



**KELLEN**  
HOMES

**Castleton Sidings, Heywood Rd, Rochdale, OL11 3AU**

**Construction Environmental Management Plan**

**December 2023**



## Contents:

---

- 1.0 Introduction  
Background  
Proposed Development  
Objectives of this CEMP  
Considerate Constructors Scheme  
Health and Safety Management  
Ecology & Biodiversity
- 2.0 **Construction Environmental Management Plan:**
- (i) Times of construction activities on site
  - (ii) The spaces for and management of the parking of site operatives and visitors vehicles
  - (iii) The storage and management of plant and materials (including loading and unloading activities);
  - (iv) The erection and maintenance of security hoardings
  - (v) Measures to prevent disruption to highways
  - (vi) Measures to control the emission of dust and dirt during construction;
  - (vii) A scheme for recycling/disposing of waste resulting from construction works;
  - (viii) Measures to minimise disturbance to any neighbouring occupiers from noise and vibration, including from any piling activity;
  - (ix) Measures to prevent the pollution of watercourses;
  - (x) Measures to Protect Wildlife
  - (xi) A community engagement strategy

## Appendices:

---

- Appendix 1: Build Route
- Appendix 2: Compound Plan
- Appendix 3: Example of Perimeter Hoarding/Heras Fencing
- Appendix 4: Example of damping Down on site to prevent dust
- Appendix 5: Silt Fence & Areas cordoned off for tree felling

## Introduction:

### Background:

- 1.1 This Construction Environmental Management Plan [CEMP] has been prepared by Kellen Homes Ltd.
- 1.2 The management of construction activities that can have significant environmental impacts will be required as part of the proposed development. The CEMP provides a framework for planning and implementing remediation, construction and service utility activities in a way which prevents, minimises, and controls their potential environmental impacts.
- 1.3 The document also highlights responsibility and accountability for the management of the development.

### Proposed Development:

**As defined in the Planning application:** “23/00431/HYBR | Hybrid planning application (part outline and full): Outline application (all matters reserved) for operational works to facilitate the East Lancashire Railway (ELR) extension; Full application for Residential development for 191 dwellings including access, landscaping, open space together with erection of sub-station and foul water pump station | Castleton Sidings Heywood Road Rochdale”

Objectives of this CEMP:

- 1.4 This CEMP provides the details of the measures that will be implemented to minimise and mitigate the construction impacts on the environment at the development site and the surrounding area. The primary objective of the CEMP is to ensure that the relevant provisions set out by Rochdale Council are met and the amenities of neighbouring occupiers are protected during the works.
- 1.5 Kellen Homes Limited is committed to ensuring measures are in place to minimise and mitigate any potential impacts on the environment during the construction phase of development.
- 1.6 This CEMP has been developed considering the overall environmental objectives of Kellen Homes set out in existing company Environmental Policies and will comply with relevant legislation. Copies of the Kellen Homes' Environmental Policies can be provided on request.
- 1.7 The build route for the proposed development is outlined in Appendix 1 of this CEMP.

### Health and Safety Management:

- 1.8 Kellen Homes is committed to promoting a positive safety culture. The enforcing authority for health and safety on construction sites is the Health and Safety Executive who will be notified of all construction works prior to their commencement on site.

- 1.9 The main contractor will maintain a register of accidents, incidents, near misses and complaints. Contractors failing to maintain the required safety standards may be excluded from the approved tender list for future work.
- 1.10 All works will be legally compliant and all Codes of Practice and site rules relating to the works will be observed.

2.0

## **Construction Environmental Management Plan:**

- 2.1 This section of the report addresses the key elements relating to construction management protection measures.

### **(i) Timing of construction activities:**

- 2.2 All construction activities at the site will be limited to the following hours;
- Monday to Friday between the hours of 07.00 and 18.00 hours;
  - Saturday between 08.00 and 16.00 hours;
  - No deliveries or piling works are to take place outside the hours of 07.00 and 18.00 hours Monday to Friday;
  - No working on Sundays or Bank Holidays
- 2.3 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 Rochdale Borough Council. All local residents would be informed of any changes by way of a letter drop in accordance with the community engagement strategy.
- 2.4 Quieter activities which are carried out inside buildings such as electrical works, plumbing and plastering may take place outside of the agreed working times so long as they do not result in significant disturbance to neighbouring occupiers.

### **(ii) Compound Location and Delivery Route:**

- 2.5 A copy of the site compound, parking and build direction plan is provided at Appendix 2
- 2.6 The main construction compound is situated within the site
- 2.7 Construction Site entrances will be provided from Heywood Road
- 2.8 Car parking will be situated on site.
- 2.9 Operatives will not be permitted to park within the adjoining residential developments.
- 2.10 All site delivery vehicles will access the site from Heywood Rd. This will also be used for vehicles egress and banksmen will be stationed along Heywood Road.
- 2.11 Residential access will be via Heywood Rd and the Fairways.

- 2.12 All HGV Delivery vehicles will use normal adopted travel routes from delivery origin. In most cases there will be no requirement for abnormal loads only specifically for large piling rigs or similar large machines for which there will be a very low requirement, in which case official movement orders and traffic escort vehicles will be required and specific travel times will be issued. Due to the fact that the site will be constructed from timber frame and this product will originate from one delivery address.
- 2.13 Safe pedestrian crossing points will be provided across the site entrances at the Fairways.
- 2.14 All vehicles must be brought into site in a forward gear and leave in a forward gear where possible.
- 2.15 All vehicles will be required to turn left out of Heywood Road onto Manchester Road when exiting the site.
- 2.16 As required, the Banksman will be in communications with the haulage contractors regarding deliveries (e.g. Brick/Block) to ensure there is no back-log of deliveries along Heywood Road.
- 2.17 Bulk material storage is to be provided within the compound area. The fuel storage tank is to be located adjacent to the bulk material storage areas and will be double bunded and drip tray to stop leaks complete with spill kits. No materials to be stored on container roofs at any time.
- 2.18 All lifting operations will be carried out under the supervision of certified Slinger/Banks man (CITB Construction Skills CPCS). They must be provided by the appointed sub-contractor. Abnormal loads and deliveries should be made in advance with the site management.

#### **(iv) Erection and maintenance of site hoardings and display of contact details:**

- 2.19 The site will be enclosed by standard, hard wearing Heras fencing with a Mona flex covering along all road frontages. An example of the type of fencing to be used is shown in Appendix 3 of this document.
- 2.20 A 2.5m steel fence will be implemented along the Southern Boundary. This is in order to adhere to the Basic Asset Protection Agreement (BAPA) between Kellen Homes and Network Rail. The above measure ensures Network Rails Assets are protected for the duration of the construction period.
- 2.21 The extent and condition of the fencing will be checked on a daily basis by the site manager/construction team on site with any broken or missing panels being replaced and made good prior to the end of the corresponding day.
- 2.22 The site will have out of hour's security. This will reduce any threat of crime and damage.
- 2.23 Emergency contact details will be place at the site entrances off Heywood Road and the Fairways should a member of the public require assistance or to notify Kellen

Homes of any issues. Emergency contact details will also be shared with Network Rail as outlined in the BAPA.

### **(v) Measures to prevent disruption to Highways:**

- 2.24 All vehicles leaving site will have visual inspection prior to leaving the site.
- 2.25 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.
- 2.26 All deliveries to site and construction traffic are to utilise hard-standing areas. This will negate any material being tracked throughout existing roads.
- 2.27 Road sweeps are to be booked as and when required.
- 2.28 Vehicles transporting dirt / material from site to be fitted with covers.
- 2.29 Off-site works such as drainage and utility connections will be undertaken by responsible sub-contractors with the correct 'Road Opening Notices' in place, alongside the associated Method Statements.
- 2.30 All public rights of way will be maintained as directed by local authority with temporary stopping up orders and diversions. Public rights of way will be segregated from construction traffic by fencing. Private Vehicle rights of way will be maintained via diversions agreed by public rights of way officer. In areas where construction activity coincide with public rights of way, this will be managed by gatemen and temporary diversions in access routes.

### **(vi) Measures to control dirt and dust:**

- 2.31 Dust monitoring stations will be set up and the inclusion of a Mona flex netting on the fencing will reduce the potential for dust leaving the site. During dry spells care will be taken to dampen down parts of the site and stockpiles of material by way of a water reservoir fitted to a forklift truck within the site, examples of which are provided in Appendix 4.
- 2.32 In addition to the above, the following measures are also to be implemented:
  - Wetting down of cutting processes and a mandatory requirements for all subcontractors to use Respiratory Protective Equipment during any cutting works.
  - Enclosure of skips and or chutes
  - Covering of wagons with sheets leaving the site when necessary

### **(vii) A scheme for recycling / disposing of waste:**

- 2.33 Sub-contractors are responsible for removal of their own waste from site, this is to be discussed at procurement/pre-start.

2.34 Waste Disposal Policy Regeneration North

- ❖ All timber is to be placed in a timber only skip provided by Kellen.
- ❖ All Plasterboard is to be placed in plaster only skip provided by Kellen.
- ❖ All Brick / Rubble etc. is to be stockpiled on site until a sufficient amount can be brought to a crusher to generate 6F2, or to be moved by wagon to an adjacent site that has a crusher.
- ❖ A pallet collection scheme is operating with Scott Pallets
- ❖ All metal will be collected by Prestige Metal Fabrication

**(viii) Measures to prevent noise & disturbance:**

- 2.35 Operational hours generating noise and vibration will be restricted to:
- Monday - Friday 07.00 - 18.00
  - Saturday 08:00 - 16.00
- 2.36 No deliveries or piling will take place outside the hours of 07.00 to 18.00 Monday to Friday or 08.00 to 16.00 on a Saturday.
- 2.37 Quieter activities which are carried out inside buildings such as electrical works, plumbing and plastering may take place outside of the agreed working times so long as they do not result in significant disturbance to neighbouring occupiers.
- 2.38 Monitors will be installed whilst the piling works are carried out. If the trigger levels are hit, work would be stopped until further notice.
- 2.39 It is proposed to use self-charging generators on the site to prevent noise being generated through the night by being able to switch from diesel to stored electric power.
- 2.40 All site equipment will be turned off when not in use and silenced plat equipment will be used where applicable.
- 2.41 The use of floodlights during winter months will be regulated, and floodlights will be pointed away from residential properties, and into the site to prevent disturbance.

**(ix) Measures to prevent the pollution of watercourses:**

- 2.42 The site lies approximately 150m away from the Natural England SSSI Impact Risk Zone for the Rochdale Canal. Therefore prior to the commencement of development, further consultation between Kellen Homes and Natural England will be required to minimise run off into the Rochdale Canal.
- 2.43 Plants will be refuelled in designated areas on an impermeable surface approved by site management.
- 2.44 Refuelling will occur in designated areas on an impermeable surface away from any drains, culverts, ditches or watercourses.

- 2.45 Spill kit will be available in the event of an accident and will be kept in the refueling area. We also require subcontractors to carry spill kits at all times in order to prevent spills and subsequent run off pollution of the Rochdale Canal.
- 2.46 In the event of any unauthorised spill or discharge, works are to cease. The affected area will be cordoned off to contain the spill. An appointed environmental consultants will be required to attend site in order to agree a cleanup strategy with site management and validate any works.
- 2.47 The above measures will be implemented throughout the lifetime of the construction phase in order to prevent run off into watercourses and the Rochdale Canal.

### **(x) Measures to Protect Wildlife:**

- 2.48 Prior to the commencement of development, Kellen homes will review all ecology reports and ensure they are up to date. If updated reports are required Kellen Homes will appoint an ecologist to undertake the necessary surveys. Updated reports will be submitted to Greater Manchester Ecology Unit (GMEU) to ensure compliance is met on site.
- 2.49 Kellen Homes will also ensure that an ecologist is on stand by to aid the site management team throughout the construction period. The ecologist will investigate potential intrusion from wildlife into the site during the construction process and the ecologist will also advise the management team on the appropriate mitigation measures
- 2.50 All vegetation clearance will be undertaken outside of the nesting Bird Season (1<sup>st</sup> March – 31<sup>st</sup> August). No trees shall be cleared if there is evidence of nesting birds. If nesting birds are found on the site, an ecologist will investigate the tree(s) and a 3m buffer around the tree will be implemented. This tree will be cordoned off as shown in Appendix 6 until young birds have left the nest.
- 2.51 If there is evidence of bat roosts, a 30m buffer will be implemented in order to protect the bats.

### **(xi) Community Engagement Strategy:**

- 2.52 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.
- 2.53 Prior to the commencement of the development a letter drop will take place to all local residents, nearby businesses, outlining 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 and for in the event of emergencies.
- 2.54 During the course of the development, letter drops will occur at key milestones, for example when piling activity is taking place.

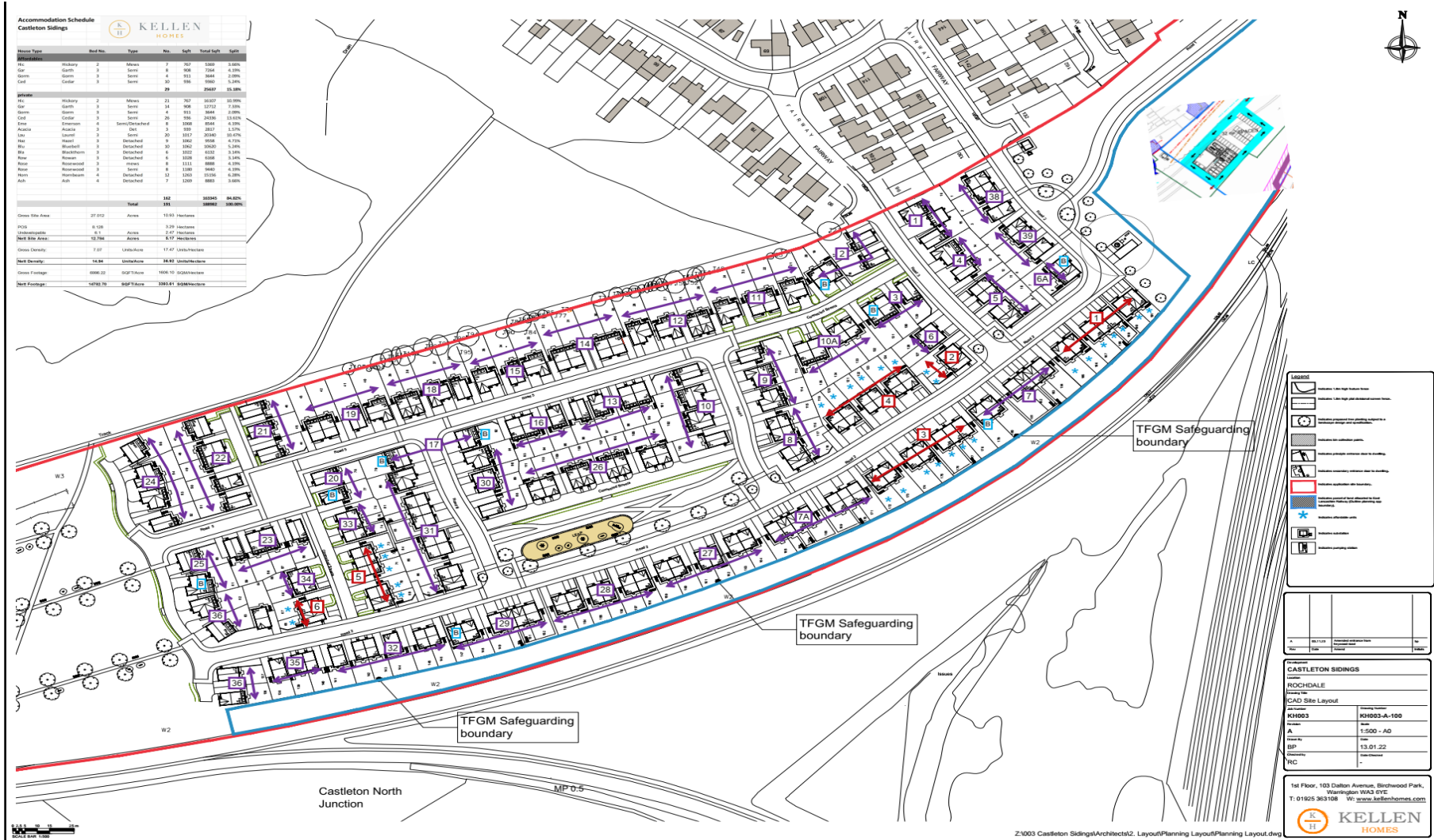
2.55 The areas to be covered by the letter drop are to be confirmed.

## **Conclusion:**

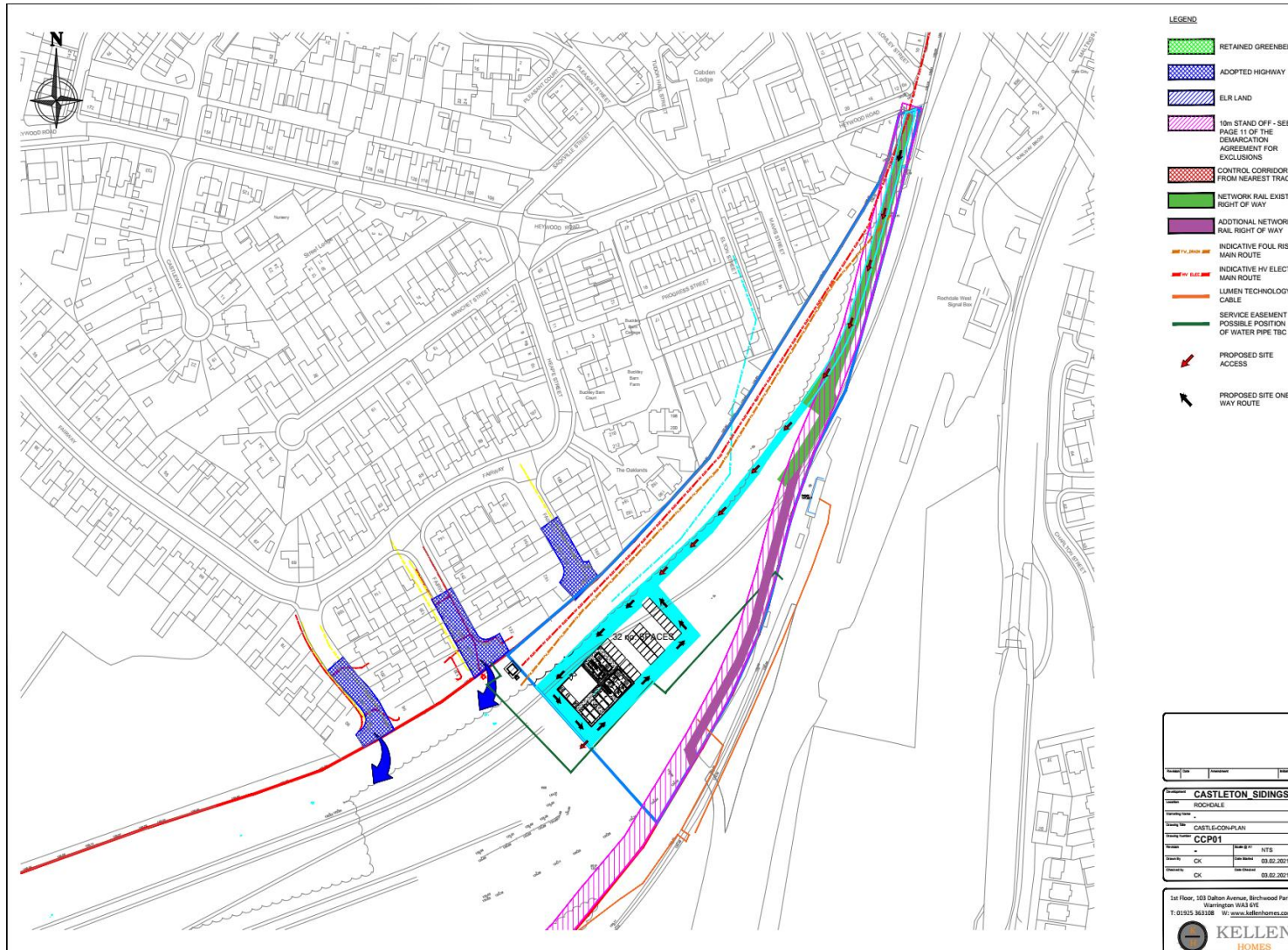
The overall objective of this Construction Environmental Management Plan has been developed to ensure that throughout the construction process, the following fundamental goals are all met so far as practicable: exemplary environmental practice; protection of the interests of local residents, amenity; and efficient, economic and timely construction practice.



## Appendix1–Build Route:



## Appendix 2 - Compound Layouts:



### Appendix 3 - Example of perimeter hoarding:



## Appendix 4 - Damping Down to prevent dust:



## Appendix 5 - Silt Fence & Area cordoned off for tree felling:





## Appendix 6 – 3m Buffers for Trees with Nesting Birds

