

CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN {CEMP}

DOBFIELD HOUSE, ROCHDALE

2020



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1.0 INTRODUCTION

- 1.1 Rachel Hacking Ecology Limited was commissioned in 2020 by HNA Architects to produce a Construction Environmental Management Plan (CEMP), relating to the protection of the adjacent Rochdale Canal SSSI during a development at Dobfield House, Rochdale. The site is the subject of a planning application for the construction of 13 new residential dwellings (planning reference: 19/01322/FUL).
- 1.2 Following initial consultation with Greater Manchester Ecology Unit (GMEU) and Natural England (NE), a CEMP is required for the site to inform a Habitats Regulations Assessment (HRA). The CEMP aims to lay out the measures to protect the Rochdale Canal during the construction works. The adjacent canal is designated as a SSSI and Special Protection Area (SPA).

Site Description

- 1.3 The proposed development site is situated off Dobfield Road to the north-east of Rochdale city centre (O.S. grid reference: SD 91751 13868 – see Figure 1). The site currently comprises semi-improved grassland, an office building and stable block, ruderal vegetation and hardstanding. The site is immediately adjacent to the Rochdale Canal at the western boundary.



Figure 1 showing the location of the site edged in red

Development Proposals

- 1.4 The development layout/construction zone is shown in Figure 2. The development includes construction of 14 new residential dwellings.



Figure 2 showing the proposed layout of the site

1.5 The habitats on site comprise the following:

- Improved grassland
- Scattered Trees
- Bare Ground
- Scattered Scrub
- Tall, Ruderal Herb
- Ephemeral/Short Perennial

1.6 The Rochdale Canal lies adjacent to the site. The canal is designated as a Site of Special Scientific Importance (SSSI) and Special Area of Conservation (SAC).

Aims of the CEMP

1.7 The aims of the CEMP are to protect the designated canal to the west of the site, to detail measures to control dust, surface water runoff and prevent waste and/or pollution entering the canal water body.

2.0 CEMP

2.1 Risk Assessment – Potentially Damaging Operations

Site Clearance

- 2.1.1 The vegetation on site will be cleared and the spoil removed. This involves the clearance of species-poor grassland, scattered scrub and ruderal vegetation.

Low Risk – To ecologically low-value habitats such as grassland.

Site Set-up

- 2.1.2 Temporary site facilities will be erected on the site. Chemicals and fuels may be stored on the site. The site will be accessed off Dobfield Road, adjacent to the eastern boundary of the site, where access already exists. Site fencing will be installed to prevent pedestrian access. Artificial lighting may be erected.

High Risk without mitigation - light-spill onto boundary habitats and close proximity to the canal.

Low Risk – to the new bare ground on site once site clearance takes place.

Groundworks

- 2.1.3 Excavations will take place to install services and to create building and fencing foundations.

High Risk without mitigation – potential to disturb wildlife by leaving trenches overnight.

Dry and Wet Trades

- 2.1.4 Ready-mixed concrete may be brought onto site and utilised. Concrete may be mixed on-site.

High Risk without mitigation – potential to create run-off and dust to the canal.

Low Risk - to the bare ground once site clearance takes place.

Construction Phase

- 2.1.5 The construction activities have the potential to create dust, noise and light pollution. Traffic movement into and off the site will be increased.

High Risk without mitigation - disturbance to the adjacent canal, pollution and light-spill onto boundary habitats.

Low Risk – to the bare ground once site clearance takes place.

2.2 Biodiversity Protection Zones

- 2.2.1 The Biodiversity Protection Zone will be the western boundary. This is an Area of High Ecological Concern.
- 2.2.2 The Biodiversity Protection Zone will be protected by fencing, which will be erected prior to site clearance works and will be maintained throughout the construction phase (see Section 2.3 – Practical Measures). A buffer zone exists between the edge of the canal and the edge of the construction footprint.

2.3 Practical Measures

Siting and Timing

- 2.3.1 The site clearance and construction work will take place in Summer, Autumn and Winter 2020/21. Temporary storage of equipment and welfare facilities are to be located at the eastern part of the site near the access point off Dobfield Road and care must be taken not to disturb the western boundary where the site meets the canal.
- 2.3.2 Whilst no bird nesting habitat will be disturbed or affected by the proposal, a general recommendation is that any disturbance to bird nesting habitats should take place outside of the bird nesting season (which is generally March to August). If this is not possible, a nesting bird survey is recommended prior to works commencing to check that no active nests are within close proximity to potential disturbance.

Fencing

- 2.3.3 A protective/exclusion Heras fence or hi-visibility fence will be erected along the western boundary of the site, with the canal. This will leave a buffer zone between the site and the edge of the canal. The fencing will be erected prior to any site clearance work commencing and will remain intact throughout the construction phase.
- 2.3.4 A sign will be erected on the fence, detailing the reason for the fence and stating that the fence must not be broken or affected by any construction activities. The fence will be regularly inspected by construction personnel i.e. weekly, and any breaches to the fence fixed as soon as possible. No construction vehicles or personnel are to access the Biodiversity Protection Zone outside of the fence.

Lighting

- 2.3.5 Any artificial lighting will be aimed away from the western edge of the site, to avoid illuminating the canal. Where lights are required, the lights will be of suitable lumens (<2500 Kelvin) and will be fitted with cowls. The lights will be directional and aimed at the construction zone.

Wildlife Protection

- 2.3.6 Prior to work commencing, a suitably experienced ecologist will give a toolbox talk to all site personnel, detailing the wildlife protection measures within the

CEMP (including the importance of the fence) and identification of protected species.

- 2.3.7 If a protected species is found, all work is to stop, and an ecologist be contacted.
- 2.3.8 Any excavations which are to be left open overnight, must be fitted with either a means of escape for wildlife (such as a ladder/plank) or will be fitted with a slab that fits flush to the ground over the excavation.
- 2.3.9 A site walkover will be undertaken every morning by site personnel to determine if any wildlife has become trapped on the site.
- 2.3.10 A record sheet will be maintained throughout the works, detailing any protected species or other wildlife issue encountered and the results/mitigation.

Dust

- 2.3.11 Any activities that raise dust will be controlled using constant dampening down and will not take place within 10 metres of the western boundary protective fencing. These activities will be restricted to within the construction zone and a fine mist of water will be used to reduce the spread of dust.

Surface Water Runoff

- 2.3.12 A sustainable drainage scheme has been submitted for the site (see *Sustainable Drainage Strategy for Dobfield House, Rochdale – LKK Group*). This includes a soakaway/infiltration trench system, similar to what is currently present on site. The drainage scheme prevents surface water run-off from entering the canal.
- 2.3.13 During construction, run-off will be prevented from entering the canal by the creation of a bund along the western boundary. This will be approximately 0.5m in height and will be created from mounded earth/compacted rubble. This will prevent water and pollutants from exiting the site along this boundary. The protective fence will lie behind the bund.

No work shall take place under hazardous weather conditions such as heavy rain or high winds. Works undertaken will be completed under supervision.

The bund separation will last the duration of the construction works and monitored on a regular basis.

Noise

- 2.3.14 The work will be undertaken during daylight hours. It is not anticipated that an increase in noise during daylight hours will have a deleterious impact on the canal.

Fuel Storage

- 2.3.15 The use of fuels and chemicals will be minimised on site where practical. The re-fuelling and equipment maintenance areas will be located in the site compound which will be at the eastern end of the site, away from the canal. All staff on site will be fully trained in the management of accidental spillages and fully functional spill kits must be available on site at all times.

2.4 Timings

- 2.4.1 No works are proposed to any bird nesting habitat. However, if any future works will affect hedgerows or trees, this must take place outside of the bird nesting season or prior to work commencing, a nesting bird check will be undertaken by a suitably experienced ecologist. If any active bird nests are found, then a buffer zone must be implemented around the nest to prevent disturbance. This will be communicated to the site personnel and the buffer zone must remain in place until the nest is inactive.
- 2.4.2 There are no other ecological timing constraints on the site.

2.5 Ecological Personnel

- 2.5.1 A suitably experienced ecologist will be appointed prior to work commencing and communication details will be provided to the site foreman and other site personnel.
- 2.5.2 The ecologist will be on site during the following times:
- undertake the nesting bird survey if timings dictate it,
 - to deliver the toolbox talk prior to work commencing,
 - to inspect the exclusion fence following the erection of the fence, and,
 - as and when needed if a protected species, or other wildlife, is found on site.

2.6 Invasive Species Method Statement

- 2.6.1 The Extended Phase 1 Habitat Survey recorded a large amount of Himalayan Balsam *Impatiens glandulifera* on the site. This species is an invasive, non-native species, and is listed on Schedule 9 Part II (plants) of The Wildlife and Countryside Act 1981 (as amended). This Act makes it an offence to cause the species to grow in the wild.
- 2.6.2 The Himalayan Balsam is scattered on various parts of the site, including the western and southern boundaries.
- 2.6.3 The following Method Statement will be implemented throughout the site clearance and development works.
- Prior to site clearance and construction work commencing, a toolbox talk will be given to all construction personnel by a suitably experienced ecologist, or other personnel experienced in invasive, non-native species identification and management. The toolbox talk will include the identification of Himalayan Balsam in all its life stages and include the details of this Method Statement.
 - A copy of this Method Statement will be available at all times on site.
 - A hi-visibility fence will be erected around each stand of Himalayan Balsam.
 - During spring/early summer, the Himalayan Balsam will be hand-pulled out of the ground, making sure the whole plant, including roots, has been removed

from the soil, with the arisings left to completely dry-out in a heap or taken off site to a licensed landfill,

OR

- The plants will be subject to herbicide application (Glyphosate).

Either of these methods (or both) must take place prior to the plants setting seed (which is typically May onwards). The seed bank will require depletion so vigilance for seedlings/mature plants must be maintained over a number of seasons.

- If Himalayan Balsam emerges on the southern boundary of the site, or anywhere else on site, the plant should be hand-pulled immediately or subject to herbicide application (Glyphosate) immediately.
- Following the existing plants being removed by hand-pulling, the areas of soil where Himalayan Balsam existed should remain undisturbed but treated with Glyphosate if any seedlings emerge, due to the seed bank remaining in the soil. Only following careful monitoring over a number of seasons where no plants emerge at all, can the soil be deemed non-contaminated. Vigilance must be used with transported soil from previously contaminated areas. Ideally, the soil would be left undisturbed.
- If soil that previously supported Himalayan Balsam plants required moving off-site prior to a number of seasons of treatment, the soil must be bagged and labelled as contaminated waste and moved off site to a licensed landfill.
- Identified Risk: Natural England do not support herbicide application within one metre of Rochdale Canal Special Area of Conservation and suggested alternate hand pulling measures where the qualifying feature water floating plantain is at risk of being affected.
- Strategy: Hand pulling measures to be used within this area (as per HB Management Plan) to support the discharge of Condition 3 that is detailed within the planning documentation.

3.0 REFERENCES

British Standard 42020:2013 Biodiversity – Code of practice for planning and development.

Institute of Lighting Professionals & Bat Conservation Trust (2018) *Bats and artificial lighting in the UK*. Rugby, UK