

Construction and Environmental Management Plan
Crimble Hall Development Company Ltd

Partial demolition of the former restaurant and bar, and conversion and change of use to residential dwelling (C3), and the erection of 5 dwellings (C3), along with access, service routes, hard and soft landscaping and associated works.

The Crimble Restaurant, Crimble Lane, Heywood, OL11 4AD

Introduction

This Construction and Environmental Management Plan has been prepared by Crimble Hall Development Company Ltd, the owner of the Crimble Restaurant, Crimble Lane, Heywood, OL11 4AD. It has been prepared in response to Condition 6 of Planning Permission reference 21/00092/FUL.

The site is accessed via Bury & Rochdale Old Road and Crimble Lane. Although the site lies outside the settlement boundary, the approach via Bury & Rochdale Old Road passes through an established residential area with a 30 mph speed limit. Given this, all project traffic will be driven to ensure the safety of residents and other road users.

Working Hours and Contact Details

- Site Working Hours will be 07:30 to 17:30 hours on Monday to Friday, 0800 to 1300 hours on Saturday, with no work at any other time, including Sundays and Public Holidays.
- The contact details for the responsible company director, the project manager and the company emergency out-of-hours number will be displayed at the site entrance. The contact details for the responsible director are given at the end of this CEMP
- Delivery times will be within site working hours and will be coordinated to ensure the minimum disruption to the neighbouring properties. During the site preparation and construction phases of the project, materials, equipment and personnel will require movement to and from the site.
- The project's responsible director will keep a record of any complaints raised, and these will be made available on request to the Local Authority and other interested parties.
- The construction period is projected to last approximately 130 weeks

Site Entrance

The responsible director will ensure the upkeep of the site entrance, pavement and immediate areas of Crimble Lane affected by the works. They will ensure that all vehicles accessing and egressing the site are of the correct dimensions to safely access/egress both the private roadway and the public highway.

The responsible director will implement further risk-mitigation controls by positioning “warning signage” in compliance with all regulatory requirements and by having in place the required management controls for all project vehicle movements.

Delivery Management and Routing

The responsible director will be fully responsible for coordinating and managing deliveries to and from the site. The responsible director will ensure the safety of all on-site personnel, the occupants of neighbouring properties, road traffic users and the general public.

The director’s role will also include advising delivery drivers on the most appropriate routes to and from the site, the most suitable times for deliveries, and any local restrictions on vehicle heights and widths, as well as proposed events, etc. Vehicle movements between peak school hours will be kept to a minimum as far as practicable. All traffic will comply with local rules and traffic conditions.

Deliveries of plant, materials, and equipment will be made using a combination of articulated and smaller rigid vehicles.

Where practicable, all materials, plant and equipment will be sourced from local suppliers to minimise the impact upon the highway network.

Deliveries will be planned to reduce the impact on peak travel times.

Daily Traffic Movements

During the site preparation and construction phase, it is anticipated that the workforce will generally be between 10-30 (employees and contractors). To reduce the number of trade vehicles, where practicable, vehicle sharing will be utilised, and only essential vehicles will park on site. All project traffic will be driven in compliance with the local traffic regulations, rules and conditions.

Project Parking

Project vehicles will park in the on-site car park, with no on-road parking on Bury & Rochdale Old Road or Crimble Lane in the immediate vicinity.

On-site vehicle manoeuvring

The responsible director will ensure that a suitable room is available to allow for the turning/reversing of vehicles. No reversing will take place on Crimble Lane or Bury & Rochdale Old Road.

Public Road Cleanliness

On-site car parking will take place on existing hard-surfaced areas of the site to reduce the transfer of dirt and debris to private and public highways.

Wheel washing equipment will be provided on site for use as required

All waste vehicles will be sheeted.

If private and public highways are affected, we will agree with a local supplier to ensure the affected area is cleaned.

Ecology Protection

All ecology protective measures will comply with the Wildlife and Countryside Act 1981(as amended and the Conservation of Habitats and Species Regulations 2017 (as amended). Any works to nesting areas undertaken within Bird Nesting Season, March 1st-August 31st, will be done so under the supervision of a qualified ecologist.

Asbestos Containing Material

Any identified Asbestos Containing Materials located in the existing building will be removed by our appointed HSE Licensed asbestos Removal Contractor in compliance with the Control of Asbestos Regulations 2012.

If, during the course of the demolition works, our appointed demolition contractor locates suspected asbestos materials, they will ensure that an accredited laboratory identifies the materials' properties, and, if the materials are confirmed to be asbestos, they will make the necessary arrangements to have the materials removed in compliance with the Control of Asbestos Regulations 2012.

General Dust/Pollutants Controls- Protection of Neighbours and the Environment

General precautions that will be undertaken to minimise dust generated on site, will include, Water Suppression during all demolition activities, haul roads wetted during dry/windy periods, the use of pre-formed materials, minimizing on site cutting, use of On Tool Dust Extraction, fixing of debris netting to all site boundaries, the covering waste skips, all vehicles carrying waste will be sheeted, on site materials stored undercover and good on-site housekeeping.

The responsible director must monitor dust production at regular intervals during the day and record their findings; the records are to be kept on file in the site office. These records must be made available to the EHO upon request.

Materials will be stored on site. These will include reclaimed materials, and this will be closely monitored to reduce the potential for airborne dust. During prolonged periods of dry weather, measures will be taken to keep the material damp through water spraying.

Dust suppression can be implemented on small plant when operations are being carried out adjacent to existing properties. Cutting and grinding on site should be kept to a minimum, but where necessary, it should be carried out using equipment fitted with silencers and water suppression devices.

Efforts will be made to minimise dust generation through elimination, substitution, isolation, and control measures. This will be done by shutting the plant down when not in use to eliminate the problem. If excessive dust is still a problem, the problem should be isolated by moving the plant to another area of the site to keep it away from neighbours. If the plant cannot be moved elsewhere, we will then control it by erecting screens or enclosures.

In the event of a complaint, however, received, the responsible director will be responsible for following the complaint through to resolution and initiating any necessary enforcement or corrective action.

Remedial action will then be taken to reduce levels, and the Site Manager will check and verify that the corrective action has successfully reduced dust production.

Control measures for dust on the project also cover other air emissions, including fumes and smoke.

The responsible director will ensure that no solid or liquid waste products or contaminants enter the drainage system. All materials will be suitably secured to prevent them from leaking or spilling during inclement weather and accidental damage.

All construction operations, handling of building materials, and mixing of concrete/mortar will be carried out in seepage-proof containers and only within the construction zone.

All materials and waste stockpiles will be covered. All fueling of Plant/Equipment will be done so on hard-standing areas with drip trays and absorbent materials in the event of a spillage.

The responsible director will ensure high standards of housekeeping and waste storage throughout the project.

Any chemicals and fuels will be stored in appropriate containers

Emergency Response Plan;

In the event of a spillage or incident that poses a risk to the environment, the following contact details will be available.

- Environment Agency Emergency Number 0800 80 70 60
- Rochdale Council 01706 647474
- Natural England: Tel: 0300 060 3900.

Fire Safety

There will be NO waste burnt on site.

Vibration

It is not envisaged that any tasks will create excessive vibration.

In the event of a task that could cause excessive vibration, site management will notify neighbours of what we plan to do and for how long. Generally, there shouldn't be any operations that create excessive vibration.

Noise Control

The method used to control noise from construction sites is to require that all contractors use the 'best practical means' to minimise noise from their activities. This is a very broad (and complicated) area that can include matters ranging from the prohibition of on-site radio use to the proper maintenance of plant and equipment. It can also include matters such as choosing an appropriate plant for a particular task or putting up noise barriers or screens.

Poorly maintained plant and equipment can lead to excessive noise, and failure to use the built-in noise-control shielding on plant can cause problems.

The rating level from any plant and equipment associated with the development, when operating simultaneously, shall not exceed the background noise level at any time when measured at the nearest noise-sensitive premises at the quietest time that the equipment would be operating/in use. Noise measurements and assessments will comply with BS 4142:2014, "Rating industrial noise affecting mixed residential and industrial areas".

Engines will not be left running when not in use; unnecessary metallic impact noise will be avoided from dropping scaffolding poles, placement of roading plates, moving metal fencing, and the clanking of chains on crane hoists. Machines will be maintained regularly.

Move static plant and equipment as far as possible from sensitive boundaries, as work allows. A distance of four times further away lowers the noise by 12 dBA. A reduction of 10 dBA will sound half as loud. In some cases, quiet plants and machines are available which are specifically designed to produce less noise. Examples are muffled breakers (the noise of a typical silenced breaker can be reduced by 16 dBA if a purpose-made muffler is fitted) and

silenced diesel generators and compressors (some units are up to 15 dBA quieter). Generally, electrically powered equipment, such as chain saws and cranes, is noticeably quieter than diesel-powered equipment, and hydraulically powered equipment is quieter than pneumatic-powered equipment.

Conclusion

It is considered that, with the management controls contained within this Construction and Environmental Management Plan, there will be a considerable reduction in the risk of nuisance to our neighbours, the general public, and the local environment.

The site will be managed to allow for the safe movement of project vehicles and operatives. These controls will reduce the risk to site operatives, the occupants of neighbouring properties, public highway users and the general public.

Responsible Director

Delaine Drogan

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