

CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN NORTH MANCHESTER GOLF CLUB (21/01797/FUL)



CONSTRUCTION MANAGEMENT PLAN

North Manchester Golf Club



INTRODUCTION

This Construction Environmental Management Plan has been prepared to discharge Planning Condition 5 from Planning permission 21/01797/FUL Proposed residential development of 56 residential dwellings with site access, car parking, landscaping and all associated engineering works. This document looks to demonstrate how the development will be constructed in a safe manner to the satisfaction of all parties.

1.0 PROCEDURES

The construction of the Site will be implemented and managed in accordance with Duchy Homes' management structures, processes and procedures throughout the duration of the delivery of the Site. All works procured in relation to the Site will be in accordance with ISO 14001 Environmental Management System.

2.0 SITE MANAGEMENT

Duchy Homes development sites comprise a core team of site-based management and staff along with a team of selected sub-contractors and suppliers. The following core members of staff will deliver this site:

- 1no Site Manager
- 1no Assistant Site Manager / Finishes Foreman (part duration)
- 1no Fork Lift Driver / 1no Fork Lift Driver (part duration)
- 1no Labourer / Material Controller / 1no Labourer (part duration)

The Divisional Head of Construction will be responsible for the overview and management of the site based team, and will visit the Site on a regular basis to manage the delivery of the build programme and deal with any compliance issues.

3.0 THE TIME OF CONSTRUCTION ACTIVITIES & DELIVERIES ON SITE

Construction activities, deliveries, removal of plant, equipment, machinery and waste from the site will take place at the following times only:

- Monday - Friday: 08-00 – 18:00
- Saturdays: 08-00 – 13:00
- Sundays: No works planned presently
- Bank Holidays: No works planned presently

Should we require deviation away from the above times, permission will be sought from the LPA.

4.0 SCOPE OF WORKS

The works comprise of the construction of 56no. residential units consisting of 3, 4 & 5 bedroom homes, together with associated highway works, drainage works, external works and landscaping.

5.0 ENABLING WORKS/FORMATION OF SITE PERIMETER

The establishment of the Site, compound, welfare facilities and general site set-up arrangements are to be implemented in accordance with Duchy Homes standard processes and procedures, and the company QA procedures, accredited to ISO 9001:2015.

Access to the Site will be taken from the single point of access off Manchester Old Road which will become the permanent residential access. This access has been approved at under application number 21/01797/FUL.

Duchy Homes processes and procedures ensures the establishment of a build route and location of site compound area to ensure that on site works are safely and securely (segregated as far as is physically possible) from residents and potential purchasers visiting the sales arena.

The site will be secure, and all visitors will be directed to the Site Compound to report to the Site Manager. A Compound, Car Park and Welfare facilities will be constructed on site as indicated on the Site Execution Plan within the Appendices. Pedestrian walking areas and dedicated crossing points will be provided on site. The Site will be secured with heras fencing and/or timber hoarding to suit the scheme and operations being carried out at the time. This fencing will be provided to the perimeter of the Site at the commencement of the development. The area of fencing is gradually reduced throughout the build period as and when dwellings are completed and handed over to residents, ensuring build properties are segregated from the live construction area. At all times, the site will be securely segregated from the Golf Access and Golf Club area to ensure full safety for members of the public.

6.0 MANAGEMENT OF VEHICLE ACCESS/EGRESS & DELIVERIES

The access on to the site will be via Old Manchester Road, through the new Black Topped roads within the site, and parking will be provided in the dedicated off site car park, which provides for a suitable surface for all plant and deliveries, to ensure the surrounded highways remain in a clean condition throughout the construction of the development.

All subcontractors and suppliers are provided with information showing the access, egress and parking arrangements for the site as part of their works order. Confirmation of such matters will be presented through the Site Induction process to confirm these arrangements. No other existing roads (other than New Road) will be used for accessing the Site.

The parking of all site operatives and site visitors will be provide on site within the purpose built car park. Site staff and visitors parking is separate to the Sales.

7.0 SITE PARKING & STORAGE OF PLANT & MATERIALS

All contractor's vehicles will park within the site area designated parking area on hardstanding. All materials and plant will be stored on site within a secured Materials and Plant Store.

8.0 WHEEL WASH FACILITY

Wheel cleaning facilities may be provided on Site if not using a road sweeper to deal with general vehicles leaving the Site, ensuring, as much as practically possible, that soil is not transferred from the Site onto the adjacent adoptable highway. In addition, road sweepers will be employed if necessary, to ensure the existing roads leading to and from the Site are kept in a clean and safe condition. During the period of build when earthworks operations are ongoing, the frequency and duration of the use of road sweepers will be increased if required.

With the existing highway being used for access and egress to site and with the measures outlined above, dirt being carried on to the nearby adopted highways will be kept to a minimum.

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9.0 ENVIRONMENTAL CONTROL MEASURE

All fuel storage will be within suitable and sufficient containers to ensure that spills are prevented. These containers will be situated within an adequately bunded area, to ensure that any potential spillage is contained. All site vehicles will be regularly inspected, and correctly maintained, to ensure that the risk of fuel leaking is minimised.

10.0 SITE LIGHTING

Any artificial lighting provided on the site will be installed in such a way as to cause no light trespass beyond the site boundary or annoyance from glare at nearby sensitive receptors. Where appropriate, consideration will be given to light screening and directionality to achieve this. If complaints are received by the Local Planning Authority in relation to light nuisance from the site, immediate action should be taken to avoid any further light issues.

11.0 PROTECTION OF EXISTING TREES

Protection will be provided in accordance with the submitted Arboricultural Impact Assessment and BS 5837:2012. Prior to site start, Heras fencing will be installed around all trees/hedgerows which are to be retained to prevent and plant and machinery from accessing the trees root protection zones. The protective fencing will remain in place for the duration of the construction works.

12.0 COMPLAINTS /LIAISON WITH THE PUBLIC & THE COUNCIL

Details of the contractor will be visible on the hoarding, allowing people to get in contact with them easily for any queries or complaints.

Should noise, vibration and dust complaints arise from the building works, the cause will be identified/investigated in a timely manner and any mitigation works carried out will be recorded.

If complaints or activities with a high potential to cause complaints were/are to arise, additional environmental monitoring of noise, vibration and dust and setting of control targets/limits may be required. This would be the responsibility of the site operator and would need to be agreed with the Local Planning Authority and carried out by suitably trained personnel.

All site staff are to be briefed regarding the complaint's procedure.

Elevated Noise Levels

Any elevated levels of noise identified by the complaint's procedure should be mitigated as follows:

- The Site Manager will investigate the source of the noise and carry out a range of checks at the identified source of the elevated levels if it is found to be originating from within the Site. As part of these checks the Site Manager will consider the need for quantitative noise monitoring.
- All noise monitoring should be completed with due regard paid towards the methodology prescribed in British Standard 5228+A1 (2014) (BS5228): 'Code of practice for noise and vibration on construction and open sites – Part 1: Noise'. Noise monitoring locations should be agreed with the Local Planning Authority.
- The results of any monitoring will determine whether construction activities are causing an unacceptable noise impact at the receptor location; and, Liaison with local residents who may be affected by construction works is required. Local residents will be informed of the nature of the works, proposed hours of work and their expected duration.

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- The Site Manager will then ensure that construction activities are being undertaken in accordance with the manufacturer's specifications, to the requirements set out in this Noise and Vibration Management Plan and ensure that any improvements required to minimise the noise levels are made.

To further mitigate the elevated noise levels, the following actions shall also be considered:

- The modification or replacement of equipment identified as generating excess noise.
- Installation of temporary barriers around the noise generating equipment/processes; and
- Once the improvements identified by the Site Manager have been completed, the manager will commission a further set of monitoring to ensure that the improvements have met the required standard. If the noise rating levels are still not being met, then the manager will repeat the request for improvements and subsequent monitoring until the noise limits are achieved.

If operational failings are identified, the re-training of employees will take place to ensure that all employees operate to the required standards. The Site Manager will ensure a close liaison with the Local Authority throughout all stages of the process following a complaint related to elevated noise levels.

Elevated Vibration Levels

Any elevated levels of vibration identified by the complaint's procedure, either through human perception or measurement, should be mitigated as follows:

- The Site Manager will investigate the source of the vibration and carry out a range of checks at the identified source of the elevated levels if it is found to be originating from within the Site. As part of these checks the Site Manager will consider the need for quantitative vibration monitoring.
- All vibration monitoring should be completed with due regard paid towards the methodology prescribed in British Standards 6472-1:2008 'Guide to evaluation of human exposure to vibration in buildings. Part 1: Vibration sources other than blasting' and 5228+A1 (2014) (BS5228): 'Code of practice for noise and vibration on construction and open sites – Part 2: Vibration'. Vibration monitoring locations should be agreed with the Local Planning Authority and should be as close as possible to the garden/building envelope of the complaint's property.
- The results of any monitoring will determine whether construction activities are causing an unacceptable vibration impact at the receptor location. Real-time results will be required in the event of any structural damage criteria being met or exceeded during operations; and
- The Site Manager will then ensure that construction activities are being undertaken in accordance with the manufacturer's specifications, to the requirements set out in this Management Plan and ensure that any improvements required to minimise the vibration levels are made.

In the event of elevated levels of noise being identified, the event will be reported into an appropriate management system by a member of operational staff, i.e. the Construction Director. The completed form should then be distributed for review at operational, management and health and safety meetings.

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Reporting Measures

If any noise or vibration complaints are reported, then these will be investigated immediately with the relevant contractor.

The results of the investigation, along with details of any mitigation methods implemented or work practice that has been modified and how complainants have been kept informed will also be sent to Environmental Protection Team as soon as possible.

All site staff are to be briefed regarding the complaint's procedure.

Liaison Procedures

Communication to local residents will include notification letters, including the name and telephone number of the principal contractor. The principal contractor will be able to give further information to the caller and deal with any complaints or emergencies that may arise.

Additionally, the contact details of those accountable for environmental issues, the principal contractor and the contractor's regional/head office to assist in dealing with complaints if they were to arise during the works.

13.0 LOADING AND UNLOADING OF PLANT AND MATERIALS

Deliveries for plant and materials will access the site via the construction access off Old Manchester Road and be loaded/unloaded in the proposed compound area which is indicated on the appended Site Execution Plan (NMGC/SEP/001).

14.0 PROTECTION OF EXISTING TREES

Protection will be provided in accordance with the submitted Arboricultural Impact Assessment and BS 5837:2012. Prior to site start, Heras fencing will be installed around all trees/hedgerows which are to be retained to prevent and plant and machinery from accessing the trees root protection zones. The protective fencing will remain in place for the duration of the construction works.

15.0 DUST SUPPRESSION, MITIGATION AND AVOIDANCE MEASURE

"THE CONTROL OF DUST AND EMISSIONS DURING CONSTRUCTION AND DEMOLITION SPG" has been produced to provide guidance for developers to specify and adopt site specific measures. Our developments includes the following activities that have the potential to generate dust;

- Earthworks.
- Construction; and
- Vehicle Movements and Trackout.

To deal with the above, the following measures will be implemented in order to minimise and mitigate the control of dust;

EARTHWORK ACTIVITIES - Following earthwork activities it is important to reduce the generation and resuspension of dust through re-vegetating exposed areas and soil stockpiles to stabilise surfaces. Where this is not possible, the use of hessian and/or mulches to re-vegetate or cover with topsoil will be implemented.

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CONSTRUCTION ACTIVITIES - It is important that cement, sand, fine aggregates and other fine powders are sealed after use and if necessary stored in enclosed or bunded containers or silos. Some materials should be kept damp to reduce the risk of drying out.

VEHICLE MOVEMENTS AND TRACKOUT - Unpaved haul routes can account for a significant proportion of fugitive dust emissions, especially in dry or windy conditions, when the generation of dust through the movement of vehicles is exacerbated. Due to this, as far as possible we will ensure that hard surfaces or paving will be used for all haul routes, even if routes are temporary.

Notwithstanding the above, It is recommended that this guidance and its risk assessment methodology be followed for each activity by the person accountable for environmental issues.

Potential impacts are described as annoyance due to dust soiling; health effects due to an increase in exposure to PM10; and harm to ecological receptors.

These impacts will be given a risk rating based on the scale and nature of the works taking place and the sensitivity of the site. Risk ratings will be described in terms of being low, medium, or high and site-specific mitigation measures will be put in place, proportionate to the level of risk identified.

The SPG details approaches to monitoring dust throughout the construction phase of a development, and it is recommended that this be followed where able.

Where there is evidence of airborne dust from the building construction activities the site, the principal contractor should conduct inspections and assessment. When conditions likely to increase the risk of dust release occur i.e. higher wind speeds and/or site operations with increased dust generation; the frequency of visual assessments should be increased and where necessary, monitoring should be undertaken. Once the source of the emission is known, site-specific mitigation measures must be undertaken. Observations and associated mitigation methods should always be recorded in a formal site log.

Consideration should be given to the siting of aggregate stockpiles, based upon such factors as the prevailing winds, proximity of site boundary and proximity of neighbours.

Areas where there is vehicular movement should have a consolidated surface which should be kept in good repair.

Activities that cause dust to be produced should not be undertaken during periods of high winds to avoid excessive mobilisation of particulate matter from the site.

The main principles for preventing dust emissions are containment of dust and suppression of dust using water or proprietary suppressants. Suppression techniques should be properly designed, used, and maintained, to be effective.

Effective preventative maintenance should be employed on all aspects of the construction works including all plant, vehicles, buildings, and the equipment concerned with the control of emissions to air.

Important management techniques for effective control of emissions include proper management, supervision, and training for process operations; proper use of equipment; effective preventative maintenance on all plant and equipment concerned with the control of emissions to the air; and it is good practice to ensure that spares are available on site to fix breakdowns quickly.

16.0 PILING ACTIVITIES

Where piling is to be used as part of the development noise and vibration mitigation measures will be in place for the duration of the piling activities. These include:

- Control at the source (e.g. silencers, vibration dampers, enclosure, and the use of alternative piling methods such as press-in piling).
- Control along path of noise from source to receiver (e.g. barriers, screening, and location of plant); and,
- Adequate maintenance of plant and equipment – ensuring inspection and records of inspections.

17.0 NOISE & VIBRATION CONTROL

Site Preparation, Design and Layout

It is important to consider the impact of the construction site on the local environment. This includes understanding where the nearest sensitive resource or residential receptor is, the general ambient noise level in the area and understanding what the impacts will be, given the duration, scale and type of construction and demolition required.

Where practicable we will implement the following:

- Locate the site access and the material storage away from sensitive receptors.
- Position site huts to provide additional screening of works.
- Provide turning space within the site, or create a through road, avoiding the need to reverse and reducing the associated noise from reverse warning systems.
- Delivery routes and vehicle holding areas will be chosen to avoid diverting traffic.
- Establish an electricity supply to the site. This will limit the requirement for diesel generators which can have a localised noise and air quality impact; and,
- Ensure adequate planning within the project to prevent noise generating from double handling of materials and overlapping of high noise activities.

Operations

Any plant and equipment, including any on hire, is to be checked to ensure it is in good working order and conforms to the standards of the manufacturer. Equipment is to be properly silenced and meet statutory emission standards. Defective items are not to be used.

All large concrete pours are started within normal hours, to avoid overruns. Before works commence, the site workforce will be fully briefed on the need to keep all noise generated to a minimum. The opening and closing of the site access will be minimised through good coordination of deliveries and vehicle movements.

Consideration should be given to excavations close to neighbouring structures including roadways and pavements with respect to adverse effects from vibratory plant.

Plant and Equipment

Noisy plant or equipment will be sited as far away as is practically possible from sensitive receptors. The use of barriers such as site huts and acoustic sheds or partitions to deflect noise away from noise sensitive areas are to be employed wherever practicable.

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Wherever practicable, all plant and equipment will be powered by mains electricity in preference to locally powered sources such as diesel generators. Hand tools will also be electrically powered rather than petrol or diesel driven.

Vehicles and mechanical plant used for the purpose of the works will be fitted with effective exhaust silencers, maintained in good and efficient working order, and operated to minimise noise emissions. The contractor will ensure that all plant complies with the relevant statutory and manufacturers' requirements.

For works consented to occur outside of normal working hours, where practicable, a broad-band reverse warning system will be used on all vehicles and at any time where it is safe to do so, all sirens and alarms will be disengaged.

Machines in intermittent use will be shut down in the intervening periods between works or throttled down to a minimum. Noise emitting equipment that is required to run continuously may have to be housed in suitable enclosures.

Compressors will be "sound reduced" models fitted with properly lined and sealed acoustic covers that will be kept closed whenever the machines are in use.

Equipment which breaks concrete, brickwork, or masonry by bending or by bursting will be used in preference to percussive tools as far as practicable.

Pneumatic percussive tools will be fitted with mufflers or silencers of the type recommended by the manufacturers.

During backfilling and ground compaction work, dead rollers will be used in preference to vibrating rollers where practicable in accordance with compaction capabilities.

Where practicable, rotary drills and bursters actuated by hydraulic, chemical, or electrical power will be used for excavating hard or extrusive material.

Plant will be maintained in good working condition so that extraneous noise from mechanical vibration, creaking and squeaking is kept to a minimum.

Care will be taken when loading or unloading vehicles, dismantling scaffolding, or moving materials etc. to reduce impact noise.

The types of equipment are yet to be confirmed however the equipment to be used on site will be detailed within the construction phase plan.

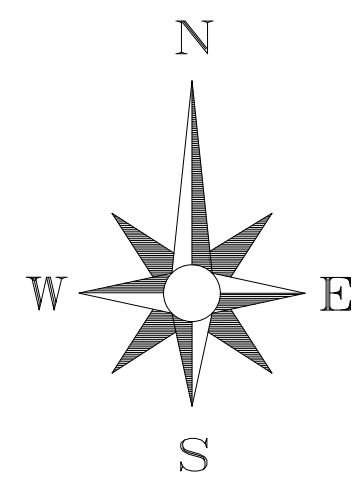
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APPENDIX 1

Site Execution Plan



NORTH MANCHESTER GOLF CLUB, MIDDLETON

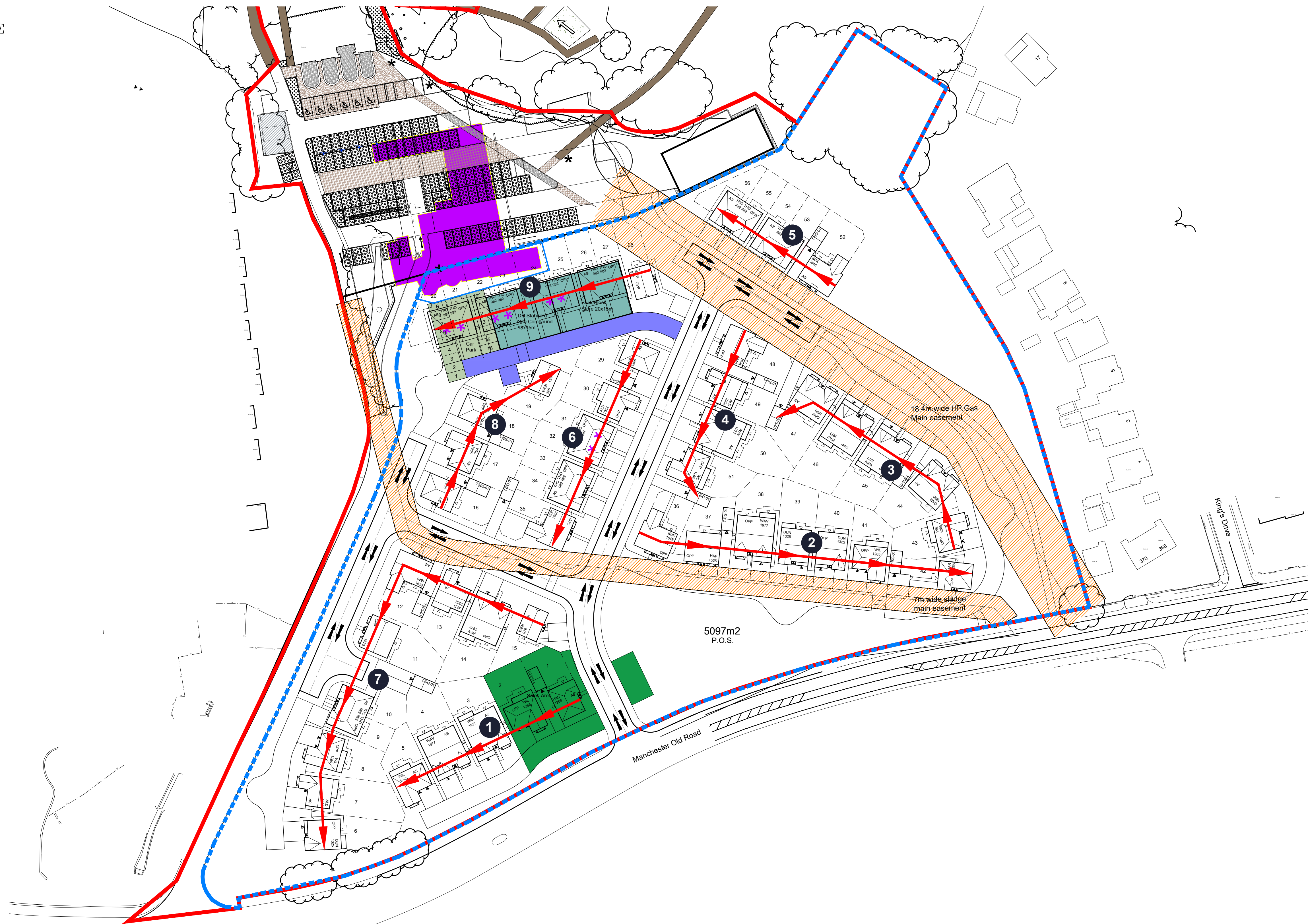


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NOTES:

KEY:

Direction of Site Traffic	
Direction of Build	
Affordable Units	
Duchy Homes Site Boundary	
Sales Area	
Site Compound	
Haul Road	
Site Car Park	



Rev	Date	Amendment	By



Duchy Homes Ltd.
3125 Century Way, Thorpe Park, Leeds, LS15 8ZB.

DEVELOPMENT:

NORTH MANCHESTER
GOLF CLUB,
MIDDLETON

TITLE:

SITE EXECUTION PLAN

DATE:

17.06.25

SCALE:

1:500 @ A1

DRAWN:

SJ

DRAWING NO:

NMGC/SEP/001

REV:

-

CONSTRUCTION ENVIRONMENT MANAGEMENT PLAN: BIODIVERSITY

MAY 2025

North Manchester Golf Club
Manchester Old Road,
Middleton,
Manchester,
M24 4PE

U R B A N
G R E E N

QUALITY MANAGEMENT

Project Number:	UG284				
Project:	North Manchester Golf Club				
Location:	Manchester Old Road, Middleton, Manchetser, M24 4PE				
Title:	Construction Environment Management Plan				
Document Type:	CEMP	Issue No.:	01		
Date:	15/05/2025				
Prepared By:	Siobhan Gandee	Signature:		Qualifications:	Assistant Ecologist, BSc
Reviewed By:	Barnaby Indio Gardner	Signature:		Qualifications:	Ecologist, BSc, MEnvSci, PGCert
Revision Status					
Rev	Date	Comment	Prepared	Checked	

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Client: North Manchester Golf Club	Issue: 01	
Project: North Manchester Golf Club	Scale @ A4 1:10,000	
Title: Site Context	Approved by: SB	Checked by: TM
Drawing Ref: UG_284_SITE_CONTEXT	Author: CL	Date: 05/06/2024

1 Introduction

1.1 Scope

- 1.1.1.1 Urban Green has been instructed by Duchy Homes to produce a Construction Environment Management Plan (CEMP) for North Manchester Golf Club, Middleton.
- 1.1.1.2 The development proposals include the demolition of the existing clubhouse and residential dwelling; the creation of a residential development comprising 56 dwellings; the erection of a replacement club house (including pro-shop and function room) and greenkeepers store; the relocation of the existing practice area; construction of a replacement car park; deforesting of woodland and the creation of a driving range and associated landscaping and infrastructure.

1.2 Site Context

- 1.2.1.1 The site is located at National Grid Reference SD 85884 05522 and comprises a total area of approximately 4.8ha (see Figure 1).
- 1.2.1.2 The site is located on the outskirts of a densely urban area of Middleton, approximately 7km north of the centre of Manchester. Alkrington Woods Nature Reserve is located immediately south of the site on the southern aspect of the A576. The M62 is present 1.7km north of the site and the M60 is present 500m south of the site. Residential housing bounds the site to the north, east, and southwest.

1.3 Purpose of Report

- 1.3.1.1 Urban Green has been appointed to provide a Construction Environment Management Plan (CEMP): Biodiversity. It has been produced as recommended within the associated Preliminary Ecological Appraisal (Urban Green, 2024) to set out mitigation measures which can be implemented on site throughout the construction phase of the development which will minimise the potential impacts on valuable habitats on site and within the vicinity of the site.
- 1.3.1.2 This report is to be included within the overarching CEMP for the scheme, which provides details of the construction activities and control measures of the wider scheme. This report relates to ecological considerations only.

2 Baseline Conditions

2.1 Ecology Surveys and Reports Considered

- 2.1.1.1 A Preliminary Ecological Appraisal (PEA) of the site was completed in June 2024 (Urban Green, 2024)
- 2.1.1.2 Ecological constraints identified during the PEA have been summarised within Table 1.

Table 1: Summary of PEA assessments

Ecological Constraint	Potential Impact	Relevant Legislation and Planning Policy
Designated Sites		
Alkington Woods Local Nature Reserve (LNR)	Alkington Woods LNR is located approx. 15m south of the site boundary and is likely connected hydrologically to the site through culverts and drainage systems. Potential for indirect impacts during both the construction and operational phases due to possible hydrological connection.	Wildlife and Countryside Act (1981) (as amended). The Conservation of Habitats and Species Regulations (2017).
Habitats and Fauna		
Habitats	The broadleaved woodland and scattered broadleaved trees are of highest value.	Priority habitat under the Greater Manchester LBAP.
Invasive, Non-Native Species	Himalayan balsam (<i>Impatiens glandulifera</i>) was present throughout the site, with notable stands present in the woodland at the northern part of the site and within the tall ruderal grasslands to the east. Rhododendron was also present in smaller strands throughout.	Wildlife and Countryside Act 1981 (as amended) under Section 14 (2) (a) to “plant or otherwise cause to grow in the wild” any species listed on Schedule 9, Part II of the Act.
Breeding Birds	The site offers suitable habitats for nesting notable birds within the woodland and areas of tall ruderal vegetation.	With certain exceptions, all wild birds, their nests and eggs are protected by Section 1 of the Wildlife and Countryside Act 1981 (as amended) and bird species listed on Schedule 1 of the Act receive further protection.
Hedgehog	Deemed likely to be on site, due to the presence of the broadleaved woodland, grassland and ruderal habitats, which may provide resources for foraging and shelter.	Listed on the UK Biodiversity Action Plan.
Badger (<i>Meles meles</i>)	No active badger setts or signs of badger activity were identified on site. However, suitable sett building, and foraging habitat is present on site.	Protection of Badgers Act 1992.

Ecological Constraint	Potential Impact	Relevant Legislation and Planning Policy
Bats	<u>Roosting Bats</u> Roosts have been previously confirmed in Buildings 1, 4 and 5 and are assumed to still host active bat roosts. B2 is assessed as providing high bat roost potential and B3 is assessed as providing low bat roost potential. Nine trees in total are assessed as providing low bat roosting potential. Potential damage, removal, or disturbance to trees with bat roosting potential on site may cause an offence under UK Law. <u>Foraging and Commuting Bats</u> Habitats of value to foraging and commuting bats to be lost to the scheme include scattered trees, buildings, and some broad-leaved plantation woodland. It is anticipated that the full area of woodland to be impacted will not need to be felled and a perimeter of woodland around the practice area will be left, maintaining flight lines and connectivity across the environment.	The Conservation of Habitats and Species Regulations 2017 (as amended), LBAP and by law by the Wildlife and Countryside Act 1981.
Great Crested Newt	Nine ponds are located within 250m of the site boundary and within the site itself.	Wildlife and Countryside Act (1981) (as amended) and Section 41 of the NERC Act (2006).
Amphibians	Common amphibians such as common toad (<i>Bufo bufo</i>) are anticipated to be on site, breeding within ponds present within the wider golf course site and potentially overwintering within the woodland and scrub habitats.	Common toad are listed as species of Principal Importance in England, as defined by Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006.

3 Aims and Objectives

3.1.1.1 The management plan set out the protection measures to be completed during the construction phase for the key ecological constraints listed in Table 1 and as identified within the PEA. The plan is to be followed by all contractors on site.

3.1.1.2 The objectives of the CEMP are to:

- Demonstrate the responsible persons and lines of communication, as detailed in Section 4.
- Demonstrate the role and responsibilities of on site of Ecological Clerk of Works (ECoW) and details of when the ECoW is required to oversee specific works as part of the construction phase.
- Demonstrate the potential impacts on protected/notable fauna and habitats anticipated and confirmed to be on site, in relation to the proposed construction activities.
- Demonstrate the proposed retention of habitats in order to maintain the site's ecological value for local wildlife using protective fences, exclusion barriers and warning signs.
- Describe the provision and maintenance of shelter for protected/notable species during the construction phase using protective fences, exclusion barriers and warning signs.
- Demonstrate the locations of 'Biodiversity Protection Zones' and outline the working methods to be followed during the construction phase, regarding retained habitats and associated fauna.
- Outline monitoring procedures of ecological features within the site during the construction phase where necessary.
- Advise on the location and timing of sensitive works to avoid harm to biodiversity features.

4 Control of Works

4.1 Site Responsibilities

- 4.1.1.1 All operations on site will be the overarching responsibility of the site manager. The project ecologist will consult with the site manager to ensure that all site staff are appropriately inducted to the site and are aware of their legal responsibilities regarding wildlife legislation. Updates, regarding ecology, between the project ecologist and site manager are to be completed every quarter year.
- 4.1.1.2 The project ecologist will ensure that the site manager is aware of all working methods relevant for each phase of works. It will be the site manager's responsibility to ensure all site contractors are aware and competent to undertake these works.
- 4.1.1.3 The ECoW will supervise works where necessary, as detailed in Section 5. All works will be recorded within a site diary which will be periodically by the project ecologist. Any issues will be reported immediately to the project ecologist, and where necessary works may be paused to explore alternative methods.

4.2 Ecological Clerk of Works

- 4.2.1.1 A suitably qualified ecologist will be employed as an official ECoW on site and will be responsible for undertaking all ecologically sensitive works on site, including undertaking any required Toolbox Talks and supervision work.
- 4.2.1.2 They will be the nominated person of contact when required and responsible for the following during the construction phase of development:
- ***Undertaking nesting bird checks pre-vegetation clearance on site***, under the Wildlife and Countryside Act 1981 (as amended).
 - Providing advice to developers and contractors when desired on how best to minimise impacts on site biodiversity throughout the construction phase of development if necessary.
 - Where deemed necessary, giving Toolbox Talks on protected species and sensitive habitats to contractors carrying out works within the site. These will cover all potential protected species, invasive species and habitats relevant to the site and what to do should any flora or fauna be discovered during the works.
 - Carry out pre-commencement and supervision works as outlined Section 5, to minimise risk of breaching relevant legislation.
 - Being the main point of contact should any issues relating to ecology arise during site construction.
- 4.2.1.3 The ECoW will be provided with an updated programme of works to determine watching brief requirements and the associated ecological issues before commencement of any development related to activities on site.
- 4.2.1.4 If the ECoW identifies any issues in relation to ecology or considers that the CEMP is not being adhered to at any point during construction, the developer will be contacted, and measures will be taken to resolve any issues. If the construction team identifies ecological issues themselves, the ECoW will be contacted for advice immediately.

5 Method Statement

- 5.1.1.1 The Work Schedule is in Appendix 2 and details the location and timing of sensitive works to avoid harm to biodiversity features on site and within its Zone of Influence.
- 5.1.1.2 The following measures are based on the proposed works at the time of writing this document. Should the proposed works change, a suitably qualified ecologist should be consulted to reassess the mitigation measures outlined within this document.

5.2 General Construction Phase Control Measures

5.2.1 General Pollution Control Measures

- 5.1.1.1 Measures will be taken throughout the construction phase to avoid pollution incidents, which may indirectly affect terrestrial, or aquatic habitats and associated protected/notable fauna. Pollution prevention and control strategies will be adhered to at all times. Any accidental damage to the adjacent habitats or fuel spillages within proximity to the site and/or adjacent habitats will be reported to the site manager and the ECoW.
- 5.1.1.2 Net fencing will be placed along the southeastern aspects of the site. The fencing will minimise debris and dust from entering Alkrington Woods (LNR) which is located southeastern adjacent to the site.
- 5.1.1.3 Retained habitats are to be appropriately fenced as 'Biodiversity Protection Zones' and all staff personal undertake a site induction on their working limits in regard to protected species and habitats within the vicinity of the site, including detail of the Alkrington Woods LNR.

5.2.2 General Lighting Control Measures

- 5.1.1.1 Lighting is to follow the protocols outlined in the Institute for Lighting Engineers document "Guidance for the Reduction of Obtrusive Lighting" (2005) and BCT's "Bats and Artificial Lighting in the UK" (2018). The construction lighting may impact species on site and within the local area which are sensitive to light. Directional lighting will be achieved by angle and orientation of beam, use of a cowl, louvre or other light shield, or a combination of these.
- 5.1.1.2 Construction lighting is not to be directed towards retained habitats and surrounding habitats including:
- Various trees to be retained incorporated within the landscape designs.
 - Alkrington Woods LNR located 15m southeast.

5.3 Habitat

5.3.1 Broadleaved Woodland and Scattered Trees

- 5.1.1.1 The associated Arboricultural Impact Assessment (AIA) (Urban Green, 2024) demonstrates the extent of tree removal to be completed as part of the site clearance works. Temporary protective demarcation fencing will be used to protect trees that are being retained. The fencing must extend outside the canopy of the retained trees and must remain in position until all plots have been developed to ensure protection is provided throughout the construction phase. Relevant position measures are detailed within the AIA.
- 5.1.1.2 The fencing will be in accordance with BS5837:2012 Trees in Relation to Design, Demolition and Construction: Recommendations.
- 5.1.1.3 Should any trees become a safety concern, then the appointed Arboriculturist and the ECoW will be contacted immediately to advise further with respect to the future of the tree and any consideration (such as bats and birds) that need to be given.
- 5.1.1.4 Any trees with **low or high** bat potential, as described in the PEA (See Section 2.1), that require removal to facilitate the scheme should be felled utilising a soft-felling technique, which involves practices like removing limbs separately and lowering them to the ground and leaving for 24 before clearing.

5.3.2 Alkrington Woods LNR

- 5.1.1.1 The general pollution control measure detailed in Section 5.2.1 are to be implemented to minimise risk of pollution impacts to the offsite nature reserve.
- 5.1.1.2 The following working methods are to be completed during the construction phase, relating to Alkrington Woods, located 15m southeast of site:
- All site machinery and materials will be appropriately stored away (approximately 30m buffer) from Alkrington Woods to avoid accidental spillage
 - ECoW will supervise the installation of the swale.
 - All operational plant will be kept well maintained.
 - Turning off plant machinery when not in use.

5.4 Non-native Invasive Flora

- 5.1.1.1 Himalayan balsam (*Impatiens glandulifera*) was identified on site during the initial Extended Phase 1 Habitat survey in 2016 (Appletons, 2016) and during the updated ecology survey in 2024 (Urban Green, 2024). Smaller patches of rhododendron were also identified on site during the 2024 survey.
- 5.1.1.2 The population of Himalayan balsam within the northern woodland is to be removed as part of the site construction phase. All invasive species are to be eradicated following the relevant Environment Agency guidance.

5.5 Fauna

5.5.1 Great Crested Newt (GCN)

- 5.5.1.1 Nine ponds are located within 250m of the site boundary. Although the ponds on site are likely to be stocked with fish, the size of the ponds could allow GCN to survive and breed within sparsely vegetated corners of the waterbodies and there is potential for this species to be present on site. As such, GCN cannot be ruled out from being present on site.
- 5.5.1.2 Further eDNA surveys were recommended as to identify the likely presence or absence of the species from the on-site ponds, however it is anticipated that the General Pollution Control measures outlined in 5.2.1 will mitigate for any potential impact on the species, if present.

5.5.2 Amphibians

- 5.5.2.1 It is anticipated that common amphibians such as common toad (*Bufo bufo*) will be present on site, breeding within ponds present within the wider golf course site. Further suitable cover and foraging opportunities are present within the grassland, scrub and woodland habitats.
- 5.5.2.2 Areas of dense scrub are to be removed under ECoW supervision and are to be strimmed to 300mm (considers presence of hedgehog also). The areas of scrub will be inspected for presence of amphibians prior to clearance and if found, they will be removed from the construction site to suitable habitat.
- 5.5.2.3 Storage of materials/waste is best undertaken on areas of hardstanding or bare ground. Waste is best stored in skips or removed off site as soon as possible to avoid creating refuges which could be utilised by amphibians. Mounds of soil are to be compacted around the base to avoid creating refuges which amphibians and reptiles could use.
- 5.5.2.4 Site working is to avoid the creation of temporary waterbodies which may be attractive to amphibians. For this purpose, excavations can be backfilled as soon as possible following creation or fitted with ramps to allow a means of escape. A check for the presence of amphibians is advisable before excavations are infilled.

5.5.3 Hedgehog

- 5.5.3.1 During site clearance, the areas scrub is to be cleared under ECoW to ensure no sheltering hedgehogs are impacted by the works. If hedgehogs are located, they will be carefully moved by hand to the adjacent Alkrington Woods LNR and covered by debris.

5.5.4 Nesting Birds

- 5.5.4.1 As stated in the PEA (Urban Green, 2024), the woodlands and the areas of tall ruderal vegetation provide suitable habitats for nesting birds. Several bird species were observed during the site visit, including kestrel (*Falco tinnunculus*), jay (*Garrulus glandarius*), robin (*Erithacus rubecula*) and house sparrow (*Passer domesticus*). As such, it is likely that notable bird species use the site's habitats to nest in during the nesting season (March to September, inclusive).
- 5.5.4.2 Any necessary vegetation clearance required should be undertaken outside the breeding bird season of March to September, inclusive. If not possible, the ECoW will be present to undertake a nesting bird check of vegetation to be removed including grassland to consider potential ground-nesting birds, within 48 hours of clearance works.

- 5.5.4.3 Active nests will be protected, and a buffer marked out with appropriate fencing (such as Heras fencing), until the young have fledged. The ECoW will determine the required buffer area based on species and status of breeding condition.

5.5.5 Bats

Roosting Bats

- 5.5.5.1 As stated in the PEA (Urban Green, 2024), buildings B1, B4, and B5 have been previously assessed as providing high bat roosting potential, and five confirmed roosts were present between the three buildings. Further bat surveys were recommended to reaffirm presence or absence of roosting bats within each building and will be conducted throughout May – September 2025.
- 5.5.5.2 The nine trees identified with low bat roosting potential that are to be lost to the scheme should undergo reasonable avoidance measures. This would involve being inspected by a licensed bat worker with an endoscope before felling or utilising a soft felling technique. This involves practices like removing limbs separately and lowering them to the ground and then leaving for 24 hours before clearing.
- 5.5.5.3 Trees identified with bat roosting potential that are to be retained should be subject to a construction buffer zone, extending 5m from the tree in all directions. If construction work is required within these buffer zones then the need for further survey work or mitigation work will be received based on the type of construction work to be undertaken.

Commuting and Foraging Bats

- 5.5.5.4 Potential lighting impacts may occur on commuting and foraging bats, as identified within the PEA (Urban Green, 2024). The broadleaved woodlands provided the highest value for commuting and foraging bats.
- 5.5.5.5 Slow-flying species such as brown long-eared and myotis species (*Myotis* spp.) are sensitive to lighting, as such, construction lighting is to be appropriately placed to minimise directional and light spill on habitats of importance.
- 5.5.5.6 As stated in Section 5.2.2, security lighting during construction is to be appropriately placed to avoid habitats which are of value for foraging and commuting bats (i.e. line of trees, broadleaved woodland, scrub, and Alkington Woods).

6 References

- Bat Conservation Trust (2018). Bats and Artificial Lighting in the UK: Bats and the Built Environment Series.
- Chartered Institute of Ecology and Environmental Management (2018). Guidelines for Preliminary Ecological Appraisal.
- CIEEM (2018). Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater, Coastal and Marine.
- Collins, J. (ed.) (2023). Bat Surveys for Professional Ecologists: Good Practice Guidelines, 4th edition. The Bat Conservation Trust, London.
- Crawford (2010) Environment Agency's Fifth Otter Survey of England 2009–2010.
- Environment Agency (2007) Pollution Prevention Guidelines – Works and maintenance in or near water.
- Environment Agency (2018). EA Position Statement.
- Environment Alliance (2007). PPG5: Pollution Prevention Guidelines; Works and Maintenance In or Near Water; PPG5.
- Institute of Lighting Engineers (2005). Guidance Notes for the Reduction of Obtrusive Light.
- Urban Green (2021) Preliminary Ecological Appraisal for North Manchester Golf Club. UG_284_ECO_PEA_03
- Urban Green (2024a) Preliminary Ecological Appraisal for North Manchester Golf Club. UG_284_ECO_PEA_04
- Urban Green (2024b) Arboricultural Impact Assessment (AIA). UG_284_ARB_AIA_01_REV_05_FINAL
- Wildlife and Countryside Act (2010) Schedule 9 of the Wildlife and Countryside Act 1981.

Legislation relating to European Protected Species (e.g. bats, otter, great crested newt)

European Protected Species and their resting places (e.g. bat roosts) are protected under the Wildlife and Countryside Act 1981 (as amended), the Countryside and Rights of Way (CROW) Act 2000, and the Conservation of Habitats and Species Regulations 2017.

The Conservation of Habitats and Species Regulations 2017 transposed the European Union's 'Habitats Directive' (Council Directive 92/43/EEC) on the Conservation of Natural Habitats and of Wild Fauna and Flora (EC Habitats Directive) into UK law. The Regulations provide for the designation and protection of 'European Sites', the protection of 'European Protected Species' (EPS), and the adaptation of planning and other controls for the protection of European Sites. EPS are listed on Schedule 2 of the Conservation of Habitats and Species Regulations 2017.

Under the Wildlife and Countryside Act 1981 (as amended) it is an offence to:

- Intentionally kill, injure or take certain animals listed in Schedule 5;
- Intentionally or recklessly damage or destroy any structure or place which any wild animal specified in Schedule 5 uses for shelter or protection;
- Intentionally or recklessly disturb any such animal while it is occupying a structure or place which it uses for shelter or protection; or
- Intentionally or recklessly obstruct access to any structure or place which any such animal uses for shelter or protection.

In addition, under this legislation there are offences relating to sale, possession and control of wild animals listed in Schedule 5.

- Under the Conservation of Habitats and Species Regulations 2017 it is an offence to:
- Deliberately capture, injure or kill any wild animal listed as a European Protected Species;
- Deliberately disturb wild animals of any such species in such a way as to be likely:
- to impair their ability:
 - to survive, to breed or reproduce, or to rear or nurture their young, or;
 - in the case of animals of a hibernating or migratory species, to hibernate or migrate, or;
- to affect significantly the local distribution or abundance of the species to which they belong.
- Deliberately take or destroy the eggs of such an animal, or;
- Damage or destroy a breeding site or resting place of such an animal.

In addition, under this legislation there are offences relating to possession, control sale and exchange of an EPS.

Great crested newt, otter and several species of bat are listed as a Species of Principle Importance (SoPI) under Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006.

Legislation for amphibians (other than great crested newt)

Under the Wildlife and Countryside Act 1981 (as amended) the four widespread amphibian species, smooth newt (*Triturus vulgaris*), palmate newt (*Triturus helveticus*), common toad (*Bufo bufo*) and common frog (*Rana temporaria*) receive limited protection through section 9(5) only which makes selling, offering for sale, possessing or transporting for the purpose of sale (live or dead animal, part or derivative) an offence.

Common toad is listed as a SoPI under Section 41 of the NERC Act 2006.

Legislation relating to reptiles

All native reptile species have some degree of protection in the UK, through section 9(1) and (5) (specified in Schedule 5) of the Wildlife and Countryside Act 1981 (as amended). There are two different levels of protection afforded to reptiles through this legislation according to species and this is described in more detail below.

Full Protection

Sand lizard (*Lacerta agilis*) and smooth snake (*Coronella austriaca*) are afforded protection under The Conservation of Habitats and Species Regulations 2010 (are species of European importance) and are fully protected under the Wildlife and Countryside Act 1981 (as amended) and the CRow Act (2000). The Conservation of Habitats and Species Regulations 2010 implements the European Union's 'Habitats Directive' (Council Directive 92/43/EEC (a) on the Conservation of Natural Habitats and of Wild Fauna and Flora) in Great Britain. The relevant sections of this legislation make it an offence to:

- Intentionally kill, injure or capture or take a reptile;
- Possess or control (live or dead animal, part or derivative);
- Deliberately (intentionally) or recklessly damage, destroy or obstruct access to a breeding site or any structure or place used for shelter or protection by a reptile;
- Disturb whilst the reptile is occupying such a structure or place; and
- Sell, offer for sale, possess or transport for the purpose of sale (live or dead animal, part or derivative).

Sand lizard and smooth snake are listed as a SoPI under Section 41 of the NERC Act 2006.

Protection against killing, injuring and trade

This level of protection under section 9 (parts 1 and 5) applies to the four widespread species of reptile, namely the common lizard (*Zootoca vivipara*), slow-worm (*Anguis fragilis*), grass snake (*Natrix natrix*) and adder (*Viper berus*). Only part of sub-section 9(1) applies, which make it an offence to:

- Intentionally kill or injure, and
- Sell, offer for sale, possess or transport for the purpose of sale (live or dead animal, part or derivative).

Grass snake, slow-worm and adder are all listed as SoPI under Section 41 of the NERC Act 2006.

Legislation relating to breeding birds

All birds, their nests and eggs are protected by the Wildlife and Countryside Act 1981 (as amended) and it is an offence, with certain exceptions, to:

- Intentionally kill, injure or take any wild bird;
- Intentionally take, damage or destroy the nest of any wild bird while it is in use or being built;
- Intentionally take or destroy the egg of any wild bird; and
- Intentionally or recklessly disturb any wild bird listed on Schedule 1 while it is nest building or is in, on or near a nest with eggs or young; or disturb the dependent young of such a bird.

Schedule 1 of the Wildlife and Countryside Act 1981 provides further protection for selected species (including peregrine falcon (*Falco peregrinus*), barn owl (*Tyto alba*), little ringed plover (*Charadrius dubius*) and black redstart (*Phoenicurus ochruros*) during the breeding season. If any person intentionally or recklessly disturbs any wild bird included in Schedule 1 while it is building a nest or is in, on or near a nest containing eggs or young; or disturb dependent young of such a bird. That person shall be guilty of an offence.

A number of bird species are listed as SoPI under Section 41 of the NERC Act 2006.

Conservation status - Birds of Conservation Concern (Eaton et al., 2015)

The UK's leading bird conservation organisations have worked together on the third quantitative review of the status of the birds that occur regularly in the UK, updating the last review in 2011. The status of birds within the UK have been regularly monitored through a series of surveys, including the national Breeding Bird Survey, Common Bird Census, sea bird monitoring programs and wetland monitoring programs. The result of this review and continued monitoring is The Population Status of Birds in the UK, Birds of Conservation Concern 4: 2015.

Birds are assessed against criteria to place each species on one of three alert lists, red, amber or green. Red list species are considered to be of high conservation concern, being either globally threatened, having historical UK population declines, having a rapid population decline or breeding range contraction of 50% or more in the last 25 years.

Amber list species are considered to be of medium conservation concern as they meet one or more of the following criteria (but none of the red list criteria): Red listed for historical decline in a previous review but with substantial recent recovery (more than doubled in the last 25 years), a UK breeding range contraction of between 25% and 49%, a reduction of breeding or non-breeding population of 25-49% in the last 25 years, a 5-year mean of 1-300 breeding pairs in the UK, an unfavourable European conservation status, at least 50% of the UK breeding population found in 10 or fewer sites, or where the breeding population in the UK represents 20% or more of the European breeding populations.

Green list species are considered to be of low conservation concern. They include all regularly occurring species that do not qualify under any of the red or amber criteria are green listed. The green list also includes those species listed as recovering from Historical Decline in the last review that have continued to recover and do not qualify under any of the other criteria.

Legislation relating to badger

Badgers are protected under the Protection of Badgers Act 1992 (as amended) which makes it an offence to:

- wilfully kill, injure, take, possess or cruelly ill-treat a badger, or to attempt to do so;
- intentionally or recklessly damage, destroy or obstruct access to a badger sett; and
- disturb a badger when it is occupying a sett.

These provisions have implications for construction or preparation works undertaken in the vicinity of an active sett and may be confounded by distance from the sett entrance. Any works resulting in ground penetration, vibration or noise near an identified badger sett entrance/s have the potential to disturb badgers and advice should be sought from a suitably experienced ecologist under such circumstances. If disturbance to an active sett is probable, then a licence may need to be obtained from Natural England before any works commence.

CONSTRUCTION MANAGEMENT PLAN

North Manchester Golf Club



APPENDIX 2

Construction & Environmental Management Plan:
Biodiversity