

MIDDLETON CARE HOME, ROCHDALE**CONSTRUCTION AND ENVIRONMENTAL MANAGEMENT PLAN**

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Weddles Project Number: 2174

	Name	Date
Author	Ben Shirley BSc (Hons.), Assistant Ecologist	02/03/2026
Check	Chris Braine BaHons MLA CMLI MCIHort MLA MArborA	18/03/2026
Issue Date		
Revision A	James McGrath BA (Hons), MLA	30/03/2026

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1 INTRODUCTION

1.1 Background

This report provides construction guidance for the proposed development at Middleton Care Home, Rochdale for an application for the erection of a residential development comprising of 20 dwellings (Use Class C3) and an 80 bed care home development (Use Class C2) including car parking, landscaping, open space and other associated works following demolition of Parkfield House. This CEMP is prepared to discharge Condition 4 of the Decision Notice (23/00335/FUL), which states:

“No phase of development shall take place (including any demolition, site clearance or preparation works) until a Construction Environmental Management Plan (CEMP) for that phase has been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, this shall include the following:

- a) loading and unloading of plant and materials;*
- b) storage of plant and materials used in constructing the development;*
- c) the erection and maintenance of security hoarding;*
- d) measures to protect surrounding sensitive receptors from fugitive dust and debris both during and after the construction phase;*
- e) reasonable avoidance measures for the protection of amphibians and mammals; and,**
- f) surface water management method statement.*

“The approved method statement shall be adhered to throughout the construction period. The development shall not be carried out otherwise than in accordance with the approved method statement without the prior written permission of the Local Planning Authority.

Reason: To minimise the detrimental effects to the natural environment through risks of pollution during the construction phase in accordance with Policies DM1, G7 and G9 of the Core Strategy, Policies JP-P1 and JP-G8 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

Reason for Pre-Commencement: Site clearance poses a threat to the surrounding natural environment and to surrounding occupiers and a scheme therefore needs to be agreed in advance of any works taking place.

Reason for Pre-Commencement: Replacement bat habitat is to be made available prior to the demolition”

This report focuses on Reasonable Avoidance Measures (item e) and should be read in conjunction with the Construction Plan and Method Statement and Construction Site Plan Rev A produced by Greenchurch Developments. Both documents can be found in Appendix 1 and 2 of this CEMP.

1.2 Site Description

The red line application site is approximately 1.11ha in extent. The site is located off Manchester Old Road, on the western periphery of Middleton at Ordnance Survey grid reference SD 86250 05562.

Historically a developed plot, the site currently features a large, disused former office building and an associated electricity substation. The terrestrial landscape is defined by a mosaic of unmanaged habitats typical of post-industrial transition, including areas of former amenity grassland that have fallen into neglect, interspersed with ornamental shrubberies and hardstanding that is increasingly being colonised by frequent ruderal herbs.

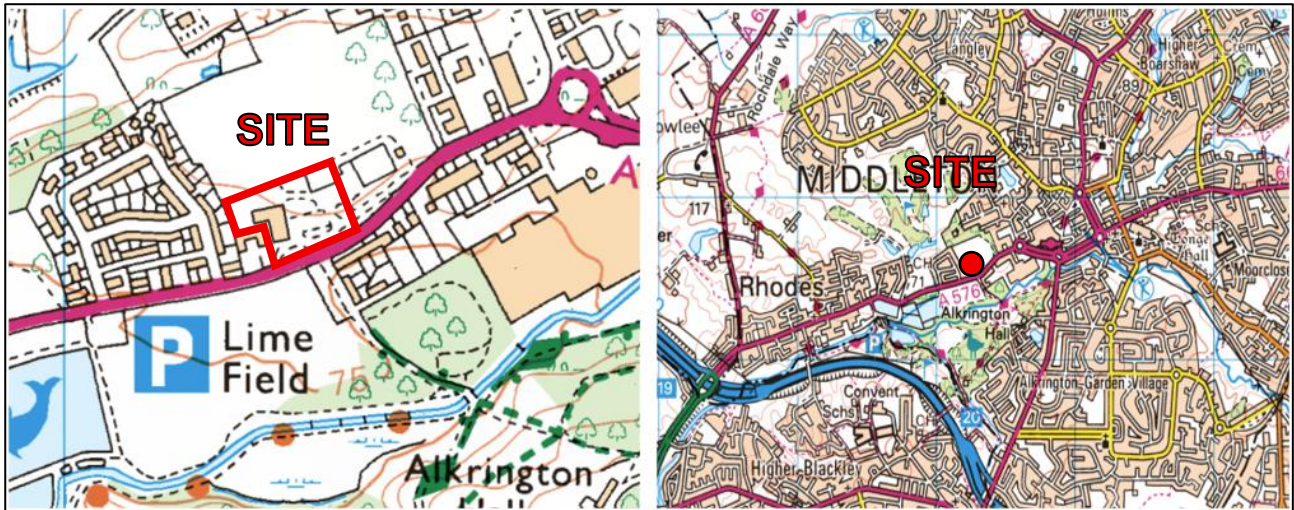


Figure 1: Ordnance Survey of application area



Figure 2: Red line boundary

1.3 The Proposals

The application proposes the erection of a residential development comprising of 20 dwellings (Use Class C3) and an 80 bed care home development (Use Class C2) including car parking, landscaping, open space and other associated works following demolition of Parkfield House.

The following ecological enhancements are provisioned as part of the development proposals:

- Retention of some individual trees;
- Variety of bird and Bat boxes installed on retained trees and proposed buildings;
- Woodpile habitats for hibernating hedgehogs;
- Hedgehog highways installed in proposed fencing.

An Ecological Survey and Assessment was conducted by ERAP Ltd in March 2023. An updated Ecological Assessment was subsequently conducted by ERAP Ltd in May 2025.

Overall, the previous survey efforts identified potential impacts to:

- Roosting Bats
- Foraging Bats
- Breeding Birds
- Amphibians
- Hedgehog and other small terrestrial Mammals

2 ECOLOGICAL MITIGATION MEASURES

2.1 Bats

2.1.1 Foraging and Commuting Bats

A lighting strategy should follow best practice as outlined below:

- Consider employing a competent lighting designer who will apply the principles of providing the right light, in the right place, at the right time.
- Minimise the spread of light to at, or near horizontal and ensure that only the task area is lit. Flat cut-off lanterns or accessories should be used to shield or direct light to where it is required.
- Consider the height of lighting columns. It should be noted that a lower mounting height is not always better. A lower mounting height can create more light spill or require more columns.
- Column height should be carefully considered to balance task and mitigation measures. Use temporary close-boarded fencing until vegetation matures, to shield sensitive areas from lighting.
- Limit the times that lights are on to provide some dark periods. The task being lit often varies, for example roads are less used after 23.00hrs and car parks are empty. A lighting designer can vary the lighting levels as the use of the area changes reducing lighting levels or perhaps even switching installations off after certain times. This use of adaptive lighting can tailor the installation to suit human health and safety as well as wildlife needs.

In addition, apply technical specifications:

- Use narrow spectrum light sources to lower the range of species affected by lighting.
- Use light sources that emit minimal ultra-violet light
- Lights should peak higher than 550nm
- Avoid white and blue wavelengths of the light spectrum to reduce insect attraction and where white light sources are required in order to manage the blue short wavelength content they should be of a warm / neutral colour temperature <4,200 kelvin.

2.1.2 Roosting Bats

Onsite works which will affect bats should be taken during the bat transitional period from March-April, or from mid-September-mid-November.

Two trees are considered to hold '**Low**' suitability for roosting bats and its should be retained as part of the development.

Mitigation and Ecological enhancements for this taxa are outlined in the accompanying Ecological Enhancement Strategy (2174 Middleton Care Home - Ecological Enhancement Strategy - February 2026).

2.2 Birds

The previous survey effort found non-active nests were found within application area. However, the woodland and shrubs onsite are considered to suitability to support a range of common nesting birds during the breeding season. In order to avoid potential disturbance of nests onsite Reasonable Avoidance Methods (RAMs) should be taken.

The development must be carefully timed to avoid any direct or indirect impacts to nesting birds within the site:

- In compliance with Wildlife and Countryside Act 1981, no construction work which will disturb nesting birds should take place during the breeding season and occur after swallow migration (typically March to September, inclusive).
- Should vegetation removal be required during nesting season, it is recommended that a nesting bird check be undertaken by suitable trained ecologist no more than two days prior to works
- If an active birds nest is located during the clearance works, the site and a 5m radius will be left *insitu* and undisturbed. Once a 2-week period has elapsed, the nest should be checked again for bird activity. Works may commence only once it has been confirmed that the young have fledged.

Ecological enhancements for this taxa are outlined in the accompanying Ecological Enhancement Strategy (2174 Middleton Care Home - Ecological Enhancement Strategy - February 2026).

2.3 Other Terrestrial Mammals

To minimise risk of killing or injuring European Hedgehog (*Erinaceus europaeus*) and other terrestrial mammals, a precautionary site clearance method will be implemented.

- Any suitable habitat such as brash or log piles will be carefully searched by hand. Any small mammals such as hedgehog found during the search will be relocated to an area of retained habitat.
- Trenches or excavations left uncovered overnight will have a suitable of escape (such as a wooden plank).

Ecological enhancements for this taxa are outlined in the accompanying Ecological Enhancement Strategy (2174 Middleton Care Home - Ecological Enhancement Strategy - February 2026).

2.4 Trees

Trees should be retained wherever possible as part of the development. All retained trees should be protected in line with BS5837:2012 '*Trees in relation to Design, Construction and Demolition – recommendations*'.

Suitable mature trees onsite will host roosting and nesting potential and provide adequate locations for positioning ecological mitigation and enhancement boxes (relating to Bats and Birds).

2.5 Amphibians and Reptiles

The proposed development would result in the removal of habitats that hold suitability for foraging amphibians. To minimise the risk of killing or injury to Herptiles, a precautionary site clearance method will be implemented if works relating to vegetation clearance are undertaken during the herptile active period between March and October:

- An Ecological Clerk of Works will be made available during the ground preparation phase of the development. A finger-tip search of suitable herptile habitats should be undertaken prior to site clearance activities.
- Site clearance of vegetation should be undertaken in a phased manner where grassland habitats are strimmed to a height of 15cm from the centre to the peripheries to allow individuals to disperse naturally. Grassland and vegetation may then be removed from the application with any arisings removed as soon as possible.
- Trenches or excavations left uncovered overnight will have a suitable means of escape (such as wooden plank).
- Any suitable habitat such as brash, log piles, grass cuttings will be carefully searched by hand.

- Any amphibians found during the search will be relocated to an area of retained habitat.
- Trenches or excavations left uncovered overnight will have a suitable means of escape.

3 CONSTRUCTION METHOD STATEMENT

3.1 Construction Programme

This Method Statement should be followed for all construction works within the whole 'construction area'. The programme will be made available to view in the Site Managers office with all key dates and timescales clearly stated. The following measures will be adopted throughout the construction period of the proposed development:

- An Ecological Clerk of Works (ECoW) will be appointed and be available, as and when required throughout the construction period should animals be encountered. This may be utilised to aid erection of bat or bird mitigation or to consult.
- A copy of this Method Statement will be circulated to key site staff and other site operatives so that they are fully aware of the sensitivity of the works.
- The optimal time for vegetation clearance is **early October**.

3.2 Equipment and Plant

The contractor will identify the equipment, machinery and plant to be used, including specification and quantities. The plant machinery used is expected to be conventional earthworks and construction plant. No plant or machinery should be moved beyond the site boundary.

Plant and machinery will be stored overnight in a site compound. At the end of every day, a check will be made for leaks.

3.3 Environmental Control – Noise

Noise levels will be controlled as reasonably as possible to ensure that the development occurs in way that is not detrimental to the amenities of neighbouring properties. Should there be any noise risk then the "best practice recommendations of noise control" as outlined in BS5228-1: 2009 will be followed.

3.4 Environmental Control – Vibration

It is considered that vibration impacts will be minimal during the construction of the development. In the event that a complaint is received regarding vibration during the works and is established then remedial measures will be proposed, agreed and implemented.

3.5 Environmental Control – Air Quality

All construction activity will be carried out in a way to limit carbon emissions, air pollutants and particulates by employing the best practical means available, for example, banning idling engines, cover dusty stockpiles or top soil with sheeting, ban on fires or burning, operating machinery only to meet the specified task.

3.6 Environmental Control – Waste Disposal

Arisings, topsoil, cuttings, any other such biomass or construction related waste materials will be collected and removed from the site at the earliest convenience.

3.7 Roles and Responsibilities

It is the responsibility of the contractor Site Manager to ensure the working methods identified are strictly implemented and adhered to until the termination of their contract. Where ECoW will be required to attend site, it will be the responsibility of the appointed ecologist that each species is afforded proper care and due attention to protect the client against infringements of the Wildlife and Countryside Act 1981.

APPENDIX 1: CONSTRUCTION PLAN & METHOD STATEMENT

Construction Plan & Method Statement

Middleton Care Home Development

Address: Manchester Old Road, Middleton

Drawing: Construction Site Plan Rev A

A. Loading and Unloading of Plant and Materials

- All construction traffic will arrive and depart via the existing tarmac access road on the east side of the site, identified on the site plan as the main entrance and exit for all construction traffic.
- A designated loading/unloading zone is established adjacent to the materials storage areas identified on the plan to ensure safe segregation of vehicles and pedestrians.
- Deliveries will be scheduled to avoid peak hours and prevent congestion on Manchester Old Road.
- Banksmen will be present for all reversing and vehicle movements inside the site perimeter.
- No delivery vehicles will park or wait on the public highway.

B. Storage of Plant and Materials

- Materials storage zones, as shown on the plan, are located on the northern and eastern boundaries inside the secure Heras fencing line.
- All materials will be stored on level hardstanding formed from the retained existing tarmac car park.
- Storage areas will be organised into:
 - Bulk materials (blocks, bricks, aggregates)
 - Structural materials
 - Timber and formwork

MEP materials stored in enclosed containers

- Spill kits will be maintained on site and all fuels/chemicals (if required) will be stored in COSHH-compliant locked containers.
- Plant not in use will be stored within the same secure area or beside the proposed tower crane location.

C. Erection and Maintenance of Security Hoarding

- The full perimeter of the construction site will be enclosed with Heras fencing with debris netting, as indicated on plan notes.
- Fencing will be inspected weekly and after adverse weather.
- Vehicle access gates and a separate pedestrian gate (as shown on the plan) will remain locked outside working hours.

Site signage will include:

- Warning and safety signs
- Site office/welfare directions
- Emergency contact information
- All fencing will comply with HSG151 and local authority requirements.

D. Measures to Protect Surrounding Sensitive Receptors from Dust & Debris

Sensitive receptors include:

- Adjacent properties to the west
- Garden of Remembrance area
- Main road and footpaths

Dust & Debris Control Measures:

- Debris netting installed to the full Heras fence perimeter as indicated on plan.
- Hardstanding access road will be regularly dampened during dry periods.
- A wheel-wash/jet-wash station will be installed at the site exit to prevent mud being tracked onto public roads.
- Stockpiles kept damp and covered where appropriate.
- Cutting, grinding and sawing operations carried out using water suppression or off-site where possible.
- Road sweepers used as necessary.
- Waste stored in enclosed skips located in the welfare/compound area.

F. Surface Water Management Method Statement

The existing tarmac car park, retained as shown on the plan, provides stable hardstanding that reduces mud generation and minimises surface contamination.

Temporary surface water controls will include:

- Silt fencing and straw bales placed along low points of the site boundary where required.
- Settlement tanks or filtration units used for pumped water from excavations.
- Materials stored away from drainage paths to avoid contamination.

No direct discharge will occur to public drains without filtration.

During superstructure works, gutters and downpipes will be progressively installed and connected to temporary ground discharge points to control runoff from incomplete roofs.

A drainage check will be made before handover to ensure no silt or debris has entered the permanent drainage system.

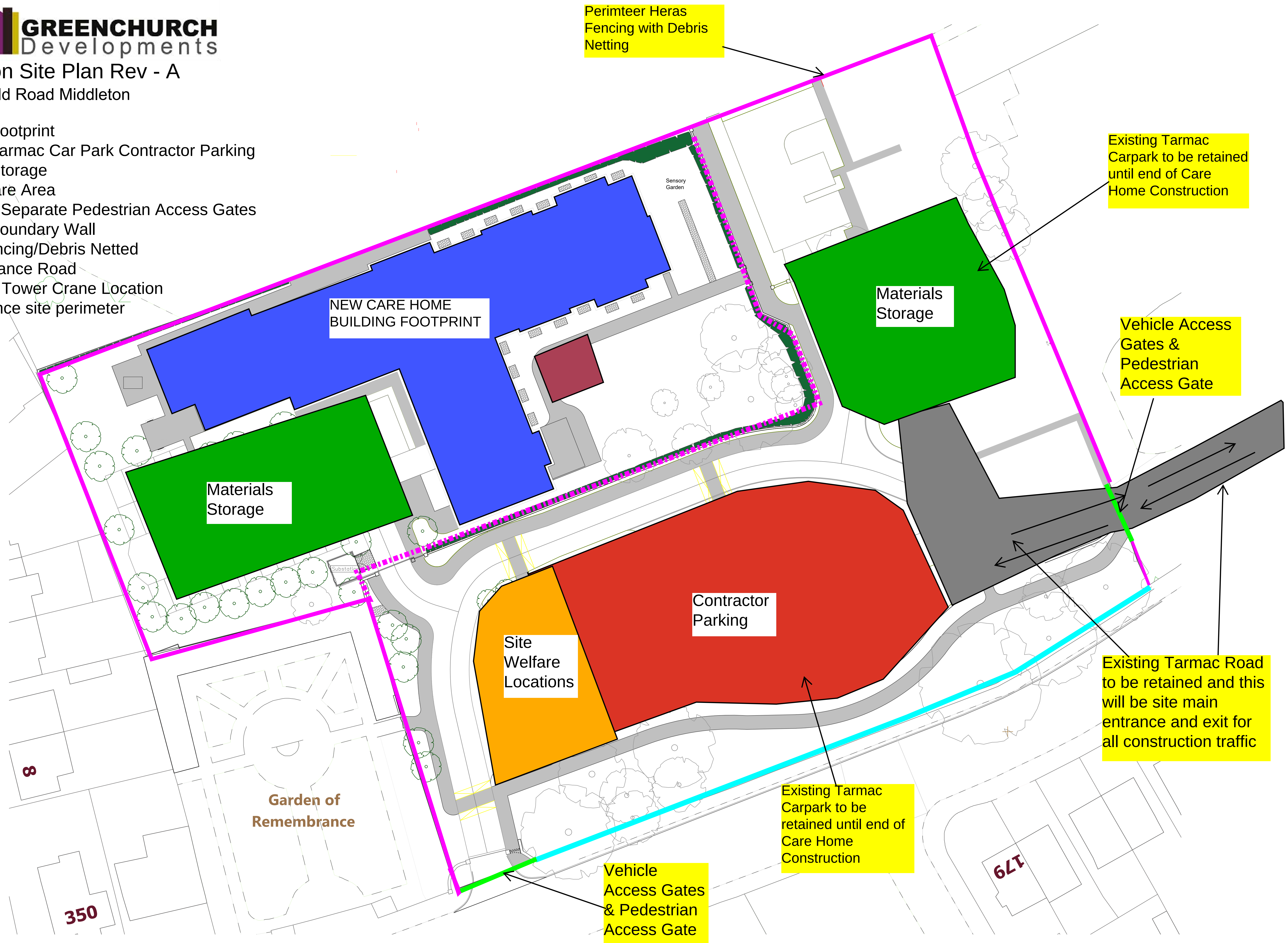
APPENDIX 2: CONSTRUCTION SITE PLAN REV - A

Construction Site Plan Rev - A

Manchester Old Road Middleton

Key

- Building Footprint
- Existing Tarmac Car Park Contractor Parking
- Material Storage
- Site Welfare Area
- Vehicle & Separate Pedestrian Access Gates
- Existing Boundary Wall
- Hears Fencing/Debris Netted
- Main Entrance Road
- Proposed Tower Crane Location
- Heras Fence site perimeter



Perimteer Heras
Fencing with Debris
Netting

Existing Tarmac
Carpark to be retained
until end of Care
Home Construction

Vehicle Access
Gates &
Pedestrian
Access Gate

Existing Tarmac Road
to be retained and this
will be site main
entrance and exit for
all construction traffic

Existing Tarmac
Carpark to be
retained until end of
Care Home
Construction

Vehicle
Access Gates
& Pedestrian
Access Gate

Garden of
Remembrance

Contractor
Parking

Site
Welfare
Locations

Materials
Storage

Materials
Storage

NEW CARE HOME
BUILDING FOOTPRINT

350

350

6LT