

Construction Environmental Management Plan

PROJECT No:
1203

PROJECT:
Single Storey Offices – Moss Bridge Road, Rochdale

1.0 Introduction

1.1 Planning Reference Number

1.1.1` Planning Application, No:24/00149/FUL

1.2 Development Site Address:

1.2.1 Moss Bridge Road,
Rochdale
OL16 5EA

1.3 Site Description

1.3.1 The site is within an industrial/commercial area and there are no residential dwellings including care homes, nurseries and schools nearby

1.3.2 Demolition of existing outbuildings and replaced with a single storey office building and {associated parking – already in existence on site}.

1.3.2 Rochdale canal sits 18.m to the north of the development site and is governed by various designations including Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Site of Biological Importance (SBI) and Non-designated Heritage Asset (NDHA). The development site is outside of this sensitive designated area. However, the environmental issues raised by the proximity of the development site to the canal are addressed in detail in the Construction Method Statement for the project. [1203 Construction Method Statement).

1.3.3 Vehicular Access/Egress to the site is also addressed in the Construction Method Statement.

1.3.4 There are no Tree preservation orders in place on the site.

1.3.5 Plans of the existing site, proposed development and Construction Management Plan are at the end of the report in the appendices.

2.0 Site management

2.1 Site Personal and Supervision

2.1.1 Project contractors are still to be appointed. The relevant details: -
Company name/s
Individual name/s
Contact telephone number/s
These contact details will be sent to Rochdale Borough Council once appointed.

2.2 Development site layout and welfare arrangements

2.2.1 A site layout plan (1203/CMS/01) for the development site is to be found in the appendices and this includes locations of the site office, material storage areas, waste storage areas, staff parking, vehicle access points, wheel wash locations, generators, delivery loading/unloading areas, and details of site hoardings to be erected.

2.2.2 Plan 1203/CMS/01 shows the segregation of pedestrians and cyclists. There are no Public Rights of Way affected by the development proposal.

2.3 Managing materials, site storage, and good housekeeping.

2.3.1 Plan 1203/CMS/01 shows where raw materials, demolition arisings, and other waste products will be stored at the development site.

2.3.2 Plan 1203/CMS/01 shows details of the housekeeping arrangements for the development site to ensure that stored materials, arisings, and equipment do not cause a nuisance to nearby residents and occupiers of other adjacent premises.

2.3.3 Plan 1203/CMS/01 and 1203 Construction Method Statement for the project details the measures to be taken to ensure that materials stored on the site such as soil and sand, including any contaminated waste are adequately secured to prevent unnecessary and unsightly dispersal around the site and public areas.

3.0 Community liaison and communication, including complaints procedure.

3.1 Site information and contact details

3.1.1 A prominent display board shall be provided, and this will outline in detail the nature of the works being undertaken, a contact name and telephone number (including a telephone number to be used outside normal working hours).

3.1.2 A complaints register shall be kept and shall include complainant's details, date and time of the complaint, cause(s) of the complaint, action taken to resolve the complaint, date and time of action taken to resolve the complaint, and reasons for any unresolved complaints.

4.0 Implementation, monitoring, and corrective action

4.1 A responsible person shall undertake regular site inspections to monitor compliance with the construction management plan and to ensure that nuisance is not caused to surrounding uses. Where non-compliance is identified, the responsible person shall ensure that corrective action is taken.

4.2 The Construction Management Statement will be monitored on a weekly basis.

5.0 Site operations

5.1 Working hours / Deliveries and transport of materials, plant, and equipment to site

5.1.1 Working Hours

Monday to Friday 08:30hrs to 17:00hr

Working on site will not be permitted on Saturdays, Sundays or Public Holidays.

5.1.2 These working hours cover operations and work which are audible at the site boundary. Any noisy operations outside these hours shall not be undertaken without prior written approval from the LPA. These hours may be amended by the LPA where local circumstances demand as necessary.

5.2 Site Deliveries

5.2.1 Any deliveries outside the above hours should not be undertaken without prior written approval of the LPA.

5.2.2 Plan 1203/CMS/01 and 1203 Construction Method Statement for the project details of the proposed procedures and location(s) for the loading and unloading of plant and materials at

the development site. Wherever possible loading and unloading should only take place within the development site.

5.3 Noise and vibration

5.3.1 All vehicles and plant used during the development will be maintained in good and efficient working order, and in accordance with manufacturer's specification.

5.3.2 All vehicles, mechanical plant, and machinery used during the development shall be fitted with proper and effective silencers (where available AND/OR in compliance with health & safety requirements) and shall be maintained in good and efficient working order.

5.3.3 All plant and machinery in intermittent use shall be shut down in the intervening periods between works.

5.3.4 Plant and machinery capable of generating significant noise and vibration levels will be operated in a manner to restrict its duration.

5.3.5 Static plant and machinery shall be sited as far away as possible from inhabited buildings or other noise sensitive locations.

5.3.6 All compressors shall be 'noise reduced' models that are fitted with properly lined and sealed acoustic covers which shall be kept closed whenever the machines are in use. All ancillary pneumatic percussion tools shall be fitted with mufflers or silencers of the type recommended by the manufacturers.

5.3.7 Wherever possible mains electricity or battery powered equipment shall be used instead of diesel or petrol powered generators.

5.3.8 The handling of materials shall be conducted in such a manner that minimises noise, including minimising drop heights into hoppers and lorries.

5.3.9 No stereos or similar amplified devices shall be audible beyond the site boundary.

5.3.10 Details of site specific noise and vibration mitigation measures are to be provided prior to construction commencement.

5.3.12 Details of any site hoardings and acoustic screens where a noise impact assessment has identified these as necessary to mitigate the potentially adverse effects of noise on nearby sensitive receptors are to be provided prior to commencement on site.

5.4 Dust

5.4.1 All plant and equipment shall be maintained in accordance with manufacturer's recommendations to ensure emissions to atmosphere are minimised.

5.4.2 Any equipment used to cut paving blocks, kerbs, flagstones etc. shall be operated with a water suppression attachment or a dust filter.

5.4.3 Engines of plant, machinery, and lorries shall be turned off at all times when not in use.

5.4.4 Delivery activities, plant, stockpiled materials and/or any other activities liable to significant dust generation shall be located as far away as possible from the development site boundaries and neighbouring properties.

5.4.5 Stored materials liable to dust generation shall be dampened down, covered with tarpaulin, or otherwise contained as far as reasonably possible.

5.4.6 Drop heights from conveyors, loading shovels, hoppers, and other loading or handling equipment shall be minimised and fine water sprays should be used on equipment where necessary.

5.4.7 Skips, chutes, and conveyors shall be covered and if necessary enclosed to ensure that dust does not escape.

5.4.8 All vehicles carrying dusty materials shall be securely covered. Water suppression shall be used in dry conditions to reduce dust emissions (e.g. mobile bowsers or fixed sprayers as appropriate). A water suppression contingency plan should be included detailing water supply to site and what equipment will be kept available (e.g. number and size of bowsers, sprinklers, mist canons etc.) all to be provided prior to commencement on site.

5.5 Air quality

5.5.1 An assessment/Mitigation of dust from demolition and construction in line with the Institute of Air Quality Management (IAQM) Guidance on the assessment of dust from demolition and construction or equivalent industry standard document and is to be undertaken prior to commencement on site and submitted/agreed with the LPA.

5.5.2 All Non-Road Mobile Machinery used on site must be compliant with the Non-Road Mobile Machinery (Emission of Gaseous and Particulate Pollutants) Regulations 2018. Where requested by a relevant officer, documentation shall be provided evidencing manufacturers emission limits or that equipment has been appropriately retrofitted in accordance with the regulations.

5.6 Mud

5.6.1 The public highway must be kept in a condition whereby it is mud free. This is applicable to both roads and pavements.

5.6.2 Details of proposed wheel washing facilities and other measures to prevent mud or other materials being deposited onto the highway is to be provided by the contractor in the CMS prior to commencement of construction.

5.6.3 Details of any proposed road sweepers including details of when and where road sweepers will be deployed is to be provided by the contractor in the CMS prior to commencement of construction.

5.7 Artificial lighting

5.7.1 Flood lighting, security lights, and any other obtrusive external lighting shall be sensitively located so as to avoid nuisance to neighbouring properties and should only provide the necessary luminance for the relevant task(s).

5.7.2 Lighting schemes shall be compliant with the Institution of Lighting Professionals Guidance Note 01/21 "The Reduction of Obtrusive Light".

5.7.3 Details are to be provided prior to commencement of construction on how obtrusive artificial light will be minimised during the development including any drawings and/or assessments of temporary lighting installations where applicable.

6.0 Waste management

6.1.1 There shall be no burning of waste at any time.

6.1.2 The appointed contractor(s) shall have an appropriate means of waste disposal in place for the duration of the development works. Appropriate waste transfer and/or disposal documentation shall be made available for inspection by the LPA on request.

6.1.3 The appointed contractor(s) shall ensure that any waste materials stored on the site are adequately secured to prevent unnecessary and unsightly dispersal of the materials around the site and beyond its boundary.

6.1.4 Details of measures for waste management at the development site and mitigation measures to protect local amenity are to be provided by the appointed contractor prior to commencement of construction.

6.1.5 Details of any hazardous or dangerous materials identified at or likely to be encountered at the development site (e.g. asbestos, contaminated soil) and arrangements for its identification, removal and safe, licensed disposal. Note: Imperative that any mitigation is undertaken in line with associated contaminated land conditioning and timescales.

7.0 Environment

7.1 Soil and land management

7.1.1 Details and locations of any planned storage areas for materials (e.g. topsoil, demolition waste, contaminated ground) or construction materials are shown on drawing 1203/CMS/01.

7.1.2 Details of procedures for controlling and dealing with spillages, reducing the need for stockpiling and/or controlling the size of stockpiles, environmental monitoring, and regular site inspections are to be provided by the appointed contractor prior to commencement of construction.

7.1.3 Details of procedures for identifying and dealing with any previously unidentified contamination discovered at the site during development are to be agreed with the contamination officer at the LPA after the Stage 1 report has been submitted.

8.0 Supporting information.

8.1.1 There are British Standards (BS) that provide codes of practice for the control of noise and vibration on construction and open sites (BS 5228-1: 2009 + A1: 2014 and BS 5228-2: 2009 respectively). The measures and procedures contained within these documents are considered to represent best practicable means for noise control on construction sites and are to be followed.

8.1.2 For any information regarding the proposed development and its potential impact on nearby watercourses, including any run-off issues or discharge consent requirements, please contact the Environment Agency at:

<https://www.gov.uk/government/organisations/environment-agency#org-contact>.

8.1.3 The appointed contractor is to undertake a risk assessment for the risk of silt laden water runoff from exposed soils and stockpiles and the exposure of the wider environment to dust. This is to be agreed with the Canal and River Civil Engineers in accordance with Canal & River Trust Code of Practice:

<https://canalrivertrust.org.uk/media/original/35862-code-of-practice-2022-part-1-general-information.pdf?v=28afb7>

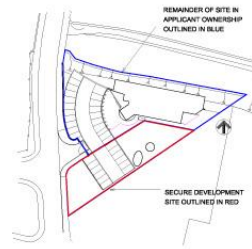
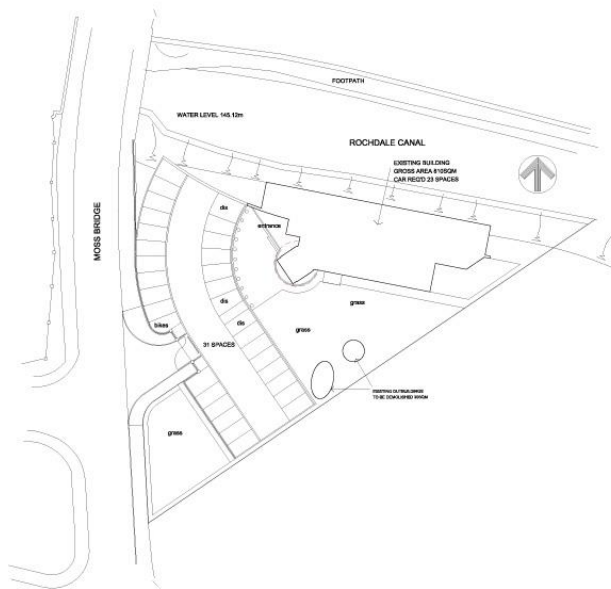
8.1.4 Percussion Piling - The appointed contractor is to undertake and agree vibration monitoring and equipment stand-off with Canal and River Civil Engineers in accordance with Canal & River Trust Code of Practice:

<https://canalrivertrust.org.uk/media/original/35862-code-of-practice-2022-part-1-general-information.pdf?v=28afb7>

8.1.5 The CMS for the project is to be regularly updated and agreed with the LPA. The CMS report contains information on the following

- i) Date for the works
- ii) Parking for site operatives.
- iii) Loading and unloading.
- iv) Contractors plant.
- v) Site WC arrangements.
- vi) Supervision and personel.
- vii) Training.
- viii) Working at heights.
- ix) PPE requirements.
- x) Welfare.
- xi) First Aid.
- xii) Emergency Procedures.

APPENDICES:



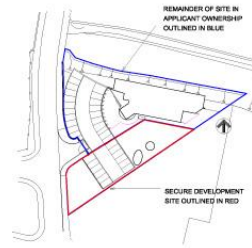
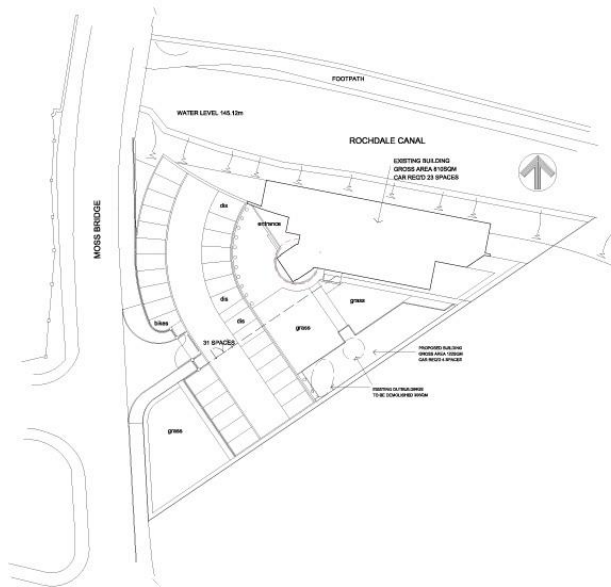
Notes
1 Top Of The Hill, Collier, Hobden Bridge, HX77P.J.
Tel: 01422 844879 - 07720039525. E-mail: dermie@londonign.co.uk
Company No: 5371811, Director: Dennis R. Burn, BSc Arch, Dip Arch, MAUD Oxford

All Copyright Reserved.
Drawings not to be copied without express consent.
Do not scale drawings (page scaling none) - All dimensions to be checked on site.

revisions		
reference	remarks	date
-	-	-

project	Proposed Offices, Moss Bridge Road		
drawing title	Existing Site Plan and Location Plan		
project ref.	1203	drawing no.	EX-LP-SP-01
date	20-05-2024	scale	1:500 & 1:250

1203-EX-LP-SP-01 Existing site plan.



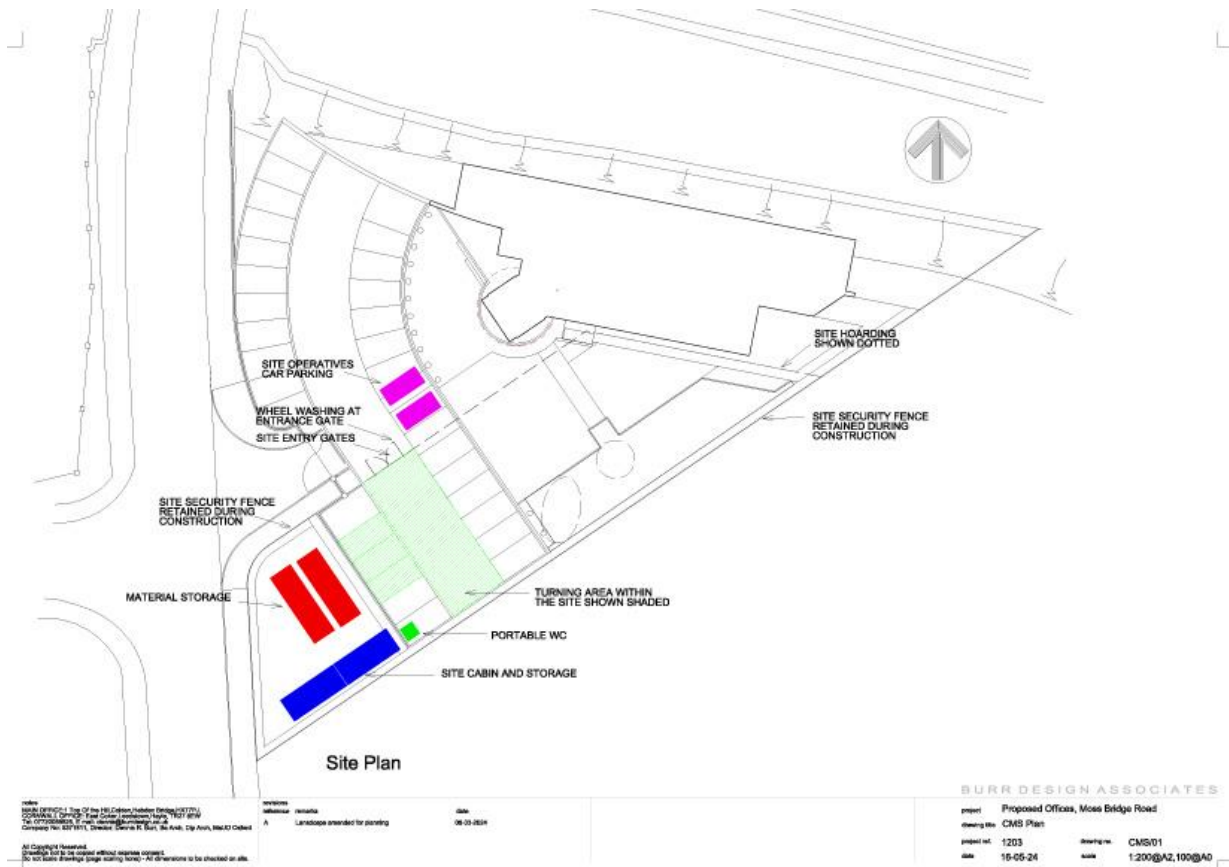
notes
1 Top Of the Hill, Golden, Hebden Bridge, HX77PJ.
Tel: 01422 844879 - 07720205625. E-mail: dermie@burdges.co.uk
Company No: 5371811, Director: Dermie R. Burn, St Arch, Dip Arch, MAUD Oxford

All Copyright Reserved.
Drawings not to be copied without express consent.
Do not scale drawings (page scaling none) - All dimensions to be checked on site.

revisions		date
reference	remark	
-	-	-

project	Proposed Offices, Moss Bridge Road		
drawing title	Proposed Site Plan and Location Plan		
project ref.	1203	drawing no.	LP-SP-01
date	20-05-2024	scale	1:500 & 1:250 @ A3

1203 LP-SP-01 Proposed site plan.



1203/CMS/01 - CMS Drawing showing plant, parking, storage and loading locations/strategy.