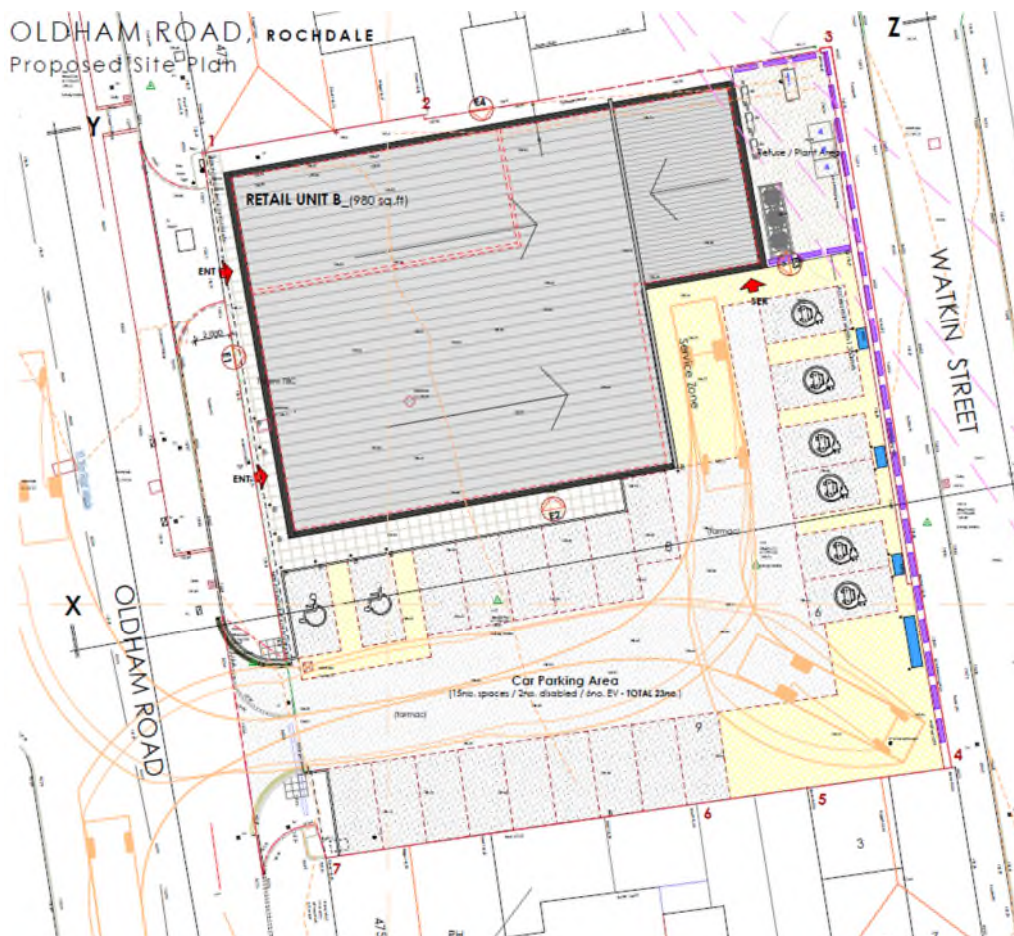




Construction & Environmental Management Plan

For the Proposed Development at
Oldham Road, Rochdale



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Section 1 - Project Overview

This document has been prepared to outline the various processes and methodology involved in the works to be undertaken during the construction of the new Tesco Convenience Store and a second unit. It includes the proposed site organisation and operation to provide a safe working environment for construction managers and contractors working on the site.

1.1 Site Description

The site was formerly in use as a commercial vehicle hire depot (Easirent), however, this use ceased a number of years ago and the site has now stood vacant for over a decade. The site is largely flat and is formed predominantly by hardstandings, although small areas of scrub and self seeded vegetation have established across parts of the site.

The western boundary of the site with Oldham Road is formed by a palisade fence with established vehicular access / egress points to the northwest and southwest corners. The northern and southern boundaries are formed by the side elevations of the neighbouring commercial properties and a 2m high retaining wall topped by a palisade fence forms the eastern boundary reflective of the change in levels between the site and Watkin Street to the rear.

1.2 Site Location

The site is located at 474 Oldham Road, Rochdale, OL16 4TD. The site will be accessed from Oldham Road

All construction traffic will utilise the existing site entrance.

1.3 Location Plan



1.4 Project Description

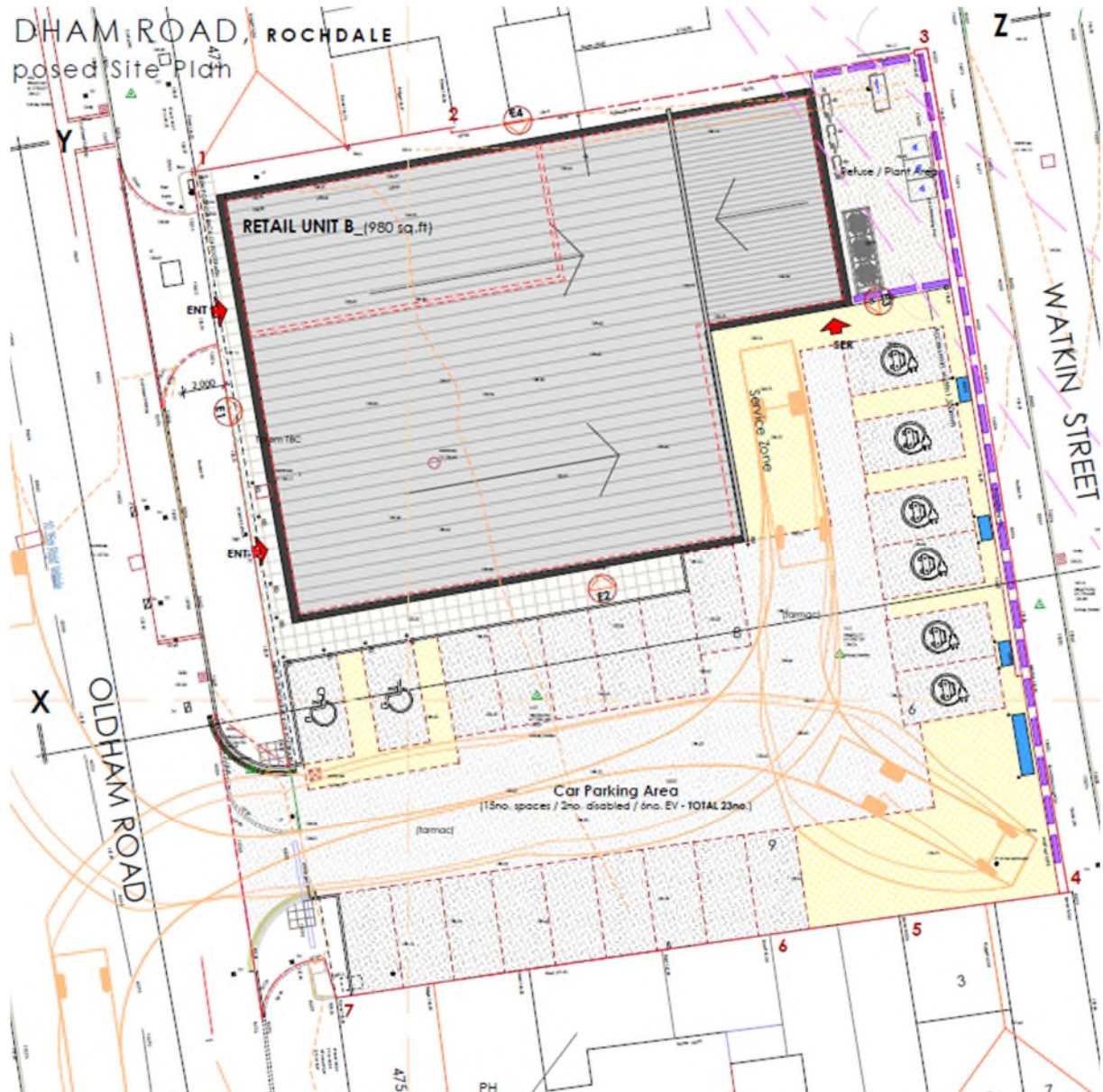
The works comprise of the construction of a single storey building to Shell specification which will be divided into two units for a Tesco convenience store and a second smaller unit. The works will also include the installation of new foul and surface water drainage within the development site and the provision of new incoming water, electricity, gas and BT services.

Infrastructure will be installed to allow for 6No electric vehicle charging bays to be provided in the future.

These works will be carried out by a Main Contractor employed by Metalcraft Projects UK Ltd (the developer and landlord).

On completion of the shell works by the developer's contractor, the tenants will appoint their own fit-out contractors carry out their fitout works which will consist of internal walls, fixtures and fittings, internal and mechanical and electrical services, and external signage.

The overall project is referred to as 'Oldham Road, Rochdale'



Section 2 - Construction Activities

2.1 Phase 1 Schedule of Works

- Ground improvement works with stone piles will be utilised in lieu of driven piles, to mitigate impact on surrounding residential and business premises.
- Concrete foundations, including holding down bolts cast into tapered sleeves to facilitate the erection of the steel structure.
- The construction of a ground bearing reinforced concrete floor slab.
- The erection of a prefabricated steel, pitched roof, rolled steel section portal frame, with gable columns and cold rolled cladding rails.
- The erection of cladding panels to the building except where doors and glazing occurs.
- Feature brickwork to partial external elevations.
- The installation of composite panel roofing system.
- The construction of glazed shop fronts and main entrance features.
- External works: comprising the forming new car park and pedestrian areas.
- The construction of foul and surface water drainage.
- Mains services to be brought into the units for the Tenants to arrange meters and service connections.
- Car Park lighting to be installed to comply with planning requirements for lighting levels.
- Soft landscaping
- A detailed construction programme will be developed by the main contractor
- All works will be carried out in accordance with the approved current site layout.

2.2 Water Authority Drainage.

Foul drains to connect to mains drainage.

Surface Water drainage to go to a soakaway to be constructed on the site.

2.3 Incoming Services

All services providers to be consulted to ascertain existing services locations and requirements for new development.

Careful consultation with Statutory Authorities will be undertaken and their intentions communicated to the local properties if there will be any impact on them.

2.4 Outline Program

The site works will commence once the Planning Pre-Commencement conditions have been satisfied. The target start date is Late July 2025.

Phase 1 Works

Week	1	Site setup and fencing
Week	2	Site preparation
Week	3	Site improvement works
Week	4	Pads and strip foundations
Week	5	Structural Steel erection
Weeks	6 - 7	Roof Coverings; Under-slab drainage and service duct installation
Week	8	Masonry to DPC level
Week	9	Specialist Power float slab
Weeks	10 - 11	Wall Cladding
Weeks	12 – 14	Windows & Doors; Canopies; Flashings
Week	15	Wall penetrations; signage
Week	8 - 11	Drainage and service ducts
Weeks	10 - 13	Carpark formation; kerbs
Week	15 – 17	Form Carpark
Weeks	18 – 19	Fencing; Hard landscaping; External Works
Weeks	19 – 20	External lighting
Week	21	Tarmac; white Lining
Week	22	Soft landscaping; Snagging and Handover

Tenant Works

Fit-out works estimated to commence 2 weeks after Handover of the units

Weeks	25 – 29	Tenant Internal Fit-Out and External signage
Week	30	Commissioning; Snagging and Handover
Weeks	31 – 32	Stocking; Staff Training; Launch

Section 3 - Site Access and Security

3.1 Site Access

All works will utilise the existing site access on Oldham Road.



3.2 Site Establishment – Phase 1

Site welfare and associated facilities will be wholly sited within the Contractors Compound located within the development site area.

The contractor's compound will be primarily located on the existing tarmac parking area and will be fully fenced and secured. This will be inspected weekly.

Construction traffic will be segregated from the contractor's management and welfare facilities.

A suitably trained Traffic Marshall will be in attendance during site operating hours and will ensure that the highway is kept clear of site construction vehicles, materials, tools, and equipment at all times.

Local Authority Highways will be invited to carry out a dilapidations survey of the adjacent highway. A photographic record will be taken before works commence, otherwise any damage will be made good at the contractor's expense.

3.3 Hoardings

The existing security palisade fence is to be retained to the rear perimeter of the site for the duration of the project. The existing security gates will be utilised for access. At the point when the front security fence is to be removed a temporary Heras hording will be installed to Oldham Road.

3.4 Site Hours

Normal Site working hours will be as follows:

- 7.30am – 6.00pm Monday to Friday,
- 8.00am -1.00pm Saturday

No works audible at the site boundary to be undertaken on a Sunday / Bank Holiday.

Section 4 - Deliveries, Materials Storage.

4.1 Site Access Arrangements and Deliveries

All construction traffic will utilise the main site entrance on Oldham Road.

All suppliers and sub-contractors will inform the site manager in advance of their deliveries, so he can ensure that clear access into the site is provided. This will avoid delivery vehicles waiting on the public highway.

No offloading/loading will be undertaken on public highway at any time.

No storage of materials or plant will be permitted on the public highway at any time. The site compound / storage area shall be used at all times.

Large deliveries such as plant and equipment, structural steel, cladding, etc. shall be timed to minimise disruption during peak times.

Timing of deliveries and removal of waste from site will be timed to minimise disruption during peak times wherever possible.

It is estimated that up to 20no 8-wheel (20 tonne) lorry loads of excavated material per day will be exiting site during 1 week of muck shift operations. A similar number will be entering and exiting the site for a similar duration while upfilling with aggregates.

Larger volumes of concrete deliveries will be frequent throughout the one-day duration of the foundation pour, and subsequently one day slab pour.

Smaller quantities of concrete and aggregate deliveries will be ongoing during external works operations. These deliveries will be accommodated throughout the working day without disruption to surrounding businesses.

Towards the end of the project there will be a 3-day period where tarmacking operations will be undertaken. During this period there will be approximately 10 number, 20 tonne lorry loads of tarmac delivered per day.

Larger deliveries of structural steel and cladding materials will be limited to approx. 3 number articulated vehicles over a 3-day period.

Suitable traffic management/separation of working area along the vehicle routes will be provided to allow a safe segregated working zone.

A suitably trained, clearly visible and identifiable Traffic Marshal/Gate-person will be present to manage all vehicular movement to and from the site at all times and to supervise the loading/unloading of plant and materials.

4.2 Site Operatives & Staff Transport/Travel arrangements.

Construction operatives and staff will, where possible, share means of transport to and from site.

Locally employed staff/operatives will be encouraged to use public transport and environmentally friendly means of transport, e.g., cycle to and from site.

Accommodation for operatives staying away from home will be provided within a 5 mile radius of the site if possible.

All staff and operative's vehicle parking will be confined to the allocated area within the site demise.

Section 5 - Site Operations & Control Measures

5.1 Temporary lighting for the works

Where temporary site lighting is required, it will be sited as to not interfere with or distract vehicles on the adjacent highway, or occupiers of nearby buildings.

Lighting will be arranged as to ensure that visual intrusion and light spillage are kept to a minimum, particularly in close proximity to surrounding properties and busy roads, where it may cause nuisance or distraction.

Where necessary, lighting should be provided to site boundaries to ensure the safety of passing pedestrians.

Section 6 - Environmental Measures

6.1 ACM's (Asbestos Containing Materials)

The following HSE guidance will be followed if ACM's are encountered during excavation works. Where material that is suspected of containing ACM's is encountered, we will:

- Stop work.
- Notify Site Management and project team.
- Keep the spoil and excavation damp.
- Wash down the excavation equipment.
- Collect all run-off water and prevent water from entering watercourses or drainage channels/gullies, etc.
- Note: ACMs material could be 'friable' and extreme caution should be taken by all persons working within the area.
- The affected area will be fenced off and the area should be classed as a "Respirator Zone". Only persons wearing the correct RPE and PPE should enter and only then on a 'must do basis'.
- If ACM's are encountered arrangements will be made for a UKAS-accredited surveyor or testing laboratory to take samples.
- During excavation works, should any suspected ground contaminants/asbestos be observed, work will cease, and a sample will be taken by a competent person for analysis.
- Should the sample results confirm that asbestos containing materials (ACM's) has been identified, it would then need to be established if the work would be 'Licensable' or 'Non-Licensable'. Control measures would be developed accordingly by a competent contractor.
- It will be identified if an HSE-licensed asbestos contractor is required by consulting with an approved asbestos surveyor/consultant.
- Spoil that contains ACM's will be disposed to an appropriately licensed tip.
- Back-filling of excavations should not be undertaken with asbestos containing material.
- Good standards of hygiene will be implemented during all external works/groundwork operations.

6.2 Noise

The proposed construction site is on a main road, with commercial units to the north and a public house to the south. There are dwellings to the rear of the property which will be sensitive to excessive noise. It is unlikely that general noise generated within the construction site will exceed the levels of the general background noise associated with the main road and its users other than for specific noise generating construction activity which will be minimised if possible. Throughout the works the contractor will be sensitive to the local properties and put in measures to mitigate any potential nuisance.

During the works all activities will be assessed to alleviate the potential for noise pollution.

- Noise monitoring will be undertaken by site management throughout the project to ensure that any operations that may result in novel noise audible beyond the site boundary are kept within the legal parameters for the site, i.e., not exceeding 69dBA max.
- Where unavoidable, noise generating activities will be planned to ensure that they are located away from sensitive receptors and are undertaken at times which minimise disruption and disturbance where possible.
- All plant, equipment and small tools will be in good working order to ensure that optimum performance in terms of sound reduction is achieved.
- Acoustic barriers such as “Acoustic Shield” will be erected around any items of plant or small tools where there is a risk of their use exceeding the specified noise levels at the site boundary. These barriers will absorb up to 30dB.

All operations will be carried out in compliance with: The Control of Noise at Work Regulations 2005

The Noise Regulations 2005 require employers to prevent or reduce risks to health and safety from exposure to noise at work.

The regulations require employers to:

- Assess the risks to your employees from noise at work.
- Take action to reduce the noise exposure that produces those risks.
- Provide employees with hearing protection.

If noise exposure cannot be reduced adequately by using other methods, we will:

- Ensure Legal Limits of noise exposure are not exceeded.
- Provide employees with information, instruction, and training.
- Carry out Health Surveillance where there is a risk to health.

6.3 Control of Dust

The methods utilised to control dust pollution during normal demolition and construction activities will eliminate as far as practicable, the movement of airborne dust particles and have been chosen to ensure minimal exposure of the occupants of the adjacent units and operatives on site.

Monitoring of the weather conditions and their resultant effects on the level of dust pollution will be undertaken by site management. Methods such as water sprays for damping down and dust suppression using water tanks on cutting equipment will be utilised

Site operatives will use suitable dust masks to prevent inhalation of particles that may lead to respiratory diseases.

6.4 COSHH

The following materials will be used on site:

- Diesel and petrol (associated with the operation of plant and machinery).
- Cement (predominantly pre-mixed concrete and mortars).
- Brick cleaner.
- Plaster.
- Paints and solvents.
- Sealers, sealants and fillers.
- Glues and adhesives.

All chemicals to be stored, used and waste disposed of in accordance with the materials COSHH data sheets, certificates, and Site Waste Management Plan.

6.5 Site Waste Management & Emission Control:

A site waste management plan will be implemented on site and monitored throughout the project.

All waste arising from the demolition process, ground clearance and construction processes to be recycled, or removed from the site subject to agreement with the Local Planning Authority and other relevant agencies.

All waste resulting from the works that cannot be recycled on site will be transferred to a waste transfer station and will be segregated for recycling or be segregated on site prior to removal.

No materials produced as a result of the site development or clearance shall be burned on site

Wheel wash facilities shall be implemented prior to vehicles exiting the site to avoid sediment being deposited on public highway.

Any sediment deposited on public highways shall be removed by mechanical vacuuming or sweeping with all material deposited on site for subsequent disposal.

All vehicles to use designated access routes on site and to access the site.

All bulk carrying vehicles accessing the site shall be suitably sheeted to prevent nuisance from dust in transit.

All reasonable steps, including damping down site roads, shall be taken to minimise dust and litter emissions from the site whilst works of construction and demolition are in progress.

Section 7 - Contractor Monitoring & Training

7.1 Sub-Contractor Orders:

This Construction & Environmental Management Plan will form part of all enquiries to all sub-contractors and material suppliers and will form part of the sub-contractor's contract.

7.2 Details of Staff/Contractor Training:

All personnel including visitors involved with the project will undergo a site induction, which will include a section on complying with this Construction & Environmental Management Plan.

All contractors who come onto site are required to provide the manager with copies of any relevant documents to ensure he has been adequately trained to do the job. Copies of the documents are kept on site with the operative's site induction.

Further onsite training and awareness will be undertaken through toolbox talks etc. as works proceed.

Any Health and Safety requirements specific to the project, will be communicated to all operatives, staff, and visitors during the site inductions.

7.3 Emergency Procedures

A schedule of all local Emergency services contacts will be displayed on the site notice board.

In the event of an emergency or upon discovery of a fire, the Site Manager or his deputy will follow the following procedure:

- Sound the alarm by shouting "Fire, Fire".
- Ensure that all personnel immediately evacuate the site and assemble at the muster point situated at the main gate to the site area.
- If it is safe to do so, establish the precise location, type, and extent of the fire or emergency situation.
- If necessary, call the emergency services giving the following information:
 - Full address of site
 - Type and extent of emergency
 - Missing persons
 - Presence and location of hazardous, flammable, or explosive substances
- The person who telephones the emergency services will remain on the line until the operator specifically instructs that all necessary information has been received and understood
- Ensure that a responsible person is designated to meet the emergency services on their arrival in order to direct them to the emergency and provide any other requested information, such as the location of service isolation points and last known location of any missing persons

Section 8 - Logistics & Site Set Up Plan

Site management and welfare facilities; construction traffic, and construction works should be segregated as much as possible, and the following is the plan on how this should be achieved

