

Construction Environmental Management Plan

Trub Farm, Rochdale, OL11 2XG

Introduction

This Construction Method Statement has been prepared by MCI Developments in support of the Planning Application at the land of Trub Farm situated north of M62 and to West of Trub Road / for the construction 162 dwellings.

This statement seeks to deal with the following:

- The hours of construction work and deliveries.
- The parking of vehicles of site operatives and visitors.
- Loading and unloading of plant and materials.
- Siting of compound/ site office, Storage of plant and materials used in constructing the development.
- Wheel washing facilities.
- Details of any piling required including, method (using best practicable means to reduce the impact of noise and vibration on neighbouring sensitive properties), hours, duration, prior notification to the occupiers of potentially affected properties.
- Details of the responsible person (e.g., site manager / office) who could be contacted in the event of complaint.
- Mitigation measures in respect of noise and disturbance during the construction phase including piling techniques, vibration, and noise limits,
- Monitoring methodology, screening, a detailed specification of plant and equipment to be used and construction traffic routes.
- There shall be no burning of materials on site during demolition / construction.
- A scheme to minimise dust emissions arising from demolition / construction activities on the site.

The scheme shall include details of all dust suppression measures and the methods to monitor emissions of dust arising from the development. The approved Environment and Construction Management Plan shall be implemented and in force throughout the construction phase of the development.

Times of construction activities on Site

Construction works shall not take place outside 08.00 hours to 18.00 hours Mondays to Fridays and 08.00 hours to 13.00 hours on Saturdays and at no time on Sundays or Bank Holidays unless otherwise agreed in writing by the Local Planning Authority"

The Parking of Vehicles of Site Operatives and Visitors

All site operatives and visitors must park their vehicles on site. A temporary designated car park will be constructed on site. All visitors and site operatives must utilise the car park only, there is to be no parking on any of the surrounding roads for site operatives. If additional parking is required, this is to be provided within the development. Please see the attached drawings for further details.

Loading & Unloading of Plant and Materials

Vehicular and pedestrian access to the site compound will be on site off Trub Road, as indicated on the attached Route of Build Plan. Delivery vehicles will be provided with directions to the site and be required to turn off engines to avoid nuisance upon arrival. A delivery vehicle lay-by and wash down area will be provided at the entrance of the site compound. Delivery constraints will be identified to all suppliers and trade contractors. Deliveries of materials, plant and equipment will be strictly controlled and co-ordinated to prevent congestion and disruption to traffic using the surrounding roads. There are to be no deliveries between the hours of 8:30 – 9:30 and 14:30 – 16:00 to avoid school drop off and collection times.

Storage of Plant and Materials used in constructing the Development

The location of the store and plant materials has been carefully located to minimise noise disruption to residents. These will be stored in a secured compound. Please see the attached drawings for exact location.

Oil and Chemical Storage – These are to be stored within our site compound area (compound location noted on attached drawing). All fuel will be stored in a double skinned tank or a tank in a suitable bunded area in compliance with the Control of Pollution (Oil Storage) (England) Regulations 2001. Refuelling activities will only be undertaken by suitably qualified persons and spill kits will be available within the site compound. All hazardous liquids e.g. oils, lubricants, chemicals and tins of paint be stored in a segregated area in a suitable locked COSHH container. COSHH assessments will be available nearby for information in the event of a spillage.

Water Resources and Flood Risk

Surface water and ground water resources could be impacted from pollution, for example fuel spillages, dust, and waste.

There is potential for the creation of silt during periods of heavy rainfall which if not managed could cause silt pollution which could lead to:

- Pollution of watercourse and harm to watercourse fauna.
- Flooding.
- Blocking drains causing nuisance issues.

Mitigation: -

Measures to manage spillages, dust and waste are detailed in other sections of this document. All the diesel tanks will be bunded and diesel spill response kits will be located in high-risk areas susceptible to spills. Fuel spill kits are stored in the site compound and at appropriate locations across the development site.

All options are to be considered for occurrence of silt/sediment runoff. These include:

- Leaving grassy areas as catchment or settlement areas.
- Battering or sheeting oil stockpiles and locating them away from the watercourses and drains, where possible.
- Protection of drains.
- Use of grips and straw bales.
- Silt fencing; and Dewatering.

Location of the Site Compound

The location of the site compound has been strategically placed away from any neighbouring occupier. The location can be found on the attached Route of Build Plan.

Wheel Wash Facilities

During construction works an appropriate wheel-washing system will be provided to remove mud, stones and any other extraneous materials from the wheels and chassis of construction vehicles exiting the site and all loads of construction materials, excavation spoil or other such matter shall be fully covered in order to ensure that no material leaves the site attached to the vehicle which might subsequently be deposited on the highway. The exit from the wheel washing system shall be constructed from a hard, nonporous surfacing material and sited as far away from the exit to the highway as is possible given the constraints of the site and the surface shall be kept clean at all times.

Given the scale of the project, the system that will be installed will be a one man operated power hose that will be used when needed. This is to be located adjacent to the site compound/site entrance away from all local water courses. No wastewater from this process is to be discharged via a watercourse. All highway gullies on site are to be fitted with gully bags to act as a filter to prevent any debris entering the system.

Wastewater resulting from the wheel washing system shall be disposed of on site and shall not be allowed to discharge into the public sewerage system without prior removal of soil, stones and any other suspended material. Wheel washing will be kept under weekly review, with additional measure taken as necessary based on current site conditions and activities.

In addition to providing active wheel wash facilities at the site exit, MCI Developments will also arrange for regular (daily or weekly, depending on the time of year and activities on site) visits by road sweepers/cleaners. They will also be brought in to deal with any emergency issues.

Measures to control the emission of dust and dirt during construction

This section has been written in line with the "The control of dust and emissions from construction and demolition, Best practice guidance".

Management of dust and dirt during construction will be given a high priority as to avoid the spread onto any highways accessing the site. The main area of concern is the spread by vehicles entering and leaving the site, this will be managed by ensuring our access roads are dampened down which will be undertaken by a bowser towed behind a vehicle.

Methods of dust suppression during manual works are to be taken into consideration within the Contractors' method statements. This includes dust suppression kits using water where applicable to minimise the amount of dust created etc.

A Scheme for Recycling/Disposing of Waste Resulting from Demolition & Construction Works

MCI developments is acutely aware of the effects that the disposal of waste can have on the environment and our policy is clearly to reduce wastage in all possible areas. One of the key principles of the approach is to make the operatives more responsible for waste and waste management. This is embodied in the preference for each sub-contractor to be responsible for

supplying its own materials – this ownership results in the minimising of unnecessary waste. These concepts will be incorporated within the sub-contract documentation, such that each sub-contractor considers the most environmentally acceptable solution to the packaging to their deliveries. A management plan will be developed to organise the segregation of waste into separate containers so that recyclable items such as metals and timber can be recovered and be re-used on site.

- Implementation of a 'just-in-time' material delivery system to avoid materials being stockpiled, which increases the risk of their damage and disposal as waste.
- Attention to material quantity requirements to avoid over-ordering and generation of waste materials.
- Re-use of materials wherever feasible i.e., re-use of excavated soil for landscaping.
- Segregation of waste at source where practical; and re-use and recycling of materials off-site where re-use on-site is not practical (e.g., through use of an off-site waste segregation facility and resale for direct re-use or reprocessing). Burning of wastes or unwanted materials will not be permitted on-site. All hazardous materials including chemicals, cleaning agents, solvents and solvent containing products will be properly sealed in containers at the end of each day prior to storage in appropriately protected and bundled storage areas.

As the new buildings become enclosed, the rubbish will be collected in lightweight floor based wheeled skips that can manoeuvre around the configuration of the units. The skips will then be taken to ground floor level by hoist, and either disposed of into larger skips, or if suitable, placed into a compactor to reduce the volume of the waste before it is taken off-site.

Stockpiles and Storage Mounds

MCI developments will make best endeavours to avoid the use of long-term stockpiles on site wherever possible. If necessary, the following measures will be put in place:

- Ensure that stockpiles exist for the shortest possible time.
- Do not build steep sided stockpiles or mounds or those that have sharp changes in shape.
- Whenever possible keep stockpiles or mounds away from site boundary, sensitive receptors, watercourses, and surface drains.
- Re-use hard core material where possible to avoid unnecessary vehicle trips. On this development temporary soil stockpiles will be located within the plot boundaries and away from the highway, drainage, and any existing watercourse. Any topsoil stockpiles are to be grass seeded as to increase in stability of soil.

Noise and Vibration

Noise and vibration will be caused during the construction of the proposed development. Some of the site activities producing this are: -

- Traffic movements.
- Plant movements.
- Demolition operations.
- Drilling and piling operations.
- Excavating operations.
- General construction activities; and
- Emergency sirens.

To avoid nuisance been caused by any of these activities the following mitigation measure will be in place throughout the construction of the development: -

- Noise and vibration will be limited to the core working hours previously define.
- Contractors must use “best practicable means” (BPM) to minimise the nuisance from noise and vibration.
- The maintenance and location of plant will be planned to minimise noise levels and screening will be used where necessary.
- Adherence to noise limits should be included in contractual agreements with contractors. General induction training for site operatives and specific training for staff having responsibility for aspects of controlling noise from the site.
- Use of most environmentally acceptable and quietly operating plant and equipment appropriate to the works with emission levels limited to relevant EC Directive/UK Statutory Instrument levels and levels quoted in BS5228.
- Intermittently operating plant will be shut down in the intervening periods between operations.
- Any compressors brought on to site would be silenced or sound reduced models fitted with acoustic enclosures.
- All pneumatic tools will be fitted with silencers or mufflers.
- The excavation and demolition of existing structures will, wherever possible, be undertaken without the use of pneumatic breakers.
- Wherever possible, the use of hydraulic attachments or other means of crushing concrete and hard materials will be used in preference to pneumatic breakers.
- Where the use of impact hammers is necessary, their attachment to larger and heavier excavators will be employed to reduce the level of vibration.
- Care will be taken when erecting or striking scaffolds to avoid impact noise from banging steel. All operatives undertaking such activities will be instructed on the importance of handling the scaffolds to reduce noise to a minimum.
- Deliveries will be programmed to arrive during daytime hours only. Care will be taken when unloading vehicles to minimise noise. Delivery vehicles would be routed to minimise disturbance to local residents. Delivery vehicles will be prohibited from waiting on the highway or within the site with their engines running.

Site Monitoring

If best practicable means are followed correctly, then formation of dust and harmful emissions from the sites should be minimised as much as possible. However, MCI Developments will look to continuous site monitoring to manage dust and emissions from the construction.

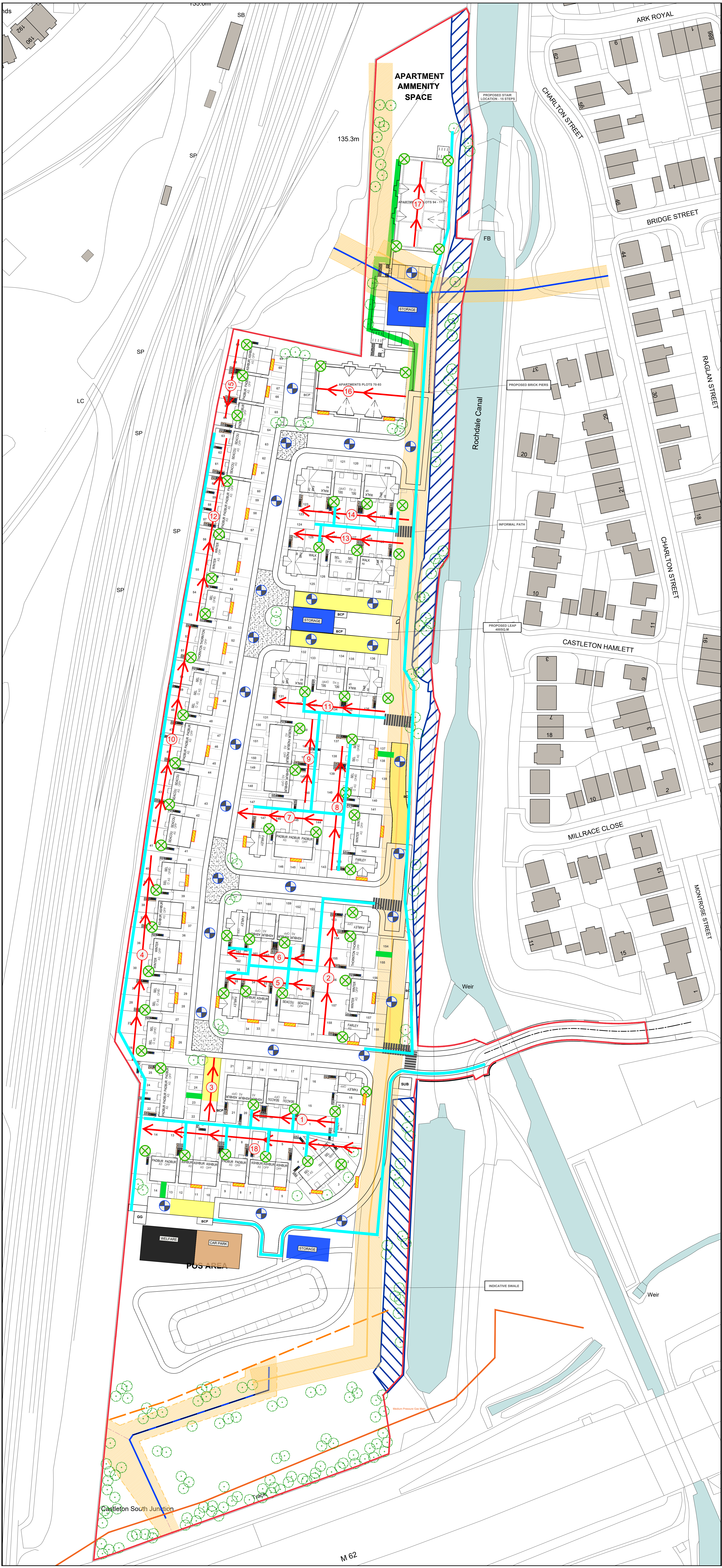
Although we will use our best endeavours to minimise and manage the dust and dirt during construction there may be a minimal amount which would spread from the site, this will be managed by a road sweep which will attend site and ensure all highways are cleaned of any construction dirt.

To allow us to monitor the overall impact of our construction on the neighbouring occupiers an information board will be placed at the front of the site with the site details and contact number for residents to contact MCI Developments customer care department.

Mitigation measures for the Construction Phase of the Development:

Issue	Control Measure
Site planning	- Erect solid barriers to site boundary - No bonfires - Plan site layout - machinery and dust causing activities should be located away from sensitive receptors - All site personnel to be fully trained - Trained and responsible manager on site during working times to maintain logbook and carry out site inspections - Hard surface site haul routes
Construction traffic	- All vehicles to switch off engines - no idling vehicles - Effective vehicle cleaning and specific wheel-washing on leaving site and damping down of haul routes - All loads entering and leaving site to be covered - No site runoff of water or mud - On-road vehicles to comply to set emission standards - All non-road mobile machinery (NRMM) to use ultra-low sulphur tax-exempt diesel (ULSD) where available - Minimise movement of construction traffic around site - Hard surfacing and effective cleaning of haul routes and appropriate speed limit around site
Earth moving works	- Minimise dust generating activities - Use water as dust suppressant where applicable - Cover, seed or fence stockpiles to prevent wind whipping - Re-vegetate earthworks and exposed areas - If applicable, ensure concrete crusher or concrete batcher has permit to operate

Appendix A



KEY

Crossing Points

Gantry Loading Bay

Ladder Access

Build Route

Crane Positions

Loading Bays

Shared Drive areas to be temp road standard, to include CBR test

Walkways

REV	DATE	DRAWN	DESCRIPTION	ARCH CHECK	ENG CHECK
TITLE					
CONSTRUCTION AND WELFARE PLAN					
MCI A KEEP MOAT HOMES COMPANY M.C.I. Developments Ltd. 15 Beecham Court, Smithy Brook Road, Wigan, WN3 6PR t: 08448871467 f: 08448871468 web: www.mcidevelopments.com email: admin@mcidevelopments.com					
PROJECT					
TRUB FARM, ROCHDALE					
DRN BY	IG	SCALE	JOB REF	DRAWING NUMBER	REV
DATE	4.6.24	1:500 @ A0	000	MCI-100-DR-A-506	P1