

MOLLOY DEVELOPMENTS LTD.

CONSTRUCTION & ENVIRONMENTAL MANANGEMENT

LINKSIDE, SUNNY BROW ROAD, MIDDLETON, M24 4BG

Revision 0

26/11/2024

Client:

Molloy Developments LTD

Address:

**Unit 7
Oak Green Business Park
Earl Road
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1 Introduction

This is the Construction and Environmental Management Plan (CEMP) is pertinent to Condition 6 of the approved planning permission reference 23/00331/FUL.

1.1 Background

Planning condition 6 of the approved planning permission 23/00331/FUL states:

No development shall take place (including any demolition) until a Construction Method

Statement (CMS), has been submitted to, and approved in writing by the Local Planning Authority, which shall include the following:

- i) the parking of vehicles of site operatives and visitors;
- ii) loading and unloading of plant and materials;
- iii) storage of plant and materials used in constructing the development;
- iv) the erection and maintenance of security hoarding;
- v) measures for the protection of the natural environment from accidental spillages, dust and debris including dedicated protection measures (including high visibility fencing) for the retained trees during and after construction;
- vi) a lighting plan designed to direct any temporary lighting away from the retained trees and hedgerow during and after construction.
- vii) hours of construction, including deliveries (which should not take place outside of the hours of 08:00-18:00 Monday to Friday and 09:00-14:00 Saturday, with no work taking place on Sundays or Bank Holidays).

2 The Project

2.1 The Project Details

The proposed development is to erect 7 no. dwellings, associated access works, infrastructure and landscaping following demolition of the existing dwelling and buildings on site.

2.2 Project Location

The site is located at the address below:

Linkside

Sunny Brow Road,

Middleton

M24 4BG

2.3 The site

There are residential houses located to the east, south and west of the development. North Manchester Golf Club is located south of the site. It is acknowledged within the planning conditions that North Manchester Golf Club will not accept responsibility for any injuries or damages to person(s) or property from stray golf balls.

The site has an existing buildings which require demolishing. Services will also require disconnecting prior to demolishing works are undertaken. Confirmation of disconnection are to be issued to the contractor undertaking demolition works.

3 Project Management

3.1 Site Access & Parking

Access to site will be via the track off Sunny Brow Road.



A designated parking area will be provided for visitors and site personnel within site construction compound. Site visitors and contractors will be advised not to park on outside of the development.

3.2 Working Hours & Delivery Hours

3.2.1 Working Hours

No construction or demolition shall take place outside the hours of the hours specified by the local planning authority:

Monday – Friday: 08:00 - 18:00

Saturday: 09:00 - 14:00

Sunday: No work permitted

Bank Holidays: No works permitted

3.2.2 Delivery Hours

Delivery hours are the same of the working hours.

3.3 Site Establishment and Hoarding

Adequate security fencing to the boundaries of the development will be established by the principal contractor to protect the public and prevent unauthorised entry to or exit from site. Site gates will also be locked when site is closed.

3.4 Construction Site Layout and Housekeeping

- Suitable and sufficient welfare will be provided for all site personnel.
- Rubbish and food waste will be removed from site at frequent intervals.
- Open fires will be prohibited on site.
- Construction lighting must not cause nuisance to residents under the Environmental Protection Act 1990 (as amended), external lighting will be designated and positioned to:
 - Provide the minimum levels necessary for safe working.
 - Avoid disturbance to adjoining residents and occupiers.
 - Avoid creating dazzle or distraction for drivers using adjacent.
 - Seek to minimise light spillage or pollution.
 - Ensure that excess light does not fall on sensitive ecological habitats.

3.5 Storage of Plant and Materials

All plant and materials delivered to the site will be stored within pre-agreed areas within the site boundary. Site will be secured as detailed within '3.3 Site Establishment and Hoarding'.

3.6 Construction Traffic Management

Banksman is to be deployed where reversing operations are required, however reversing on a public road is to be mitigated where possible.

3.7 Loading and Unloading of Materials

Construction plant and materials will be delivered to site via the site access points as outlined within '3.1 Site Access and Parking'. Areas are to be available on site for loading and unloading of materials. Delivery restrictions are to be adhered as highlighted within '3.3.2 Delivery Hours'.

3.8 Road Cleaning

It is important that the surrounding road network is kept clean. A road sweeper will be used when appropriate to protect the surrounding roads. Road sweeping operations will increase during earth moving operations.

3.9 Public Rights of Way

No public rights of way encroach the site boundary.

3.10 Control of Dust and Dirt

Where surfaces are not naturally being sufficiently dampened down during periods of wet weather, surfaces are to be dampened down. This can be achieved by various methods including hoses, tankers/bowsers and road sweepers. Such measures will not be operating permanently, though will be deployed when necessary. Roads around must be inspected in all weather conditions for dust or mud being transferred onto the roads. Any accumulations must be removed as soon as possible.

Any contractors who generate dust through their works must ensure that this does not affect the health of themselves or others i.e. workers, residents and the public. This can be achieved using the following methods:

- Adhering to speed limits on site.
- Ensure surfaces are dampened down with water and swept during dry weather periods.
- Sheet delivery wagons transporting materials which generate dust.
- Demolition works appropriately dampened down where necessary.
- Cutting/grinding operations are sufficiently suppressed with water/shielded.
- Fine granular materials are to be protected from wind.

3.11 Handling of fuel

Tools and equipment used out on site are to be located in a drip tray when not in use in event of any unexpected leaks occur. All refuelling of equipment and mobile plant are to be undertaken with a drip tray. Drip trays and spill kits are to be available on site at all times to deal with control and unexpected spillages or leaks.

Fuel storage tanks are to be bunded to a capacity of 110% and they are also to be located inside a bunded storage area. Fuel storage areas are to be located away from any receptors i.e. watercourses, gulleys.

3.12 Asbestos

A full asbestos survey will be undertaken prior to demolition of the existing buildings. If any asbestos containing materials are identified, a competent contractor will be instructed to safely remove and dispose of asbestos in accordance with the Control of Asbestos Regulations 2012.

If any asbestos is encountered on site during the construction phase, works must cease immediately in the area and reported to the site manager. The area is to be segregated and a competent contractor will be instructed to safely remove and dispose asbestos in accordance with the Control of Asbestos Regulations 2012.

3.13 Contaminated Land

A watching brief for contamination as requested in condition 16 of the approval document will be carried out. If contamination is suspected, works will cease and the local authority notified.

3.14 Pollution Prevention to Watercourses

No watercourse are in proximity to the development. Straw bales and/or gully guards will be placed in drainage gullies to prevent any silt entering the sewer network.

3.15 Ecological Sensitive Areas

Whilst the existing buildings to be demolished have been assessed as very low risk for bats; if a bat is found, all works should cease immediately and a suitably licenced bat worker is to be contacted to assess and advised on how to appropriately safeguard the bat(s). Natural England are also to be informed of this.

The erection of fencing for the protection of any retained trees shall be undertaken prior to any equipment, machinery or materials are brought to site, as stated within the Arboricultural Impact Assessment September 2022.

No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the Local Planning Authority.

No removal of or works to, any trees or shrubs shall take place during the main bird breeding season 1st March and 31st August inclusive, unless a competent ecologist has undertaken a careful detailed check of vegetation for active birds nests immediately before the vegetation is cleared and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting birds on site. Any such written confirmation should be submitted to the local planning authority.