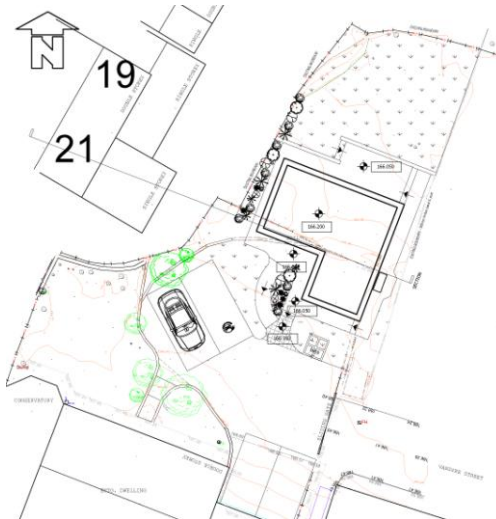


APPLICANT – Vandyke Property Ltd

The Barn
Vandyke Street
Norden, Rochdale
OL12 7QG

AGENT – WHITTAKER DESIGN

169 St John Street
Lees
Oldham
OL4 3DS
TEL. 0161 620 1438
E-MAIL. INFO@WHITTAKERDESIGN.CO.UK
WEB. WWW.WHITTAKERDESIGN.CO.UK



SITE – Land in front of The Barn
Vandyke Street
Norden, Rochdale
OL12 7QG

2 December 2025

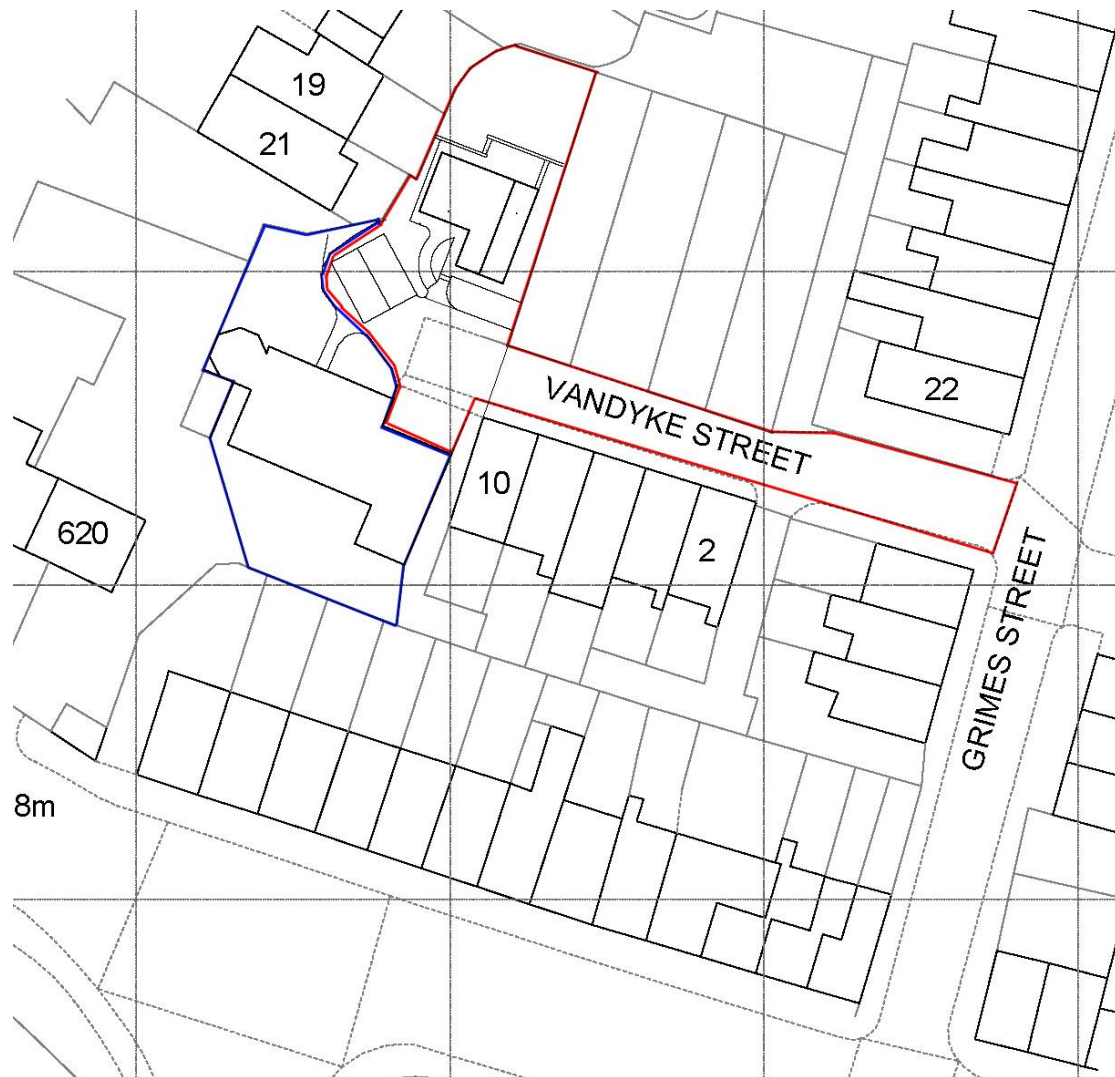
CONSTRUCTION ENVIRONMENT MANAGEMENT PLAN

1. THE SITE

1.1 Introduction – the site is in the garden of The Barn (dwelling) at the end of Vandyke Street, an unadopted road, that has a tarmac finish, of Grimes St and the major highway Edenfield Road (A680) Norden, Rochdale.

1.2 Planning is applied for following pre application dated 19 March 2025

1.3 Development site address – Land in front of The Barn, domestic land with allotment plots to the East of the site



1.4 Site description – sloping / terraced site with existing vehicle access to the site and parking area. The site is accessed from a main road, onto a residential street and onto the existing access to site via a finished unadopted road with row of terrace properties. The applicant and developer of the site lives opposite the site therefore is fully aware of the site and access. There are no TPO's on the site, the plot is as existing secure with gates and fencing. The dwelling plot has existing area of parking and amenity to the front and rear. The garden area to the front (North) is extensive with the proposal to build a new dwelling.

2.0 SITE MANAGEMENT

2.1 Site management – this development is a self build project by the applicant / developer who has owned the site in access of 20 years.

2.2 Site personnel – Self builder who will also be managing the site and any sub contractors that are required to complete the building while also being respectful to existing neighbours.

2.3 Site layout – as this is a self build project, there will only be a single portaloo cabin on the site, all other mess facilities will be off site in the applicants home, there is no need for site offices, etc. Storage of materials will be in areas of work and no bulk storing will be on site and materials will be delivered to site as required by local merchant. A jet wash will be on site to minimise any debris leaving the site. The boundary to the existing dwellings is already established with 2m fences to the West and North with a 1m fence to the East boundary to the existing allotments.

2.4 Site Investigation – this state's there is no issue with the materials on site and no remediation works to remove any contaminated material from the site.

2.5 Site parking will be within the site.

3.0 COMMUNITY LIAISON AND COMMUNICATION

3.1 Community liaison and communication, a display board shall be prominent and shall detail the nature of the works being undertaken, a contact name and telephone number (including a telephone number to be used outside normal working hours) will be displayed at the gate with general good practice sign warning signage

3.2 A complaints register shall be kept and shall include complainant's details, date and time of the complaint, cause(s) of the complaint, action taken to resolve the complaint, date and time of action taken to resolve the complaint, and reasons for any unresolved complaints.

4.0 SITE OPERATIONS

4.1 Working hours / Deliveries and transport of materials, plant, and equipment to site 08:00 to 18:00 on Monday to Friday • 08:00 to 13:00 on Saturdays • No working on Sundays or Public Holidays • No Piling operations (if required) should commence prior to 09:00hrs These working hours cover operations and work which are audible at the site boundary. Any noisy operations outside these hours shall not be undertaken without prior written approval from the LPA. These hours may be amended by the LPA where local circumstances demand as necessary. Any deliveries outside the above hours cannot be undertaken without prior written approval of the LPA.

4.2 For the loading and unloading of plant and materials at the development site this wherever possible loading and unloading should only take place within the development site. A banksperson will be provided for all vehicles entering / leaving the site and along Vandyke Street.

4.3 All vehicles and plant used during the development will be maintained in good and efficient working order, and in accordance with manufacturer's specification. All

vehicles, mechanical plant, and machinery used during the development shall be fitted with proper and effective silencers (where available AND/OR in compliance with health & safety requirements) and shall be maintained in good and efficient working order. All plant and machinery in intermittent use shall be shut down in the intervening periods between works. Plant and machinery capable of generating significant noise and vibration levels will be operated in a manner to restrict its duration. Static plant and machinery shall be sited as far away as possible from inhabited buildings or other noise sensitive locations. All compressors shall be 'noise reduced' models that are fitted with properly lined and sealed acoustic covers which shall be kept closed whenever the machines are in use. All ancillary pneumatic percussion tools shall be fitted with mufflers or silencers of the type recommended by the manufacturers. Wherever possible mains electricity or battery powered equipment shall be used instead of diesel or petrol powered generators. The handling of materials shall be conducted in such a manner that minimises noise, including minimising drop heights into hoppers and lorries. No stereos or similar amplified devices shall be audible beyond the site boundary.

4.4 Control of Dust - All plant and equipment shall be maintained in accordance with manufacturer's recommendations to ensure emissions to atmosphere are minimised. Any equipment used to cut paving blocks, kerbs, flagstones etc. shall be operated with a water suppression attachment or a dust filter. Engines of plant, machinery, and lorries shall be turned off at all times when not in use. Delivery activities, plant, stockpiled materials and/or any other activities liable to significant dust generation shall be located as far away as possible from the development site boundaries and neighbouring properties. Stored materials liable to dust generation shall be dampened down, covered with tarpaulin, or otherwise contained as far as reasonably possible. Drop heights from conveyors, loading shovels, hoppers, and other loading or handling equipment shall be minimised and fine water sprays should be used on equipment where necessary. Skips, chutes, and conveyors shall be covered and if necessary enclosed to ensure that dust does not escape. All vehicles carrying dusty materials shall be securely covered. Water suppression shall be used in dry conditions to reduce dust emissions (e.g. mobile bowsers or fixed sprayers as appropriate).

4.5 Vehicles leaving the site when in mud / wet conditions will have wheels washed and any access removed by brush / jet wash as required. The public highway must be kept in a condition whereby it is mud free. This is applicable to both roads and pavements.

4.6 Artificial lighting will only be used in areas of work and within the permitted operation hours set out above. Any additional security lights, and any other obtrusive external lighting shall be sensitively located so as to avoid nuisance to neighbouring properties and should only provide the necessary luminance for the relevant task(s).

5.0 TRAFFIC MANAGEMENT / ROAD WORKS

5.1 The site has access to services and drainage, there should be no requirement for any road works to the public highway required, if there is then this will be to a minimum and all required permits / licenses will be obtained as required.