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Residential Development of 8 Dwellings Site: Land at Schofield Street, Heywood, Rochdale.

CONSTRUCTION MANAGEMENT **PLAN**

This Construction & Environmental Management Plan has been produced by JCA for the construction of proposed residential development at Schofield Street, Heywood.

1. Introduction and Purpose

This Construction Management Plan (CMP) has been prepared to discharge the pre-commencement planning condition attached to the approval of planning permission for the development of **8 dwellings** comprising 1 detached house, 2 semi-detached pairs, and 3 mews dwellings at Schofield Street, Heywood. The document sets out the measures that will be implemented to:

- Protect residential amenity
- Safeguard the natural environment and ecological receptors
- Maintain safe access and highway safety
- Prevent nuisance from construction activity
- Ensure compliance with Rochdale Core Strategy (DM1, T2, G7, G8, G9), Places for Everyone (JP-P1, JP-C8, JP-G8), and the National Planning Policy Framework (NPPF)

No development, demolition or site preparation will commence until this CMP is approved in writing by the Local Planning Authority.

2. Site Context and Description

The site is located on Schofield Street, Heywood, within the North Heywood Ward. The surrounding neighbourhood is predominantly residential, with a mix of housing types including flats and terraced dwellings. The site lies approximately 110 metres from Manchester Street, providing strategic connection to Heywood town centre and the M62 motorway. The site currently comprises vacant concrete hardstanding bounded by:

- Old brick mill buildings
- Modern steel-frame warehouse structures
- Existing residential dwellings

The development is situated close to local amenities, primary and secondary schools, and active pedestrian routes. As such, construction activities must be carefully managed to minimise impacts on residents, school children, local businesses and road users.

3. Construction Management Plan Requirements

The following sections address each item required under the planning condition.

3a. Parking of Vehicles of Site Operatives and Visitors

To protect surrounding streets from congestion, obstruction and safety risks:

- A **dedicated on-site parking area** will be established on the southern portion of the hardstanding.
- Parking will be **strictly controlled** and limited to construction operatives, delivery drivers awaiting unloading, and essential site visitors.
- No construction-related vehicles will park on Schofield Street or adjacent residential roads.
- A site marshal will monitor vehicular access and ensure compliance.
- All subcontractors will be instructed via induction to use only the designated parking area.

Estimated capacity: **8–10 vehicles** (vans and small commercial vehicles).

3b. Loading and Unloading of Plant and Materials

- A **designated loading/unloading zone** will be positioned within the site boundary and fully off the public highway.
- All HGVs will enter and exit the site in a forward gear.
- Deliveries will be **scheduled to avoid peak school and commuter periods** (08:00–09:00 and 14:45–15:45).
- No materials will be loaded/unloaded on Schofield Street itself.
- Banksman will be present on all days when HGV deliveries are scheduled.
- Temporary signage will be displayed advising drivers of the designated route via Manchester Street.

3c. Storage of Plant and Materials

- Materials will be stored within a secure, fenced compound inside the site, positioned to avoid conflict with access routes.
- Storage areas will be set back from site boundaries to minimise visual intrusion and noise.
- Hazardous materials (fuel, adhesives, chemicals) will be stored in **bunded, lockable containers**.
- Plant, tools, and equipment will be stored in steel security containers within the compound.
- All stockpiles will be sheeted or enclosed, particularly aggregates and soils, to reduce dust mobilisation.
- Daily inspections will be undertaken by the Site Manager.

3d. Security Hoarding – Placement, Appearance, and Maintenance

- The entire site perimeter will be enclosed with **2.4-metre-high solid timber hoarding** or **HERAS panels** with debris netting depending on location.
- Hoarding facing Schofield Street will be solid timber for improved appearance and privacy to neighbours.
- Hoarding will be painted in a uniform neutral colour (e.g. grey or dark green).
- Contact details of the Principal Contractor and a 24-hour emergency telephone number will be displayed.
- Weekly inspections will be carried out to ensure hoarding remains:
 - structurally secure
 - visually tidy
 - free from graffiti
 - in good repair
- Any damage will be repaired within 24 hours.

3e. Measures to Protect Sensitive Receptors from Fugitive Dust and Debris

In accordance with best practice and IAQM construction dust guidance, the following controls will be implemented:

Dust and Air Quality Controls

- Hard surfaces will be damped down during dry or windy conditions.
- Cutting, grinding or sawing will be carried out using water suppression or off-site factory-cut materials where possible.
- Stockpiles will be sheeted or enclosed.
- Vehicle speeds on site limited to **5 mph**.
- Wheel washing facilities as per Section 3f.
- No burning of waste on site.
- All HGVs leaving site will be sheeted.

Debris Control

- The site entrance will be kept clean via regular mechanical sweeping.
- Loads will be inspected to ensure no loose debris is carried onto the public highway.
- Temporary drainage channels will be installed to prevent runoff carrying silt to Schofield Street.

Noise Mitigation

Although not explicitly required under the condition, the following measures will be implemented:

- Work hours restricted to: 08:00–18:00 Monday–Friday 08:00–13:00 Saturday No Sunday or Bank Holiday working.
- All plant fitted with silencers and subject to routine maintenance.

3f. Wheel Washing Facilities

To prevent mud and debris impacting the public highway:

- A **dedicated wheel wash system** will be installed near the site exit, consisting of:
 - Pressure-wash jets
 - Hardstanding run-off area
 - Silt collection trap
- All vehicles will be required to use the wheel wash prior to exiting site.
- Schofield Street will be inspected daily, with sweeping undertaken whenever necessary.
- Any mud/debris will be immediately removed by the Site Manager.

3g. Precautionary Working Methods for Amphibians, Badger and Hedgehog

All works will comply with the recommendations set out in the Arbtech Consulting Ltd Preliminary Ecological Appraisal (28 January 2025). The following measures will be adopted:

General Precautionary Methods

- A pre-start ecological briefing will be provided to all operatives.
- Site clearance will be undertaken during daylight hours.
- Any excavations left open overnight will include **mammal egress ramps** (e.g., timber planks).
- All pipes >120 mm will be capped overnight.
- Stored materials will be raised on pallets to discourage sheltering fauna.

Amphibians

- Vegetation clearance will be phased and undertaken under a watching brief.
- If amphibians are encountered, works will cease and individuals moved to suitable cover.

Hedgehog

- Clearance of brash, vegetation, and rubble will be undertaken hand-in-hand with visual checks.
- Hedgehogs found will be relocated to a safe area of retained habitat.

Badgers

- Although no active setts were identified, vigilance will be maintained during groundworks.
- Any evidence of new activity will be reported to an ecologist immediately.
- Works near suspected activity will halt pending professional advice.

A record of ecological checks will be maintained throughout construction.

4. Construction Traffic Management

- Construction vehicles will access the site solely via Manchester Street → Schofield Street.
- A delivery log will be kept detailing times, vehicles, and materials.
- No deliveries during school opening/closing periods.
- Traffic marshals will supervise all reversing manoeuvres.
- Public footpaths adjacent to the site will be kept open unless otherwise agreed.

5. Waste Management

- A Site Waste Management Strategy will be implemented including:
 - segregated waste skips
 - recycling of metal, timber, plastic, and plasterboard
 - licensed waste carriers only
 - no burning of waste
 - all waste transfer notes retained for inspection

6. Communication with Local Residents

- A **newsletter** will be delivered to surrounding households prior to works commencing.
- Contact details for the Site Manager will be displayed on hoarding.
- Significant operations (e.g., crane lifts, major deliveries) will be communicated to residents in advance.

7. Compliance and Monitoring

- The contractor will appoint a Site Manager responsible for full CMP compliance.
- Weekly inspections will be undertaken covering:
 - hoarding, wheel wash, dust control, storage areas, ecological protection measures
- Any breaches will be immediately rectified.
- The CMP will be kept on site at all times and made available to the LPA upon request.

8. Conclusion

This CMP sets out the full suite of measures that will be deployed to protect neighbouring residents, the environment, and the highway network during the construction of the proposed 8-dwelling development. All works will be undertaken strictly in accordance with the approved details and the requirements of Rochdale Core Strategy, Places for Everyone, and the NPPF.