



BALANCEPOWER

Construction Management Plan (CMP)

**Land Off Dig Gate Lane, Kingsway Business Park,
Rochdale, OL16 4NR**

Battery Energy Storage System

January 2026

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For	Rochdale – Battery Energy Storage System
Submitted to	Rochdale Council
Date	January 2026
Prepared by	Dan Levy, Planning Manager

1. Introduction

This Construction Management Plan (CMP) sets out the measures to be adopted during the construction phase of the Battery Energy Storage System (BESS), located at Dig Gate Lane, Rochdale, OL16 4NR, to discharge Condition 12 (extracted below) within 24/00043/FUL for the "Proposed development of a battery energy storage system with associated infrastructure and access" at Land Off Dig Gate Lane, Kingsway Business Park, Rochdale.

Condition 12 – Construction Management Plan

No development shall take place until a Construction Management Plan (CMP) has been submitted to, and approved in writing by, the Local Planning Authority. The CMP shall include details of the following:

- a) The parking of vehicles of site operatives and visitors;*
- b) Loading and unloading of plant and materials;*
- c) Storage of plant and materials used in constructing the development;*
- d) The erection and maintenance of security hoarding;*
- e) Measures for the protection of the natural environment from accidental spillages, dust and debris including dedicated protection measures (including high visibility fencing) for the retained trees during and after construction;*
- f) A construction lighting plan designed to direct any temporary lighting away from the retained trees and hedgerow during and after construction;*
- g) Noise and vibration, mud and dust suppression;*
- h) A scheme for recycling/disposing of waste resulting from demolition and construction works;*
- i) Wheel washing facilities; has been submitted to and approved in writing by the Local Planning Authority.*
- j) A scheme to treat and remove suspended solids from surface water run-off during construction works;*
- k) Method statement providing amphibian reasonable avoidance measures; and*
- l) Measures to protect the safety of users of the adjacent public right of way from vehicle movements associated with the construction phase*

This CMP outlines the proposed approach to managing the environmental, logistical, and safety impacts associated with the construction phase of the above-named development.

The CMP aims to ensure that construction works are carried out in a safe, responsible, and neighbour-conscious manner, in line with relevant legislation, regulations, and the planning conditions issued by the Local Planning Authority (LPA).

Figure 1 details the location of the site.

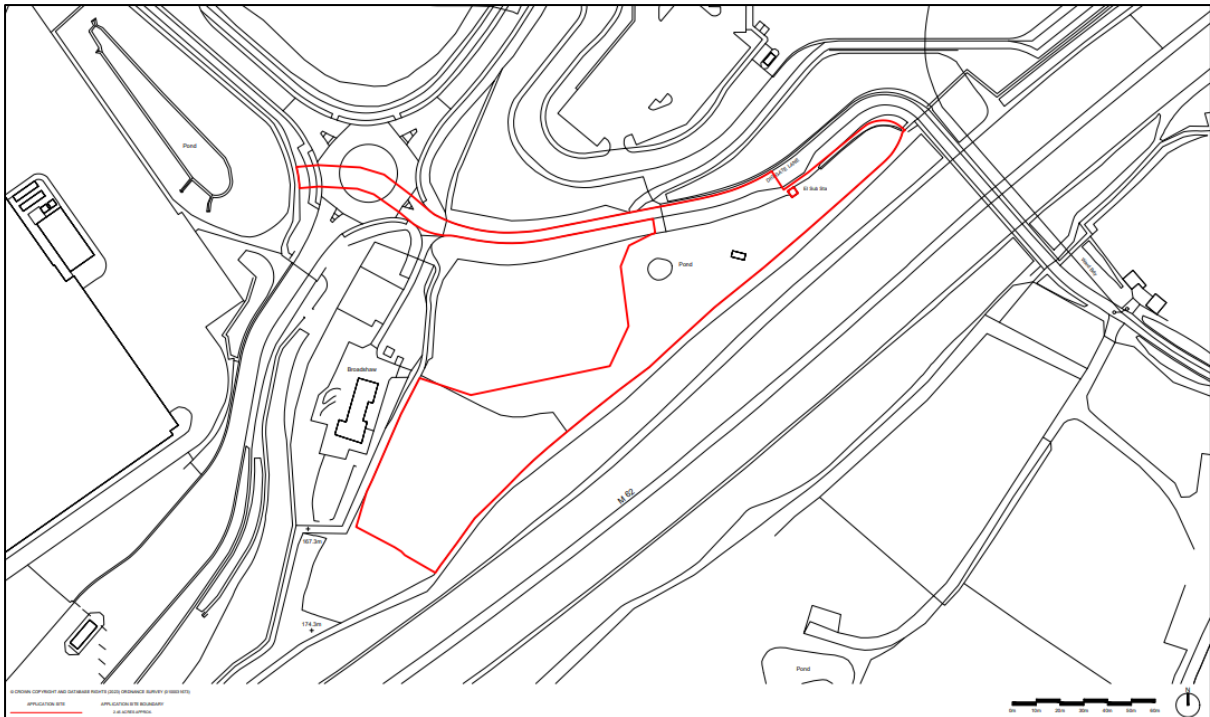


Figure 1 - Site Location

2. Construction Compound and Laydown Area

A Temporary Construction Area lies within the southwestern corner of the Site as shown on the Construction Management Plan drawing (ref. 058 - PL - OL164NR - 204), provided in Figure 2 below and Appendix 1.

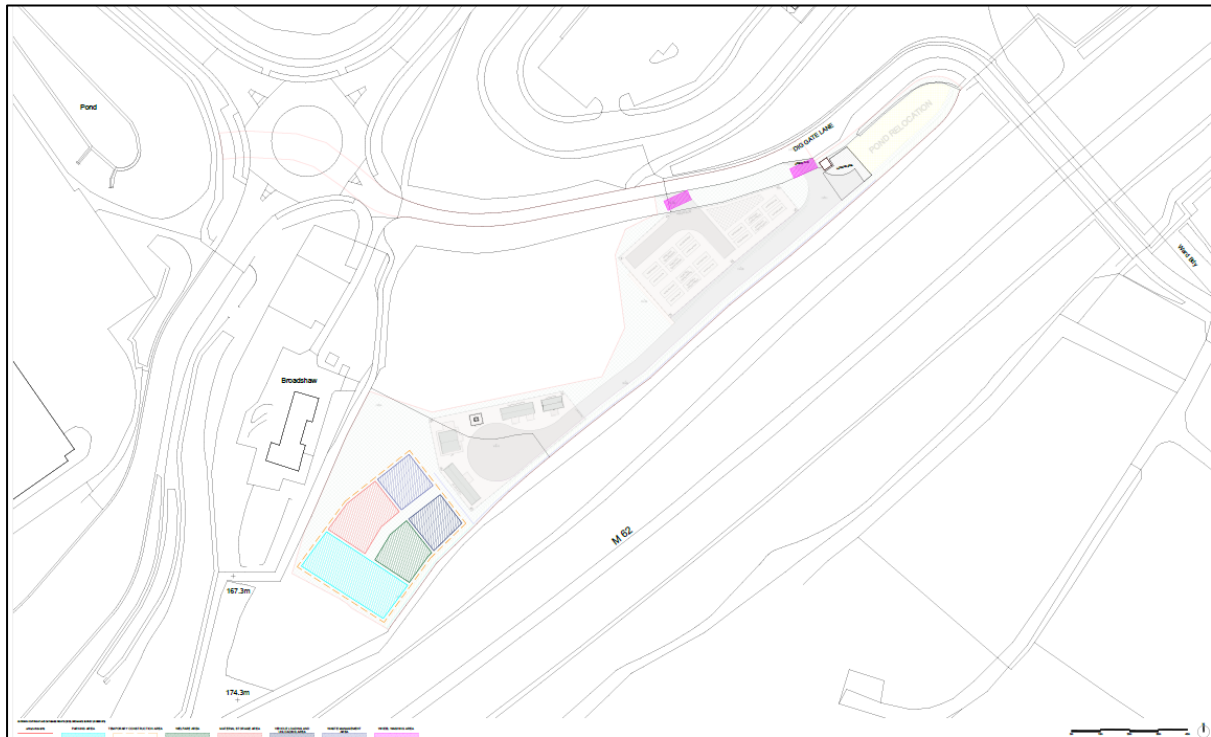


Figure 2 - Temporary Construction Compound Plan

The compound will include a central hardstanding area for staff welfare facilities, a designated zone for vehicle loading and unloading, and a set-down area for plant and materials during construction. Topsoil will be removed from these areas and stored for reuse once the works are complete.

The compound will be secured with temporary fencing and locked gates outside working hours. The contractor is responsible for maintaining security during the day, with the Site Manager (or delegate) ensuring it is properly locked each evening.

The Temporary Construction Area comprises the following elements:

- Parking Area;
- Vehicle Loading and Unloading Area;
- Material Storage Area;
- Welfare Area; and
- Waste Management Area

Staff Parking

Staff parking for contractor vehicles (i.e. site personnel, operatives and visitors) will be accommodated within the western area of the Temporary Construction Area, to not create a hazard or obstruct the site access. Only construction vehicles such as site vehicles and delivery trucks will be parked within the main construction areas, whereas all construction staff vehicles are expected to park within the temporary car parking area.

Suitable cautionary signage will be installed onsite to ensure the safety of site personnel.

Vehicle Loading and Unloading Area

All loading and unloading of material will take place on site wherever possible, so as not to obstruct traffic. A Vehicle Loading and Unloading Area is designed within the eastern portion of the Temporary Construction Area, as shown in drawing 058 - PL - OL164NR - 204, so that this can be achieved without comprising traffic routes (pedestrian and vehicular).

Materials and Site Storage

Materials and equipment must be stored only within the designated Material Storage Area inside the Temporary Construction Area. All trades will be briefed during induction on the location of this area and the types of materials permitted. Secure, lockable containers or equivalent storage must be provided and kept locked when not in use.

The Material Storage Area is intended to prevent unauthorised access and to reduce fire risks and other hazards.

Welfare Area

A temporary Welfare Area will be established to provide appropriate facilities for all construction personnel. Welfare provisions will comply with the requirements set out in Schedule 2 of the Construction (Design and Management) Regulations 2015. The Principal Contractor will be responsible for ensuring these facilities are provided and maintained. The Welfare Area will remain in place for the duration of the construction works only.

Waste Management Area

A Waste Management Area will be provided within the Temporary Construction Area, equipped with clearly labelled skips for general waste, plastic, wood and metal. Where waste cannot be placed directly into a skip, it must be stored safely without obstructing site access or egress, without creating opportunities for unauthorised access, and without increasing the risk of accidental backfilling.

3. Site Security and Hoarding

- **Perimeter Fencing:** A minimum 2.4m high solid timber hoarding will be erected along Dig Gate Lane prior to the commencement of construction. Heras Fencing will be used around the remaining Site Boundary for safety and security purposes. All fencing will be installed in accordance with BS 1722-14: Specification for temporary fencing.
- **Maintenance:** Hoarding will be regularly inspected and maintained in good condition throughout the construction period. Any incidents of vandalism will be removed in a reasonable timeframe once it has been identified.
- **Site Access:** Gated access will be controlled and monitored during working hours. Gates will be locked outside of operational times.
- **Security:** Hoarding will be reinforced with secure locking gates and monitored by CCTV where necessary.
- **Privacy:** The solid panel design provides privacy, concealing tools and equipment.
- **Public Engagement:** Where feasible, sections of the hoarding fronting public highways or pedestrian paths will feature decorative displays including information about the project, local heritage, and environmental commitments.
- **Viewing Panels:** Designated viewing panels may be installed at safe locations to allow the public to observe ongoing construction activities, subject to risk assessment and safety measures.

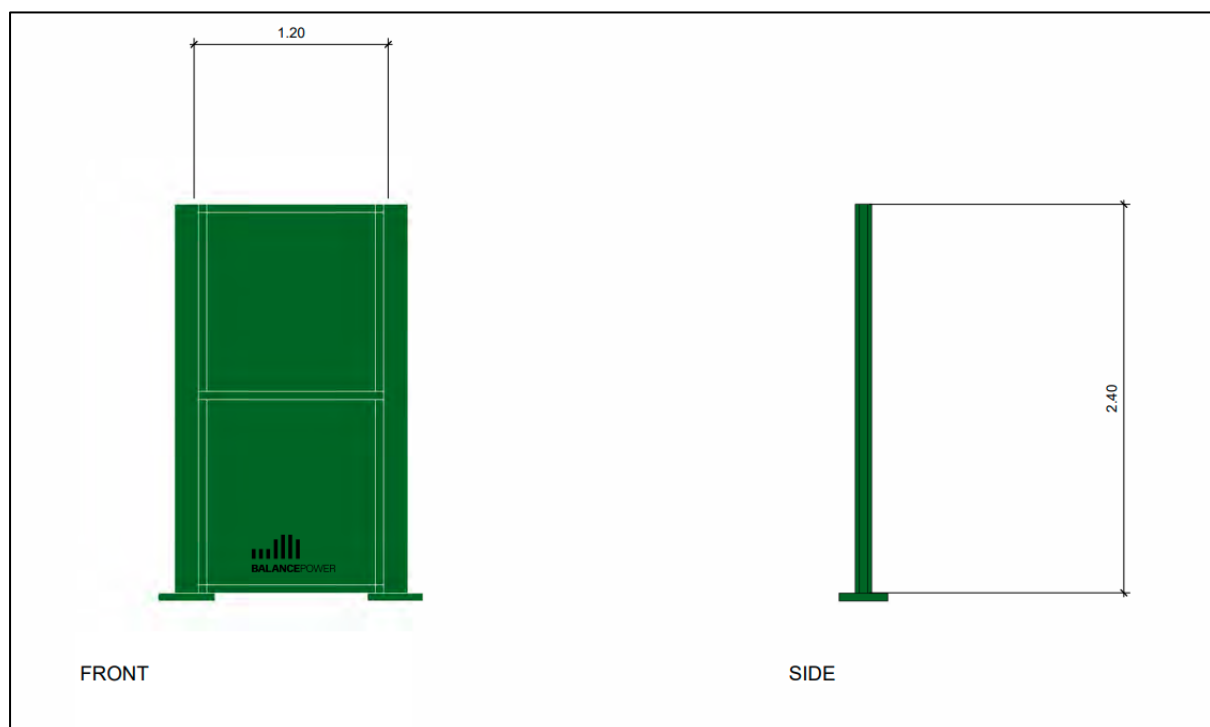


Figure 3 - Hoarding Elevation Plan

4. Environmental Protection Measures

- **Spill Prevention:** During the construction period, the contractor is to ensure they always have onsite suitable and regulated spill kits and a reaction plan to deal with any fuel spillages. Spill kits will be provided onsite, and staff will be trained in spill response procedures. Fuel will be stored in double skinned fuel bowzers; designated fuelling areas will be established on site.
- **Dust Suppression:** Measures including water spraying of haul roads, covering of loose material stockpiles, and wheel washing for vehicles exiting the site will be implemented. Other measures including road sweeping and damping down using a water bowser will be used should dust become a problem.
- **Debris & Waste Management:** Rubbish will be cleared daily, and skips will be covered to prevent wind-blown debris. Construction waste will be sorted and disposed of at licensed facilities. Reuse and recycling will be prioritised.
- **Noise Control:** Construction activities will comply with allowable hours, as detailed below. The use of quieter alternative machinery will be considered where practicable. No work will occur on Sundays or public holidays without prior notice or approval.
 - Construction operations would be limited to 08:00 to 18:00hrs Monday to Friday and 08:00 to 13:00hrs on Saturdays, with no construction work taking place on Sundays or on Bank Holidays.
- **Protection of Retained Trees:** All retained trees will be safeguarded with dedicated high-visibility protective fencing and buffer zones in accordance with BS 5837:2012. No storage, plant movement, excavation or vehicle access will be permitted within these protected areas during or after construction.

5. External Lighting

- **Temporary Lighting:** All external lighting will be directional and shielded to prevent light spill onto adjacent properties or ecological areas. Lighting will be directed away from the M62 motorway and there will be no light spill onto the motorway embankment. Lighting will be controlled by timers or motion sensors to reduce unnecessary use.
- **Design Compliance:** Lighting design will conform to the Institute of Lighting Professionals (ILP) guidance and relevant British Standards to minimise glare, sky glow, and ecological impact.
- **Night-time Work:** Lighting for health and safety will be needed where work is required to take place during the hours of diminishing ambient lighting levels which is likely to occur if the construction works are carried out in the winter months or if night-time working is required. Security lighting is often required to deter crime in both compounds and in areas where plans and materials are stored overnight. If night work is essential, task-specific lighting will be used, and nearby residents will be notified in advance.

- **Retained trees and hedgerows:** All temporary lighting will be sited and directed to avoid illumination of retained trees and hedgerows. Protective shielding or directional controls will be used to prevent light spill onto these ecological features throughout construction and while any temporary lighting remains in place.

External Lighting – mitigation measures

- Adhere to best practice measures as recommended by the Institution of Lighting Professionals (ILP) and Health & Safety Executive guidance.
- Luminaires will be selected to minimise upward spread of light. The optics in the lanterns will control the distribution of light to avoid overspill, sky glow and glare.
- Glare will be kept to a minimum by ensuring the main beam angle of all lights directed towards any potential observer is not more than 70°.
- Operate curfew and minimise the duration of any lighting (switch off or part-night dimming).

6. Recycling and Disposing of Waste

Waste generation on site will be minimised through the recycling of surplus materials wherever possible. Spoil produced during construction will be retained on site where feasible to support landscaping proposals. Other construction waste will be collected in skips and disposed of appropriately (as referred to in Section 2).

All general waste will be cleared daily into skips or bins. The project management team will record all waste generation, recycling, and disposal data and maintain it in the site waste management file, in accordance with the approved waste management scheme.

7. Wheel washing

A wheel wash system will be placed at both exits to ensure that vehicles leaving the construction area have clean wheels and do not deposit mud onto the highway. They will remain in place from the start of the construction phase until works are complete.

The specific type of wheel-wash units has not yet been decided and may consist of either hand-held jet washers or dry wheel-wash rumble strips

8. Suspended Solids

No drainage from the proposed development shall be allowed to discharge into any highway drain or over any part of the public highway. The construction drainage system will be designed and managed to comply with BS6031 "The British Standard Code of Practice for Earthworks", which details methods that should be considered for the general control of drainage on construction sites. Further advice is contained within the Geotechnical Design, General Rules (BS EN 1997) which should be read in conjunction with Basis of Structural Design (BS EN 1990). Control measures will include:

- All surface water run-off from construction areas will be directed through temporary silt-control measures such as settlement tanks, silt traps and, where required, oil interceptors before any discharge off site.
- All silt-control measures will be inspected regularly (at least weekly and after heavy rainfall) and cleared of accumulated sediment to maintain effective treatment.
- Supporting measures such as wheel washing, road sweeping and covering of stockpiles will be used to reduce the generation of suspended solids at source.

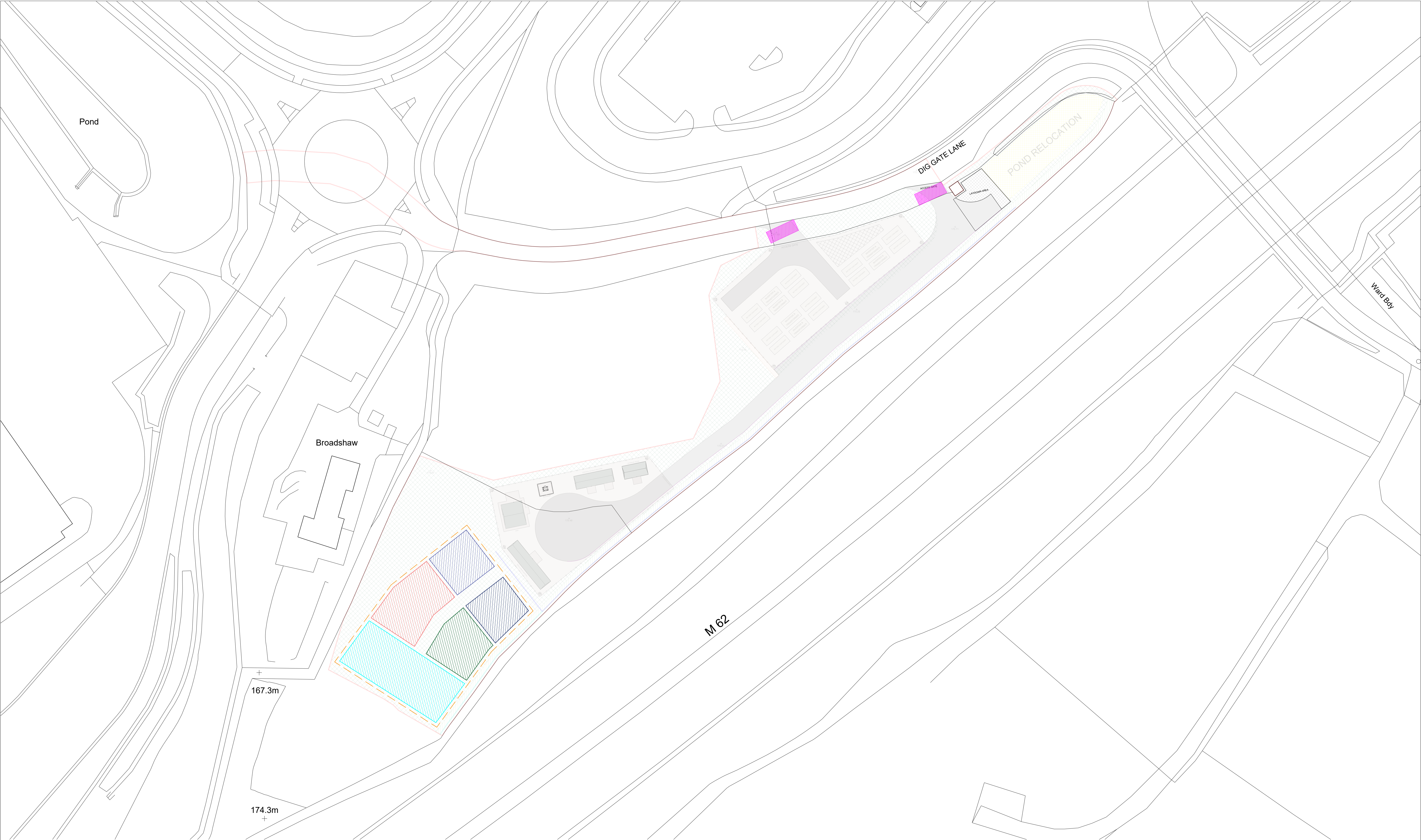
9. Amphibian Avoidance Measures

- **Pre-construction checks:** An ecologist will inspect all working areas prior to vegetation and ground clearance to identify terrestrial habitats that may shelter amphibians.
- **Staff training:** All site operatives will receive a toolbox talk on protected species, ecological responsibilities, and site-specific requirements. Attendance will be recorded via signed confirmation sheets.
- **Vegetation and ground clearance:** Before clearance some working areas working area may be subject to phased vegetation management over several days to safely deter wildlife and allow ecological checks. If necessary, clearance will be phased, first cut will be to approximately 150mm and a second cut to approximately 50mm. Works will commence only after visual inspection confirms the area is clear. Works requiring advice or supervision will be carried out in the presence of the ecologist.
- **Contingency measures:** If a great crested newt or other notable amphibian is found, work will stop immediately. The ecologist will advise on legal compliance and, if safe, relocate or allow the animal to vacate the area before works resume.
- **Ongoing supervision:** Following the initial pre-construction inspection and any supervised clearance, the ecologist will remain contactable throughout the construction phase to provide advice should unexpected ecological issues arise.

10. Pedestrian Rights of Way Protection

- **Access Management:** Construction traffic will use designated access routes. Signage and traffic marshals will be used to ensure pedestrian and public safety.
- **Highway Cleanliness:** A wheel wash system will be installed to prevent mud from being tracked onto public roads. Road sweepers will operate regularly.
- **HGV Movement:** All delivery vehicles and HGVs will enter and leave the site in forward gear so as to protect the safety of the users of the Public Highway.

Appendix 1





BALANCEPOWER

GENERAL

THIS DRAWING IS THE COPYRIGHT OF BALANCE POWER PROJECTS LTD
ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE SPECIFIED
LAYOUT/FABRICATION AREA IS NOT CONSIDERED IN THE LAYOUT
THIS DRAWING DOES NOT DEFINE THE SCOPE OF SUPPLY

NOTES

1. NA

EQUIPMENT LIST

1. TBC

PROJECT NUMBER

058 - PL - OL164NR - 204

PROJECT TITLE

ROCHDALE

PROJECT ADDRESS

ROCHDALE - OL16 4NR

DATE

08/01/25

PROJECT TYPE

ENERGY DEVELOPMENT

DRAWING TYPE

CONSTRUCTION MANAGEMENT PLAN

DESIGNER

L.GALE

CHECKED BY

D.LEVY

SCALE

1:500

REVISION

REV E

PAPER SIZE

A1

DRAWING PURPOSE

PLANNING