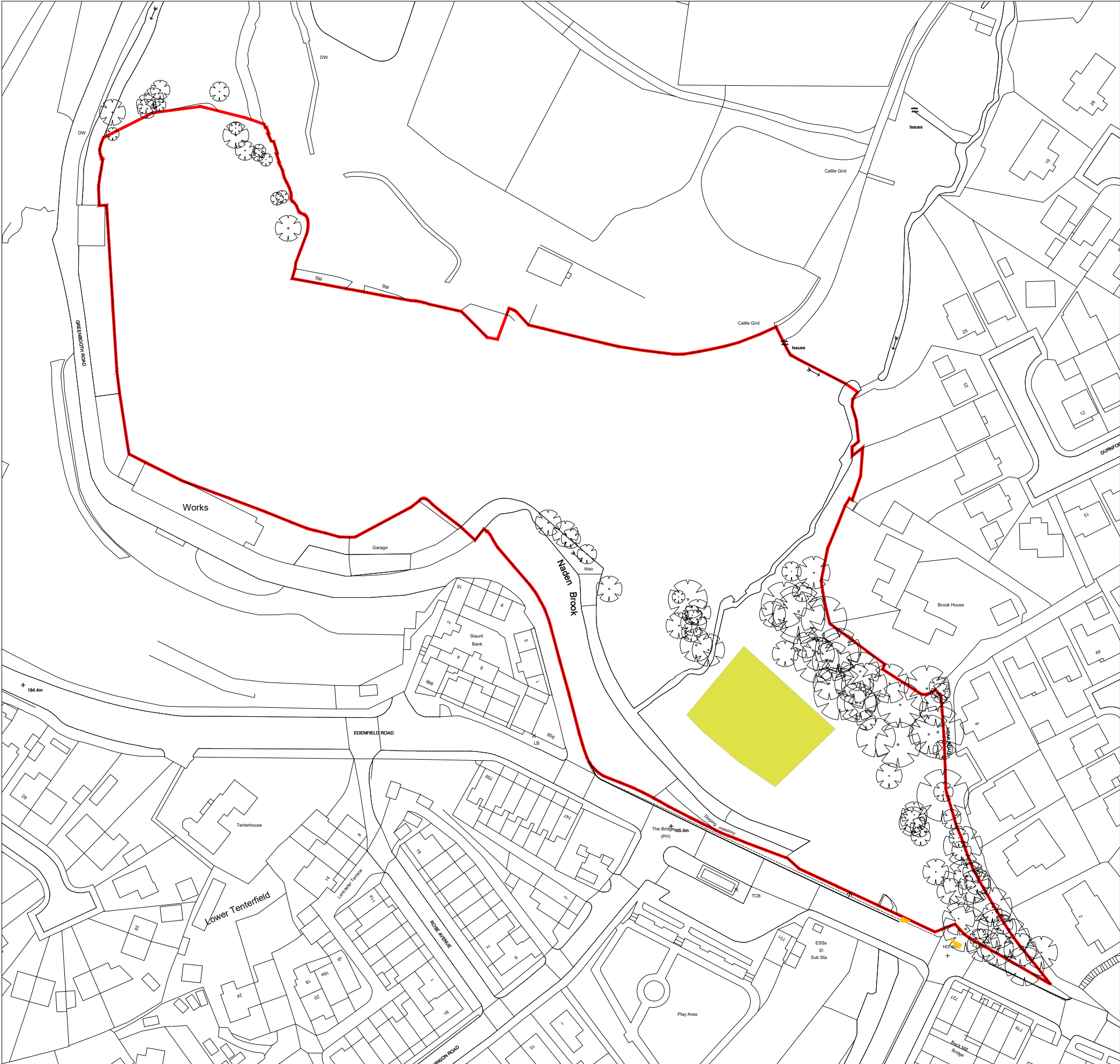
14.0 RESIDENT LIAISON

A letter drop informing of proposed works will be issued to local residents prior to the commencement of development. The letter will outline the following;

- Proposed start date for construction and anticipated duration of build.
- Proposed hours of construction.
- Contact details (Name/Position/Contact number or email where appropriate) for any issues or complaints to be logged.

The letter drop will cover existing residents and business along Greenbooth Road and Heap Road. Further updates will be provided as necessary during the construction programme as necessary, for example to update on any works to services in the adopted highway or commencement of pilings works etc.

Appendix 1 – Remediation Contractor / Groundworker Compound Location

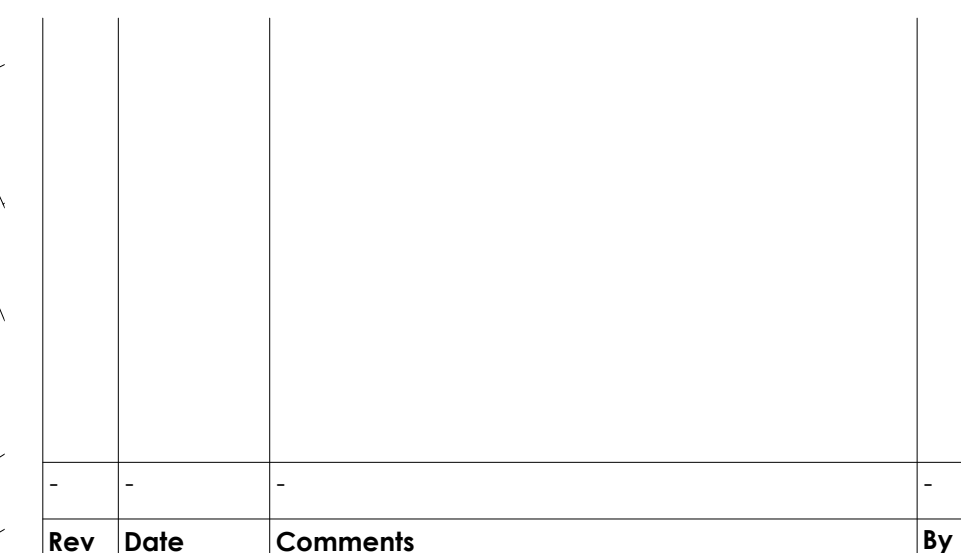




Stonebond Properties (Manchester)Ltd
Registered Office:
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Towers Business Park
Wilmslow Rd
Didsbury, M20 2DX

site:	Edenfield Road Norden Rochdale		
title:	Groundworker Compound Location Plan		
scale: @A2	1:1250	drawn by:	AC
date:	Jan 2024	checked:	
drawing no:	SBM-001-GWC01		
sheet no:	Sheet 1 of 1		revision: -

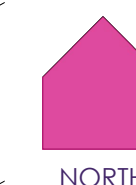
Appendix 2 – Construction Phase Compound Location and Arrangements



ACCOMMODATION SCHEDULE						
Housetype	Number	Mid	End	Self	Bed Nos.	Yes/No
Yes	9	9	9	735	3	No
Holly	17	2	14	911	3	No
Oak	2	0	1	914	3	Yes
Teak	2	0	2	914	3	Yes
Willow	10	4	6	1164	4	Yes
TOTAL	46					4372
Gross Area	2.9			Acres		
Nett Area	2.6			Acres		
Coverage	17.067			Self/Acres		
Density	18.8			UPA		

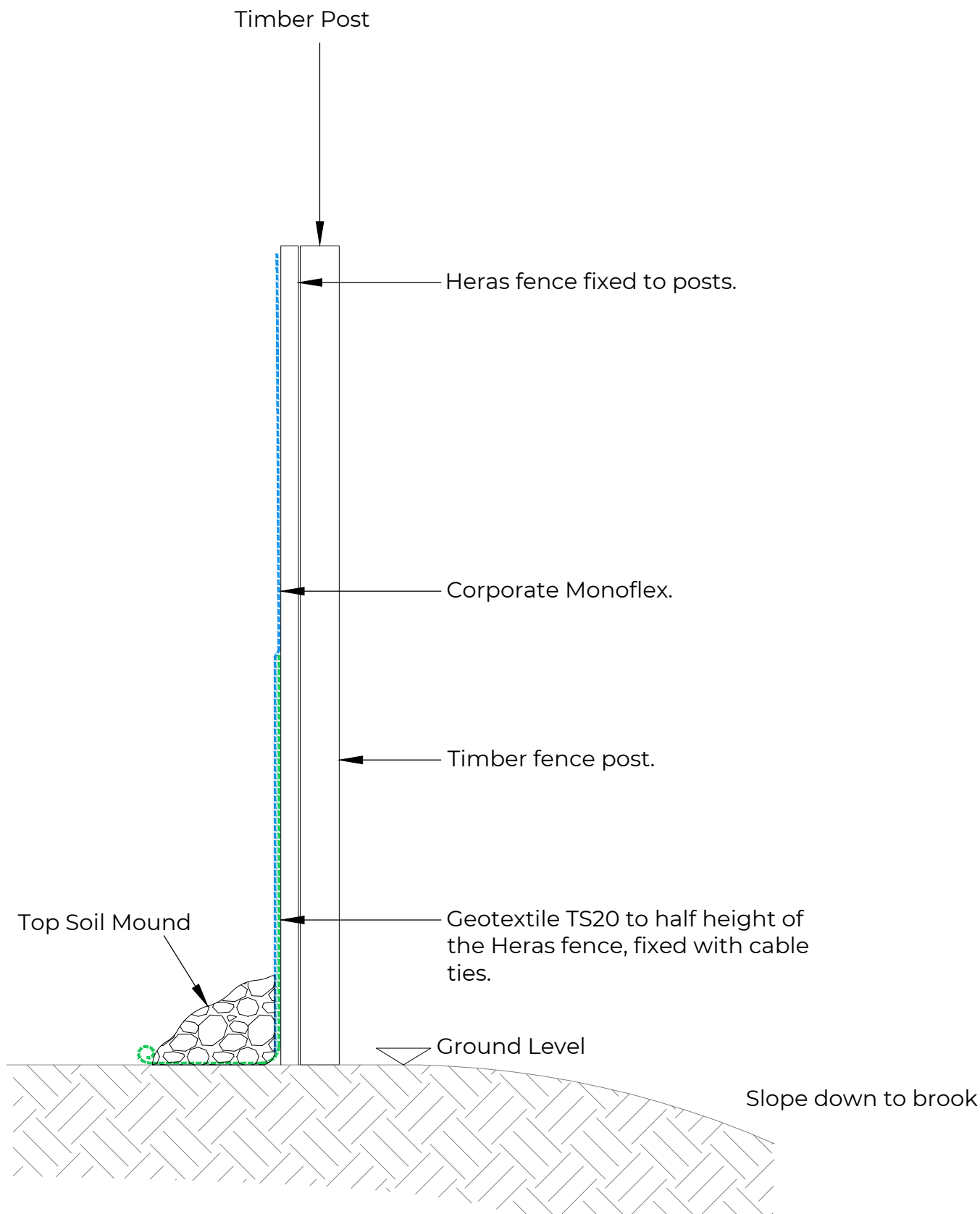


Stonebond Properties (Manchester) Ltd
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title: Edenfield Rd Norden Rochdale	
title: Build Direction & Compound	
scale: @A1 1:500 / 1:200	drawn by: AC
date: Nov 23	checked:
drawing no: SBM-001-BD01	
sheet no:	revision:
Sheet 1 of 1	

Appendix 3 - Naden and Woodhouse Lane Brook Protection Measures



Rev	Date	By	Description	Chk'd



Stonebond Properties (Manchester)Ltd
Registered Office:
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Wilmslow Rd, Didsbury, M20 2DX

site:	
title:	Silt Run Off Protection Measures

scale: @A3	NTS	drawn by:	AC
date:	Nov 2023	checked:	
drawing no:	SBM-007-SRDET-01		
sheet no:	Sheet 1 of #		revision: