

**CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN
(CEMP)**

Title of Works

44-46 Yorkshire Street, Rochdale

Reference	YSR
Client	
Project	Yorkshire Street
Revision	-

CONSTRUCTION ENVIRONMENTAL MANAGEMENT

Project Description:

Change of use from retail premises to a mixed use of retail at basement and ground floor (7 retail units) and 22 flats at ground first and second floors together with a roof extension and alterations to fenestration and other associated external alterations to elevations

For Client:

Cassel & Fletcher

At:

44-46 Yorkshire Street, Rochdale, OL16 1JW

Rev	Date	Detail	Chk	Auth
-	29/06/2023		NS	

1. SCOPE OF WORKS

The project will be undertaken by Cassel & Fletcher Construction Ltd as Principal Contractor, with Geoff Hall as the appointed Site Manager. The site is located at 44-46 Yorkshire Street with the rear elevation abutting Baille Street, there is a pedestrian access route between Yorkshire Street and Baillie Street, which runs along the east elevation of the building.

The construction activity is internal demolition of fixtures, fittings and non-load bearing structures, new incoming water and electrical services if required, roof extension, façade alterations, fit out of 22 apartments and 7 retail units.

The construction stages are as follows and will be carried out to Client and Principal Designer specifications, Building Regulation and Water Supply Regulation regulations, etc.

- **Prelims**
 - Provide suitable and sufficient welfare accommodation.
 - Erect segregated site entrance and hoarding as required
 - Isolate existing services
 - Install temporary site services
- **Construction Works**
 - Internal demolition of existing building
 - Erection of scaffolding to façade treatments
 - Installation of new services if required.
 - Construct roof extension and façade alterations
 - Internal fit out of 22 apartments
 - Internal fit out of 7 retail units
 - Strip scaffolding
 - Install external fittings and fixtures
- **Site Clearance**
 - Remove and clear all materials, waste and waste from site
 - Removal of hoardings and welfare facilities
- **Handover**
 - Completion of site clearance of Principal Contractor to satisfaction of Client.
 - Provision of Project and O&M Information to the Principal Designer and Client.

The estimated project duration is 67 weeks.

2. VEHICLE MANAGEMENT, LOADING, UNLOADING, STORAGE, PARKING

Transport Management Planning - Vehicle/pedestrian traffic flow:

The site is located at 44-46 Yorkshire Street with the rear elevation abutting Baille Street, there is a pedestrian access route between Yorkshire Street and Baillie Street, which runs along the east elevation of the building.

Yorkshire Street is split into 2 sections, with the section between S Parade and Baillie Street operating as a controlled pedestrian Zone with no vehicular access except for loading between 6pm and 10am operating a one-way system. The section of Yorkshire Street between Baille Street and Cheetham Street is a full-time pedestrian zone with no vehicular access at any time, therefore this cannot be used to provide vehicular access to the site.

Baillie Street is the only possible vehicular access to the site and will be utilised for deliveries to and waste removal from site. Vehicular access and egress should wherever possible be restricted to between 6pm and 10am. Where this is not possible the Site Manager must contact Rochdale Local Authority prior to arrange access. Vehicles will always adhere to the one-way system on Baillie Street.

Pedestrian access into the site will be into an alleyway located at the southwest corner of the building, accessed from Baillie Street.

Baillie Street is a controlled pedestrian zone with restricted vehicular as detailed above and is a quiet road with single-way flow traffic between 6pm and 10am. The road is narrow in places and HGV drivers will need to take this into account.

Vehicles approaching the site will do so turning by off the A58 into Newgate, after 230m take a left turn into S parade, proceeded by a left turn into Yorkshire Street which leads directly onto Baillie Street. Drivers should report to site via telephone call 30 minutes prior to arrival so that vehicles can be guided to site.

A Banksman will be required to control access to and from the public highway. The Principal Contractors Transport Management Plan must be prioritised to make suitable provision for ensuring safe deliveries to and transport movements on site.

The site cannot facilitate the entry of vehicles into the site compound. Deliveries will be utilising Just in Time (JIT) approach and upon delivery of materials to Baillie Street, materials will be manually moved into the site compound as soon as possible to avoid unnecessary obstructions on the pedestrian walkways. In any event the southern pedestrian walkway opposite the site on Baillie Street must not be obstructed at any time, thereby maintaining pedestrian routes along Baillie Street at all times.

Parking:

There are no facilities for onsite contractor parking. Contractors will park in the Rochdale Exchange Shopping Centre car park which is a multi-storey paid carpark accessed from Hunters Lane, directly off the A58.

Hoarding:

The existing building is secure to all sides and provides adequate segregation between the work site and surrounding public footpaths and highways. All existing roller shutters and doors to Yorkshire Street and footpath between Yorkshire Steet and Baillie Street are to remained locked at all times to maintain the site boundaries.

On Baillie Street, a small area of the footpath will be segregated with heras fencing to maintain a segregated area between the skip location and members of the public.

Waste Management:

A Site Waste Management Plan will be maintained.

Demolition waste to be recycled wherever possible to reduce the carbon footprint of the site.

Identification and subsequent removal by specialist disposal contractor of any contaminated substances. Maintain effective control of waste transfer documentation.

Waste is to be cleared as the work progresses and not allowed to become a hazard and/or obstruction.

A dedicated waste containment area will be allocated within the site and will be transferred to skips temporarily placed on Baillie Street for no longer than 1 day per week. The Site Manager is to monitor the waste and ensure that the waste is removed regularly, using an appointed waste contractor, properly licensed as is required. Upon final site clearance, all waste materials will be cleared and disposed of with due environmental consideration.

Fires on site will be prohibited at all times.

Where scopes of works require it, Sub-Contractors are to fully develop a Lifting Plan to account for movements to and from site and lifting materials/waste etc, which will likely be required during the construction of the roof extension. This might require a partial road closure of Baillie Street and will be carried out in full liaison with Rochdale Council (see skip location on site plan).

Arrangement for Control of Dust and Dirt Emissions:

To comply with health and safety legislation, when assessing any activity that have the potential to emit dust and dirt, the company will assess the works to be carried and the risk of dust impacts.

Task specific mitigation will be implemented using the following safety measures as appropriate:

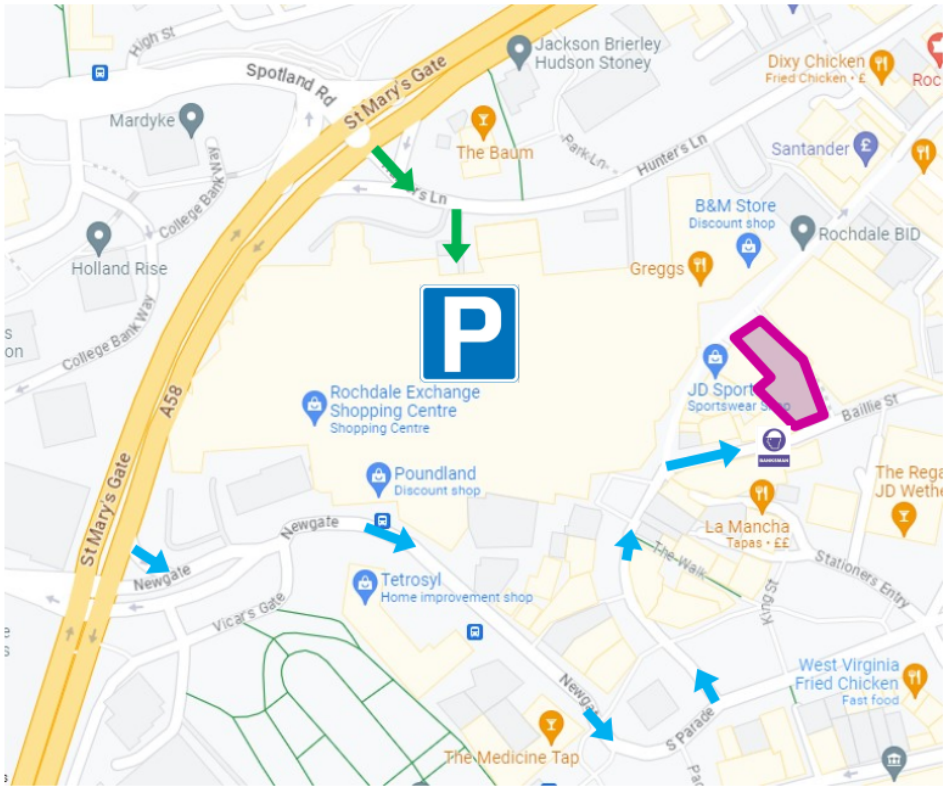
- Carry out regular site inspections identifying dust and dirt emissions
- Ensure adequate water supply is available on site
- Water mist systems to damp down dust
- Tool / machinery mounted dust suppression
- Tool mounted dust extraction
- Minimise drop form heights into skips and waste areas
- Enclose chutes and conveyors
- Ensure equipment is readily available to clean spillages
- Ensure operatives are equip with face fit face masks
- Monitor wind strength and directions to avoid dust blowing to nearby areas
- Ensure that machinery is regularly serviced to ensure it is working to its optimum and dust is kept low
- Avoid water run off to adjacent areas
- Vehicles and machinery not be left idle
- Road sweepers to be utilised on hard surfaces areas inside and outside site boundary if required
- UKAS analyst to carry out air monitoring during demolition works

As the demolition and construction works are confined to an enclosed space within the fabric of the existing building, together with the fact that no groundworks are taking place, the likelihood of construction wastes being carried onto surrounding highways is extremely unlikely due to measures to be taken within the site as listed above. Therefore, the placement of wheel wash stations for vehicles is unnecessary and will be of no added benefit.

The name and contact details of the person responsible for dust management will be displayed at the site boundary.

3. SITE, TRAFFIC MANAGEMENT PLANS

44-46 Yorkshire Street, Rochdale Site & Traffic Management Plan



- Baillie Street is the only possible vehicular access to the site and will be utilised for deliveries to and waste removal from site. Vehicular access and egress should wherever possible be restricted to between 6pm and 10am. Where this is not possible the Site Manager must contact Rochdale Local Authority prior to arrange access. Vehicles will always adhere to the one-way system on Baillie Street.
- Deliveries to call site 30 minutes prior to arrival
- Banksman to guide vehicles on Baillie Street
- Site working hours will be Monday to Friday 07:00—16:30
- There are no facilities for onsite contractor parking. Contractors will park in the Rochdale Exchange Shopping Centre car park which is a multi-storey paid carpark accessed from Hunters Lane, directly off the A58.
- Road sweeper to be deployed on surrounding roads as and when required

	Banksman
	Site Boundary segregated from public access
	Vehicular Route to car park
	Vehicular Route for deliveries
	Paid Parking

44-46 Yorkshire Street, Rochdale
Site Plan

