



KELLEN
HOMES

Don Street, Middleton, M24 2GG

Construction Environmental Management Plan

July 2022



Contents

1.0	Introduction Background Proposed Development Objectives of this CEMP Considerate Constructors Scheme Health and Safety Management Ecology & Bio-diversity
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 the deposition of dirt on the public highway (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; and (x) A community engagement strategy
3.0	Ecology & Bio-diversity (i) Identification of Bio-diversity protection zones (ii) Practical Measures (iii) Location & Time sensitive work to avoid harm to Bio-diversity features (iv) Times During Construction when Ecologist may be required (v) Responsible Persons (vi) Use of protective fences, exclusion zones/barriers & warning signs
4.0	Conclusion

Appendices

Appendix 1 Build Route

Appendix 2 Compound Plan

Appendix 3 Example of Perimeter Hoarding

Appendix 4 Example of damping Down on site to prevent dust

1.0 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 Plan.

Proposed Development

- 1.4 Planning permission pending for the *“construction of 311 no. 2 & 2½ storey detached, semi & mews dwellings with associated car parking, boundary treatments and landscaping, the creation of new roads and access points off Don Street & Oldham Road, site remediation and other associated engineering works following the remediation of the existing buildings slabs”*
- 1.5 Condition 7 requires the following:

“7) Prior to the commencement of the development, a detailed construction management plan outlining working practices during development shall be submitted to and approved in writing by the local planning authority, which for the avoidance of doubt should include;

- *Display of an emergency contact number;*
- *Details of Wheel Washing;*

- *Dust suppression measures;*
- *Compound locations where relevant;*
- *Location, removal and recycling of waste;*
- *Routing strategy and swept path analysis;*
- *Consultation with local residents for the duration of the construction period;*
- *Parking of construction vehicles and staff; and*
- *Sheeting over of construction vehicles.*

Each phase of development shall be carried out in accordance with the approved construction management plan.”

Objectives of this CEMP:

- 1.6 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.
- 1.7 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.
- 1.8 The 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.

Health and Safety Management

- 1.9 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.
- 1.10 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.
- 1.11 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 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 the LPA. 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 1

2.6 The main construction compound is situated on site.

2.7 Site entrances will be provided from Don Street & Oldham 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 delivery vehicles will access the site from Don Street and Oldham Road. This will also be used for vehicles egress.

(iii) Loading and unloading of plant and materials

2.11 Safe pedestrian crossing points will be provided across the site entrances located on Don Street & Oldham Road.

2.12 All vehicles must be brought into site in a forward gear and leave in a forward gear where possible. If a vehicle has to reverse into or out of the site, banksmen will be used to marshal vehicles in or out.

2.13 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 Don Street/Oldham Road and internally within the site.

2.14 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.

2.15 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.

2.16 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 2 of this document.

2.17 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.

2.18 The site will have out of hour's security. This will reduce any threat of crime and damage.

2.19 Emergency contact details will be place at the site entrance should a member of the public require assistance or to notify Kellen Homes of any issues.

(v) Measures to prevent dirt on the highway.

2.20 All vehicles leaving site will have visual inspection prior to leaving the site.

2.21 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.

2.22 All deliveries to site and construction traffic are to utilise hard-standing areas. This will negate any material being tracked throughout existing roads.

2.23 Road sweeps are to be booked as and when required.

2.24 Vehicles transporting dirt / material from site to be fitted with covers.

(vi) Measures to control dirt and dust.

2.25 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 1.

2.26 In addition to the above, the following measures are also to be implemented:

- Wetting down of cutting processes
- Enclosure of skips and or chutes
- Covering of wagons with sheets leaving the site when necessary

(vii) A scheme for recycling / disposing of waste

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

2.28 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

2.29 Operational hours generating noise and vibration will be restricted to:

- Monday - Friday 07.00 - 18.00
- Saturday 08.00 - 16.00

2.30 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.

2.31 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.

2.32 Monitors will be installed whilst the piling works are carried out. If the trigger levels are hit, work would be stopped until further notice.

2.33 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.

2.34 The drainage connections will be undertaken within Don Street, which will be closed under a temporary road closure for a duration of the construction works. Similarly, utility connections (gas / electric / water) will be undertaken within the existing footpaths adjacent to the proposed development.

- 2.35 Stockpiles of materials on site to be damped down to prevent dust.
- 2.36 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.
- 2.37 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.
- 2.38 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.

(ix) Measures to prevent the pollution of watercourses;

- 2.39 Plant will be refuelled in designated areas on an impermeable surface approved by site management.
- 2.40 Refuelling will occur in designated areas on an impermeable surface away from any drains or watercourses.
- 2.41 A spill kit will be available in the event of an accident and will be kept in the refueling area.
- 2.42 In the event of any unauthorised spill or discharge, works are to cease area contained and an environmental consultant to attend site and agree strategy and validate any works.

(x) Community Engagement Strategy

- 2.43 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.
- 2.44 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.

2.45 During the course of the development, letter drops will occur at key milestones, for example when piling activity is taking place.

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

3.0 Ecology & Bio-diversity

Identification of Bio-diversity protection zones



Figure 1: Biodiversity protection zone with the demarcation of protective fencing

Practical Measures

The proposed development window occupies the central area of the site with pockets of Public Open Space (POS). An area to the north of the site will be retained and enhanced, the majority of the boundary features will also be retained. Protective fencing using Block 'n Mesh (Harris) panels with concrete / rubber feet pinned to the ground to prevent movement and positioned to provide physical protection for the root systems of retained trees will define

the biodiversity protection zone along the water course during the earliest stages of the development.

No works for the creation of the surface water outfalls to the watercourse or the opening up of the culvert/ditch, will be permitted within the biodiversity protection zones without the prior approval of the project ecologist.

Upon completion of all external works, the temporary protective fencing will be removed upon the approval of the project ecologist & arboriculturist in favour of the permanent fencing.

Silt protection fencing will be erected to all retained trees during the earliest stages of the development. Protective fencing fabric will be installed to control and prevent pollution that may be caused by surface water or stormwater runoff to all retained trees.

Location & Time sensitive work to avoid harm to Bio-diversity features

Himalayan balsam is present on the site, along the banks of the water course. Himalayan Balsam is highly invasive, spreading rapidly via seed dispersal and reducing biodiversity where it is present. The water course provides a corridor that can carry the seeds of the Himalayan Balsam and distribute variable seeds within surrounding habitats. It is recommended due to the sensitive locations of the Himalayan balsam that the plant is controlled through hand pulling and other non-chemical methods to reduce the damage to native species within the vicinity.

The creation and construction of the headwalls and opening of the culvert/ditch will be carried out at the appropriate timing and time of year to ensure the proposed planting shown on the planting plan is allowed to settle and colonise with minimal chance of species and individual failure. The timing will be confirmed by the project Landscape Architect and Ecologist.

Times During Construction when Ecologist may be required

Those sensitive works that require a specialist ecologist to be present in an overseeing capacity are identified in chronological order as follows:

Nature of works	Role of the ecologist
Initial setting out and erection of site hoarding between the main development parcel and watercourse.	To ensure the hoarding is set in the correct place and that it is robust enough and of a construction to prevent unauthorised access from / to the construction envelope to the water course.
Removal of Himalayan Balsam.	To ensure that the invasive plant is removed thoroughly and to carry out periodic inspections to check for regrowth. Following development, the site will be monitored regularly.
Excavation and installation of the surface water outfalls, associated headwalls and opening of culvert/ditch	To ensure that the working area is minimised and that vehicles are not tracked across open land unnecessarily. To ensure that the headwall is positioned with least impact on habitat features and with the assistance of the project arboriculturist (if necessary) that retained trees are not adversely impacted.
Nesting bird check	Any tree or vegetation clearance undertaken outside of the nesting bird season (1 st March to 31 st August Inclusive) requires a nesting bird check to be undertaken by a suitably experienced ecologist immediately prior to works commencing. If an active birds' nest is identified a suitable buffer zone should be implemented where no works are to occur within until the young have fledged the nest.

Responsible Persons

Company Name	Contact Name	Contact Number	Area of responsibility
Ascerta	Liz Kenyon	0845 463 4404/07885 811 309	Ecological monitoring / management
Ascerta	Kevin Pope	0845 463 4404/07885 811 389	Arboricultural monitoring / management

Use of protective fences, exclusion zones/barriers and warning signs

Figure 1 above shows the location and extent of the biodiversity protection zones, as defined by tree protection fencing, the purpose of which is to create exclusion zones to separate the biodiversity protection zones from the construction envelope. Silt protection fencing will be erected to all retained trees during the earliest stages of the development.

The fencing will be erected in advance of the commencement of the main site activities and maintained in-situ throughout the course of the development until such times as the ecological and arboricultural consultants approve its removal.

In addition to the ordinary site safety and warning signs relating directly to the construction works, the following signage will be attached, A4 size, at 4m intervals to the tree / biodiversity protection fencing.

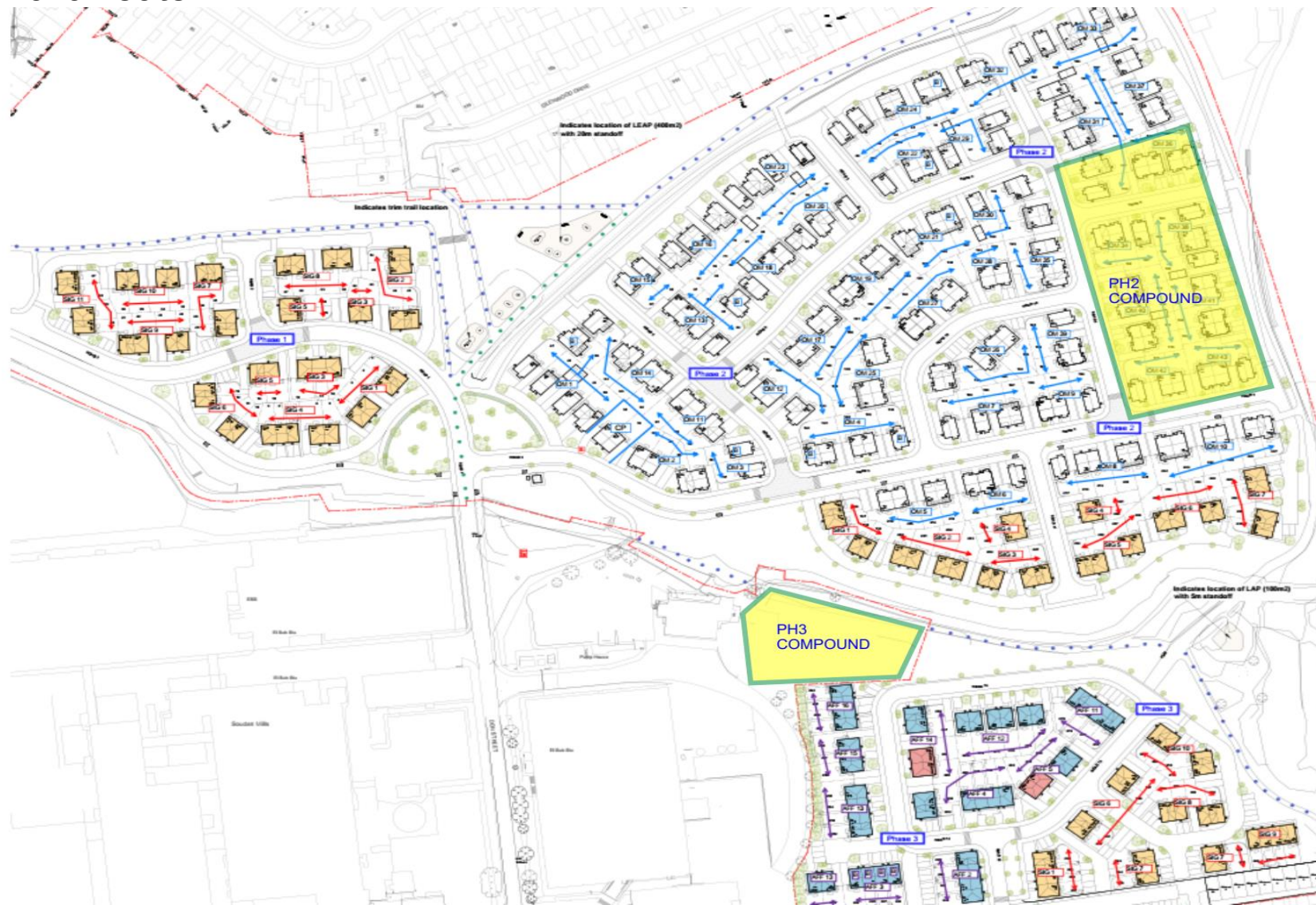


Conclusion

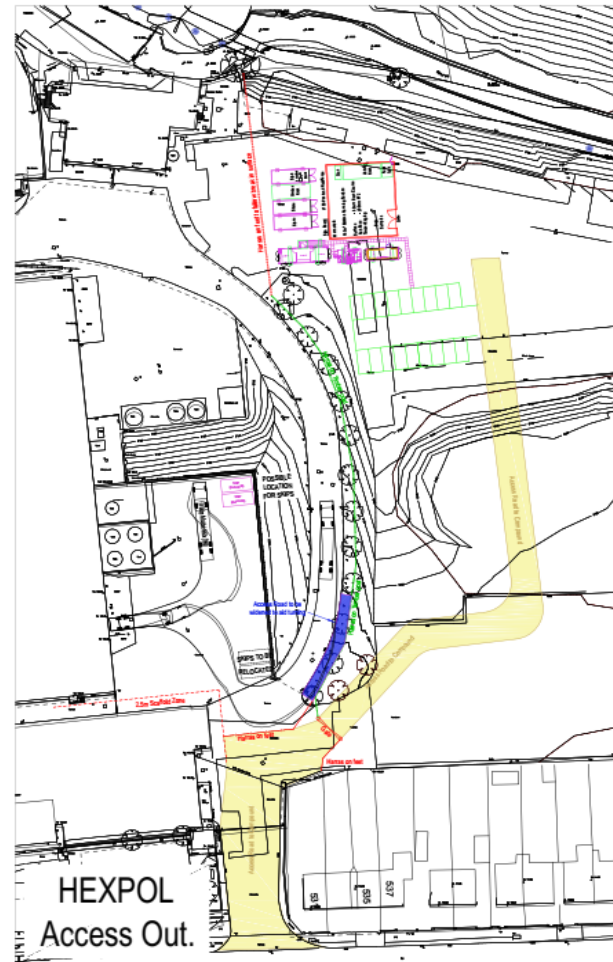
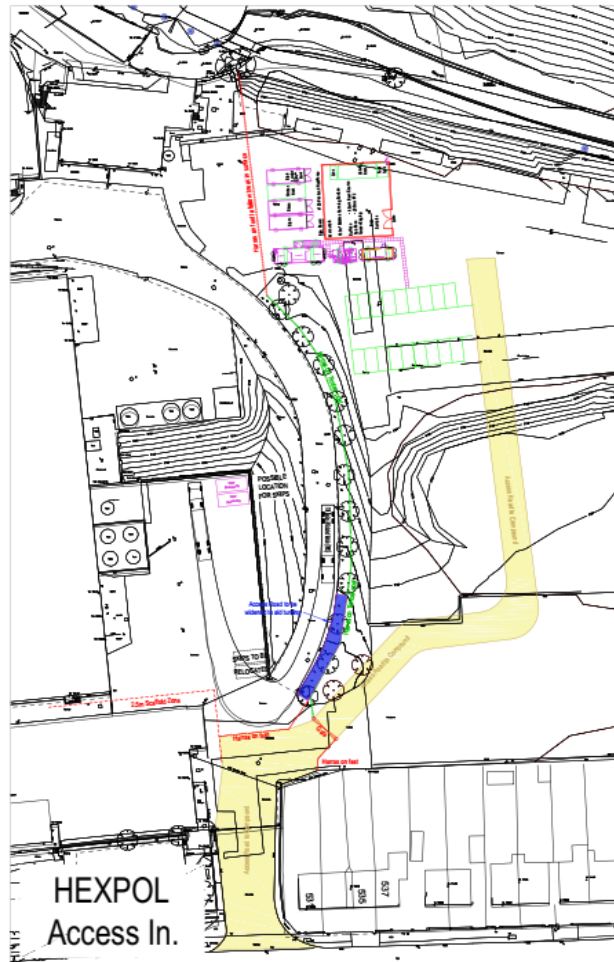
The overall objective of this Construction Environmental Management Plan has been developed to ensure that throughout the construction process, the following

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– BuildRoute



Appendix 2 - Compound Layouts





Appendix 3 - Example of perimeter hoarding



Appendix 4, Damping Down to prevent dust



Appendix , Silt Fence & Area cordoned off for tree felling





