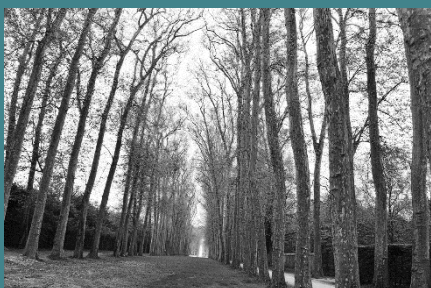


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Construction Environmental Management Plan

Client

Indurent Management Ltd

Project

**Plot H4, Heywood Distribution Park, Pilsworth Road, Heywood,
Rochdale**

Date

July 2025

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Rev	Issue Status	Prepared/Date	Approved/Date
-	Final	IH/ 15.07.25	AJB / 16.07.25

1.0 INTRODUCTION

1.1 The following Construction and Environmental Management Plan (CEMP) has been prepared by FPCR Environment & Design Ltd. (FPCR) on behalf of Indurent Management Ltd in relation to an approved development at Plot H4, Heywood Distribution Park, Pilsworth Road, Heywood, Rochdale herein referred to as 'the Site'

1.2 Planning approval for the proposed development – 'Outline application with all matters reserved for the development of land within Use Classes E(g)(iii) (industrial processes), B2 (general industrial), B8 (storage and distribution) and removal of existing structures and hard standing and associated works' – was granted by Rochdale Borough Council on 30th May 2025 (planning reference 24/00805/OUT). Condition 20 of the planning application requires submission of CEMP as follows:

No development shall take place (including demolition, ground works, vegetation clearance) within any phase of the development until a construction environmental management plan (CEMP (Biodiversity)) for that phase has been submitted to and approved in writing by the Local Planning Authority. The CEMP (Biodiversity) for each phase shall include the following:

- a) Risk assessment of potentially damaging construction activities.*
- b) Identification of "biodiversity protection zones".*
- c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).*
- d) The location and timing of sensitive works to avoid harm to biodiversity features.*
- e) The times during construction when specialist ecologists need to be present on site to oversee works.*
- f) Responsible persons and lines of communication.*
- g) The role and responsibilities on site of an ecological clerk of works (ECOW) or similarly competent person.*
- h) Use of protective fences, exclusion barriers and warning signs.*
- i) Method statement to prevent the spread of Japanese rose.*
- j) Measures to safeguard hedgehogs and amphibians, which may be present on site.*
- k) Reporting mechanisms, including ECOW daily proformas, monthly reports and any bird nesting survey work required in pursuant condition 24, to the LPA. The approved CEMP (Biodiversity) for each phase shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details for that phase, unless otherwise agreed in writing by the Local Planning Authority.*

1.3 This CEMP also provides information on the mechanisms required to satisfy condition 24, which states:

No clearance of trees and shrubs in preparation for (or during the course of) construction of any phase of the development shall take place during the bird nesting season (March - August inclusive) unless an bird nesting survey has been carried out by a suitably experienced ecologist immediately prior to clearance and the survey demonstrates no material impact would be caused to bird nests. Should the survey reveal the presence of any nesting species,

then no construction works within that phase shall take place during the period specified above unless a mitigation strategy has first been submitted to and approved in writing by the Local Planning Authority which provides for the protection of nesting birds during the period of works on site. The development within that phase shall be carried out in accordance with any agreed mitigation strategy.

Site Location and Context

- 1.4 The Site is located within Heywood Distribution Park, in the Metropolitan Borough of Rochdale (Central grid reference: SD837095).
- 1.5 The Site is approximately 10.69 hectares in area. Habitats recorded within the Site comprised predominantly areas of developed land and associated formal landscaping. An area of rush dominated wet grassland was recorded within an undeveloped plot to the north, together with unmanaged neutral grassland recorded in mosaic with scrub and woodland noted at the plot edges

Proposals

- 1.6 The application is for an employment unit with parking and service yard, open storage area, access, landscaping and associated infrastructure.

Objectives of CEMP

- 1.7 The objective of this CEMP is to minimise any potential risks to the species and habitats that are, or are likely to be, present within, or adjacent to, the site.
- 1.8 This document lists the relevant legislation associated with the species considered likely to be present on site and those for which best practice measures are recommended. The subsequent sections will then detail the recommended working practices to be carried out in each of the following two stages of development:
 - Stage 1 – Pre-Commencement
 - Stage 2 – Construction
- 1.9 The CEMP will be reviewed by the Principal Contractor and ECoW every six months until completion of all construction and landscaping works to ensure that it remains suitable to ensure the environmental commitments are being met. Any significant changes to the CEMP will be submitted to the Local Authority for review prior to the relevant construction activity commencing.

2.0 ROLES AND RESPONSIBILITIES

- 2.1 During the construction phase the Site Manager(s), as appointed by the developer, has the responsibility of maintaining a secure and safe site as well as ensuring all activities on site remain lawful. This includes ensuring that retained habitats are appropriately protected.

Ecological Clerk of Works

- 2.2 Prior to the commencement of works, an ecological clerk of works (ECoW) will be appointed by the contractor/Indurent Management Ltd. to oversee the delivery of the mitigation measures

on site. The Site project manager will be the main point of contact for the ECoW, and any actions required to be completed following a site audit by the ECoW will be overseen/ instructed by the Site project manager.

2.3 In summary, the ECoW will be responsible for the following:

- ensuring all of the appropriate ecological mitigation measures are implemented and recorded/ reported, as necessary;
- ensuring all necessary reporting to the LPA is completed and submitted in a timely fashion;
- providing information to the Site project manager to inform programming;
- recording all site inspections and audits;
- communicating action points to the site project manager and site staff directly where there is a need for urgent action to prevent environmental harm;
- monitoring the ecological and environmental performance of any sub-contractors and provide correction or direction as necessary; and
- feeding back lessons learnt to the project team to inform future phases of works.

2.4 Once determined, the name and contact of the ECoW will be kept in the site office at all times.

Reporting

2.5 Following from any supervised works, a daily proforma report will be prepared by the ECoW. These reports will be compiled and included within monthly reports to the LPA planning officer.

2.6 Should evidence of nesting birds be found during relevant nesting bird checks outlined within this document. The relevant proforma, including advice and mitigation strategy provided to the client will be sent to the LPA planning officer for review.

2.7 Specialised reporting is not required for any of the onsite activities requiring monitoring. If any incident reporting is required, these will be produced by the ECoW as needed.

2.8 All ECoW proforma records and any incident reports will be kept for a minimum of 10 years.

Monitoring Requirements

2.9 Project group meetings will be carried out as needed to organise any scheduling of the ECoW.

2.10 The ECoW will be responsible for the monitoring of any onsite activities which may have ecological impacts. This scope of works is summarised in Table 1. A detailed description of the supervision of individual tasks is provided within Sections 4 and 5 below.

Table 1. Summary of Onsite Activities Requiring ECoW Supervision

Feature	Activity	Timing of Supervision	Responsibility
Trees	Protective Fencing to be installed	All year round as appropriate	Arboriculturist / Principal Contractor

Feature	Activity	Timing of Supervision	Responsibility
Badger	Pre-works inspection of the site area and accessible off-site areas within 30m.	All year round as appropriate - Any setts will require closing under licence only between July and November (inclusive). <u>Pre-commencement check undertaken in August to allow for licensable period</u>	ECoW and Principal Contractor
Hedgehog	Pre-works inspection and clearance of suitable hibernation habitat (e.g. rubble piles, piles of brash)	All year round as appropriate	ECoW and Principal Contractor
Amphibians	Pre-works inspection and clearance of suitable hibernation habitat (e.g. rubble piles, piles of brash)	All year round as appropriate	ECoW and Principal Contractor
Nesting Birds	Site works preparation (vegetation removal and Site clearance) and pre-commencement nesting bird check	March to August, inclusive	ECoW and Principal Contractor

3.0 ECOLOGICAL FEATURES, RISK ASSESSMENT AND RELEVANT LEGISLATION

- 3.1 Table 2 below considers the Ecological features, that are sensitive to construction activities and identifies the potential risks to them as a result of construction works. Measures to manage these risks will be discussed in the appropriate section.

Table 2 – Assessment of Risk

Ecological Feature	Relevant Legislation/Policy	Assessment of Risk
Railway Cutting at Heywood SBI	The NPPF sets out the framework in which locally designated Site of biodiversity or geological value should be considered in the planning process (in a manner commensurate with their statutory status or identified quality in the development plan). This is reflected in local policy JP-G8: Net Enhancement of Biodiversity and Geodiversity.	The Railway Cutting at Heywood SBI, is located at a minimum distance of 55m from the site boundary and has the potential to be impacted by dust deposition.
Retained Habitats – Woodland, Trees and Scrub	None	There is a risk of: Root compaction, Damage to roots through pollution or incorrect storage of materials, Damage to branches during site clearance.
Foraging and commuting bats	Bats and their roosts are listed under Schedule 2 of the Conservation of Habitats and Species Regulations 2017 (as amended), making it illegal	There is risk of: Disturbance from artificial light.

Ecological Feature	Relevant Legislation/Policy	Assessment of Risk
	to deliberately disturb bats or damage/destroy their breeding site or roosting place. Bats are also protected under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended), which makes it an offence to recklessly or intentionally kill, injure or take a species of bat or recklessly or intentionally damage or obstruct access to or destroy any place of shelter or protection or disturb any animal whilst they are occupying such a place of shelter or protection. Some bat species are listed as Species of Principal Importance (SPI) under Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006.	
Hedgehog	Hedgehogs are listed as a Species of Principal Importance (SPI) under Section 41 of the NERC Act.	There is risk of: Killing and injury during site clearance and construction.
Nesting birds	Under the Wildlife and Countryside Act 1981 (amended) it is an offence to kill, injure or take a bird, take damage or destroy a nest in use or being built, take or destroy an egg, possession or control of wild bird or any part or object derived from, or egg or part of one.	There is a risk of: Killing and injury of birds (including ground nesting birds) and damage to nests.
Badgers	Animals and their setts are protected under the Protection of Badgers Act (1992) making it an offence to wilfully kill, injure or take a badger (or attempt to do so), cruelly ill-treat a badger, dig for a badger and intentionally or recklessly damage or destroy a badger sett, or obstruct access to it, cause a dog to enter a sett and disturb a badger when it is occupying a sett.	There is a risk of: Killing/ injury of badger and sett disturbance during site clearance and construction in the event that a badger sett has become established within the Site since previous surveys. Killing and injury of badger due to improper storage of materials, presence of open excavations and un-capped pipework.
Invasive Species	Schedule 9 of the Wildlife and Countryside Act 1981 (as amended), which imparts a legal obligation for no action to take place which might result in species listed being caused to grow in the wild.	Construction activities have the potential to spread invasive plant species through ground works and site traffic.

4.0 STAGE 1 – PRE-COMMENCEMENT

- 4.1 The following section details the necessary avoidance and mitigation measures that will be implemented prior to and during the site clearance and prior to commencement of construction. For a timetable of implementation see Table 3 at the end of this section.

Biodiversity Protection Zones

4.2 Biodiversity Protection Zones are areas of retained land which contain habitats that may be at risk from damage, or habitats which have been identified to be of importance to faunal species which may be harmed or disturbed by construction activities. These include the following:

- Root protection Areas. An appropriate buffer zone will be created around all retained trees, incorporating the Root Protection Areas (RPAs). Protective fencing will be installed to demarcate the buffer zone, in accordance with the specifications and extents as provided in the Arboricultural Impact Assessment (FPCR, 2025)¹. The buffer zone will protect the roots of the trees and protect the ground flora.
- Suitable soil for habitat creation-re-use. The area of existing grassland within the Site which the Habitat Management and Monitoring Plan has identified has value for its use in creating species rich grassland post development should be protected through the use of protective fencing to prevent damage and compaction to the soil profile prior to the area being stripped and stored for future habitat creation. This area will be identified by the ECoW and project team and will comprise either parcels 2, 3 or 4 identified within Figure 1 of the HMMP.

Proposed protection measures

- 4.3 The potential for impacts on retained habitats will be minimised through the erection of protective fencing and creation of protective buffer zones.
- 4.4 Fencing will be located so that it prevents any inadvertent damage to retained habitats throughout construction, particularly in locations where vegetation removal is occurring, or during works close to offsite habitats.
- 4.5 No temporary storage of materials, construction of haul routes, or site machinery should be sited within protective fencing, buffer zones or outside of the Site boundary; unnecessary or informal access to these areas by construction site personnel should be prevented.
- 4.6 It is the responsibility of the Principal Contractor to ensure that fencing is maintained, remains in the correct location, and is fit for purpose protecting the root protection areas of retained trees and hedgerows.
- 4.7 The Principal Contractor must also monitor the fencing and buffer zones to ensure that there have been no vehicle incursions, and no materials are being stored within these areas.

Fauna

- 4.8 Measures for the protection of fauna that are appropriate to the pre-construction phase are provided below.

General Good Practice Measures

- 4.9 The following precautionary measures will be adopted to avoid any potential for harm to protected and notable species:
- where possible, material will be stored within a fenced compound within an area of cleared vegetation rather than near to retained habitats;

¹ FPCR. (2025). Arboricultural Impact Assessment And Method Statement.

- materials should be raised from the ground by storing on pallets to prevent fauna such as reptiles from sheltering within the piles of materials.

4.10 Any observations of protected species must be reported immediately to the Principal Contractor, who will contact the ECoW for further advice.

Bats

4.11 To avoid indirect impacts that could affect foraging and commuting bats, no construction site artificial lighting should be directed at any retained trees or linear features such as hedgerows (both on or off site).

Hedgehogs

4.12 The site will be checked by the ECoW prior to construction to confirm the extent of suitable hibernation habitat (e.g. rubble piles, piles of brash) and any suitable habitat will be removed prior to the hibernation period (which runs November – March).

Nesting Birds

4.13 In order to facilitate the development, areas of woody vegetation will be cleared, and areas of and grassland will be lost. The removal of this vegetation should be undertaken outside of the bird nesting season, i.e. avoiding clearance from March to August, inclusive. Where this is not possible, the habitats will be checked by the ECoW to confirm the presence or absence of nesting birds.

4.14 Where nesting birds are present, an exclusion zone should be set around the nest (as determined by the supervising ECoW and suitable for the species nesting), cordoned off with high visibility tape or mesh fencing within which no works can occur until the ECoW confirms that birds have fully fledged.

Badger

4.15 Surveys undertaken in 2022 and 2024 confirmed the absence of badger setts within the Site. However, as a precaution, prior to construction, the Site and an area of 30m around the Site will be reassessed by the ECoW focusing on identifying any badger setts and quantifying any changes in activity associated with the Site. Any setts recorded in this area will be protected by a minimum 30m buffer zone from the entrances; fenced off with suitable fencing (i.e. Heras fencing) to prevent ingress and disturbance until they are closed under licence during the period July to November.

Amphibians

4.16 Any vegetation clearance during outside of the hibernation period (March to October) should use a two-stage vegetation cut. The first stage involves cutting vegetation to a height of approximately 150mm to allow animals to move away from the area. After 48 hours, a second cut reducing vegetation to ground level should be carried out before soil stripping.

4.17 Regardless of the season any areas of potential refugia or hibernacula should be carefully removed by hand and inspected under the supervision of the ECoW and any amphibians found should be moved to an alternative habitat within retained habitat.

Invasive Species

- 4.18 A single non-native invasive species: Japanese Rose *Rosa rugosa* was recorded within the site, within the introduced shrub to the north. Under Section 14, Schedule 9 of the Wildlife and Countryside Act 1981 (as amended) it is an offense to plant or otherwise cause this species to grow in the wild.
- 4.19 The most effective method of control for Japanese Rose is to grub out the bushes when the soil is moist; taking care to remove seedlings and any fruits that fall on the ground. The removal of stumps and roots is vital as otherwise they can regenerate. The disturbed soil where the shrub was removed from should be immediately replanted with desirable native species to prevent re-infestation. Once removed, the bushes should be burned on site if permitted; alternative methods involve burying the waste at a depth of 2 m or disposing of it as controlled waste.

Table 3 – Timetable for Stage 1 – Pre-Commencement

Feature	Activity	Mitigation	Recommended Timing
Habitats	Site clearance	Installation of protective fencing	All year round - Prior to construction.
General Measures	Passive observation	Any observations of protected species must be reported immediately to the Principal Contractor, who will contact the ECoW for further advice.	All year round
	Materials storage	Materials and chemicals will be stored centrally within the Site and where necessary, protective bunds will be created to contain any spillage events.	All year round
Foraging and commuting bats	Disturbance from lighting	No artificial lighting should be directed at any retained trees/linear featured/ Lighting to be switched off at end of day, unless required for security reasons.	All year round
Hedgehogs	Clearance of suitable hibernation habitat	Clearance of suitable hibernation habitat (e.g. rubble piles, piles of brash) avoiding hibernation period where possible.	Ideally April-October
Nesting Birds	Site works preparation and pre-commencement nesting bird check	The removal of woody and ground vegetation to avoid the bird nesting season (March-August, inclusive), where possible.	September to February
		Clearance of woody and ground vegetation within the nesting season must be preceded by nesting bird check completed by the ECoW or suitably qualified ecologist. If nesting birds are present an exclusion zone to be determined by the ECoW should be set around the nest (suitable for the species nesting) within which no	March to August, inclusive

Feature	Activity	Mitigation	Recommended Timing
		works can occur until the birds have fully fledged.	
Badger	Site works preparation and pre-commencement	The site and an area of 30m around the site will be assessed for the presence of new badger setts. A 30m buffer zone is to be implemented around any identified badger setts until they are closed. A Licence from Natural England will be required to close any setts.	All year round as appropriate – Any setts will require closing under licence only between July and November (inclusive). <u>Pre-commencement check undertaken in August to allow for licensable period</u>
Amphibians	Clearance of vegetation	Any grassland removed during the hibernation period (March-October) should be firstly reduced to approximately 150mm to allow animals to escape before the vegetation being further cut to ground level before soil stripping Any areas of potential refugia should be carefully removed by hand and inspected.	Outside of hibernation period March – October, in suitable weather conditions Any time
Invasive Species – Japanese Rose	Site Clearance	The mechanical removal of the species and proper disposal	All year round as appropriate

5.0 STAGE 2 – CONSTRUCTION

- 5.1 Table 4 below provides a summary of the protection works to be undertake during construction.
- 5.2 A copy of this CEMP will be held at the site office for reference.
- 5.3 The Principal Contractor will monitor the ecological issues during the course of site clearance and construction.
- 5.4 Throughout construction, all workers should work with due care and attention with respect to the potential presence of fauna and protected species on site. Any observations of protected species must be reported immediately to the Principal Contractor, who will contact the ECoW for further advice.
- 5.5 Weekly checks of the fencing demarcating the buffer zones and Root Protection Areas will be made by the Principal Contractor and this will ensure:
- the integrity and correct positioning of protective fencing; and
 - that repairs are made to the fencing, as necessary.

Protection of Adjacent Habitats - Railway Cutting at Heywood SBI

- 5.6 Due to the nature of the proposed construction activities carried out on site there is a limited potential to create airborne dust particles, however dust suppression will be undertaken

throughout the construction works. The following mitigation measures will be adopted, where practicable, to reduce and manage dust and other emissions from site activities:

- Construction areas to be clean and regularly swept to prevent the build-up of dust.
- Vacuum plant to be used with all dust generating equipment.
- Use of handling methods to minimise dust generation
- Keeping handling areas clean and free of dust
- Damping down with water when loading materials onto vehicles, onto conveyors and into chutes and skips;
- Storage of fine dry materials in enclosures or given adequate protection from wind, by sheeting;
- Ensure that skips are securely covered;
- Ensure methods and equipment are in place for immediate clean-up of accidental spillages of dusty or potentially dusty materials
- Use wet handling methods for cleaning up spillages of cement powder; and
- No burning of waste wood or other materials on site

Protection of Retained Habitats

- 5.7 The potential for impacts on retained habitats outside of the immediate working areas during construction activities will be minimised through continued use of protective fencing and creation of biodiversity protection zones, as established in Phase 1 of this document.
- 5.8 It is the responsibility of the Principal Contractor to ensure that fencing is maintained, remains in the correct location, and is fit for purpose.
- 5.9 The Principal Contractor must also monitor the fencing and buffer zones to ensure that there have been no vehicle incursions and no materials are being stored within these areas.

Grassland Topsoil Re-use

- 5.10 Access to the area of grassland proposed for re-use in habitat creation will be limited to vehicles undertaking soil stripping and storage works.
- 5.11 Machinery should have low ground pressure tyres or be tracked machinery to minimise damage to soils. The most direct possible route will be made from the access point to the areas of works and vehicle movement will be kept to the minimum required, re-using previously tracked routes.

Fauna

General Good Practice measures

- 5.12 The following precautionary measures will be adopted to avoid any potential for harm to habitats or protected species:
- where possible material will be stored centrally within the site within a fenced compound;

- all excavations left overnight should be left with one sloping end to allow any animals that may fall in to escape; and
- all excavations left open overnight or longer should be checked for animals prior to the continuation of works or infilling.

5.13 In the event that protected species are discovered during construction, the Principal Contractor is to contact the ECoW for further advice.

Bats

5.14 To prevent adversely affecting foraging and commuting habitats utilised by bats, no unnecessary light spill should occur onto suitable retained vegetation on or adjacent to Site. Lighting must also be turned off when construction is not active (unless for security / H&S reasons)

Hedgehogs

5.15 Suitable hedgehog hibernation habitat on Site will have been cleared, however care must be taken to ensure that no hedgehogs become trapped in excavations or pipework, and that materials are stored appropriately to ensure that hedgehog do not hibernate within them.

Nesting Birds

5.16 During construction, the risk to nesting birds is minimal, as suitable habitat will have been removed during site clearance or protected within the buffer zones of retained trees. However, should any additional clearance works be necessary during the period March to August (inclusive), the affected habitat will be checked by the ECoW to confirm the absence of nesting birds prior to removal.

5.17 If nesting birds are found to be present, works must cease in the vicinity of the nest and an exclusion zone will be set around the nest (as determined by the ECoW and suitable for the species nesting) within which no works can occur until the birds have fully fledged.

Table 4: Timetable for Stage 2 – Construction

Habitat or Feature	Activity	Mitigation	Recommended Timing
General Measures	Passive observation	Any observations of protected species must be reported immediately to the Principal Contractor, who will contact the ECoW for further advice	All year round, as appropriate.
	Materials Storage	Materials and chemicals will be stored centrally within the site and where necessary, protective bunds will be created to contain any spillage events	All year round, as appropriate.
	Weekly checks	A walkover of the site will be undertaken weekly to confirm the absence of protected species	All year round, as appropriate.

Habitat or Feature	Activity	Mitigation	Recommended Timing
Railway Cutting at Heywood SBI	Control of dust particles	The release of airborne dust particles during construction will be controlled through the use of best practice measures, including, where necessary, damping of dust and wheel washing.	All year round, as appropriate.
Grassland Topsoil Re-use	Protection and storage of useable topsoil	Access to the area of grassland proposed for re-use in habitat creation will be limited to vehicles undertaking soil stripping and storage works.	All year round, as appropriate.
Bats	Protection of commuting/foraging bats	Avoid lighting / light spill on to retained habitats. Turn off site lighting when the Site is not in use, unless required for security reasons, in which case lighting will be directed away from retained habitats.	All year round as appropriate.
Hedgehogs	Protection of hedgehogs on site	Awareness of the potential for hibernating hedgehogs within stored materials. Pipes greater than 150mm should be capped overnight to prevent access from badger. Any pits or holes should include a means of escape for mammals e.g., wooden plank or ramped end.	All year round, as appropriate.
Nesting birds	Site works preparation and pre-commencement nesting bird check	The removal of woody vegetation to avoid the bird nesting season (March – August, inclusive), where possible. Any clearance of woody vegetation within the nesting season (where necessary) must be preceded by nesting bird check completed by the ECoW or suitably qualified ecologist. If nesting birds are present an exclusion zone to be determined by the ECoW should be set around the nest (suitable for the species nesting) within which no works can occur until the birds have fully fledged.	September to February March to August, inclusive

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