



Bloor Homes Ltd

Proposed Development at Hollingworth Road and Rakewood Road, Littleborough

Construction Environmental Management Plan (CEMP)

3020007 CTR032 (05)

RSK GENERAL NOTES

Project No.: 3020007 CTR032 (05)

Title: Construction Environment Management Plan (CEMP): Proposed Development at Hollingworth Road and Rakewood Road, Littleborough

Client: Bloor Homes Ltd

Date: May 2026

Office: RSK Environment, Fourways House, 57 Hilton Street, Manchester, M1 2EJ. Tel: 0161 236757

Status: FINAL

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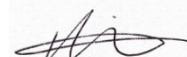
Signature



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Site Manager

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Construction Director

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Quality Reviewer

Ang Wallis

Signature



Revision control sheet				
Revision ref.	Date	Reason for revision	Amended by:	Approved by:
Rev 00	21/12/2023	First issue	Andrew Sowerby	Tim Holding
Rev 01	12/02/2024	Updated following client feedback.	Andrew Sowerby	Tim Holding
Rev 02	17/06/2024	Updated with additional information received from the client.	Andrew Sowerby	Tim Holding
Rev 03	21/06/2024	Updated following final comments from the client and finalised.	Andrew Sowerby	Tim Holding

Revision control sheet				
Revision ref.	Date	Reason for revision	Amended by:	Approved by:
Rev 04	07/05/2026	Added Construction Management Plan and updated AIA and report template	Riccardo de Pantz	Rachel Hill
Rev 05	08/05/2026	Added key contact details	Riccardo de Pantz	Rachel Hill

We RSK Environment Limited were engaged by Bloor Homes Ltd, Ashby Road, Measham. Swadlincote, Derbyshire, DE12 7JP, Company number: 02162561 to carry out Construction Environment Management Plan (CEMP) support services regarding various Bloor Homes construction sites by means of our fee proposal letter dated 3 October 2025 (reference: 3020007 TL02(00)) including RSK Standard Terms and Conditions Issue No.13.2, which forms the appointment between ourselves and the Client.

References in this Report to 'we', 'us' or 'our' shall mean RSK Geosciences as a trading name of RSK Environment Limited (company no.SC115530) at registered address 65 Sussex Street Glasgow G41 1DX.

The Report should be read and used in accordance with the limitations and constraints identified in the Report text, and at Appendix A – Service Constraints.

Bloor Homes Annual Review

This section provides a record of Bloor Homes' annual review of the CEMP. It should be completed by Bloor Homes to confirm when a review has been undertaken. Reviews are recommended at least annually to ensure that the information within the CEMP remains accurate and appropriate for the development. Where updates are required, RSK can undertake revisions to the CEMP.

Date	Reviewer name	Reviewer position	Reviewer signature	Review outcome e.g. <i>no change/ update required of...</i>

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1 INTRODUCTION

RSK have been commissioned by Bloor Homes to develop a Construction Environmental Management Plan (CEMP) for the development known as Proposed Development at Hollingworth Road and Rakewood Road, Littleborough, OL15 0DW comprising of 309 residential dwellings and associated infrastructure constructed by Bloor Homes.

The CEMP provides an overview of the aspects of environmental management required to mitigate any potential environmental impacts during construction. The Principal Contractor will use this to guide the development of a detailed site-specific CEMP prior to works commencing.

1.1 Project description

For the purposes of the CEMP, the development assumes to include the following principal components:

- development of 309 residential dwellings
- development of a primary school on the south-eastern part of the Hollingworth Road land parcel
- development of public open space with soft landscaping, children's play areas, and flood attenuation basins
- construction of two vehicular access points to the Hollingworth land parcel from Hollingworth Road on the eastern boundary with associated infrastructure
- associated utility infrastructure will be installed (including gas, electricity, water sewerage, telecommunication).

1.2 Site location and description

The Site comprises two parcels of land: Hollingworth Road, the land parcel to the north, and Rakewood Road, the land parcel to the south, with a combined total of 21.232 hectares (ha).

The Hollingworth Road land parcel is located to the north-east of Smithy Bridge and north of Hollingworth Lake. This land parcel is centred approximately at National Grid Reference SD 93341 15448, around four miles east of the town of Rochdale. This parcel of land is 18.85 ha.

The Rakewood Road land parcel is located approximately 185 metres to the east of the Hollingworth Road land parcel and is centred approximately at National Grid Reference SD 94042 15228. The Rakewood Road land parcel is bordered by Rakewood Road to the south, the Hollingworth Country Park car park and RSPCA building to the west and agricultural land to the north and east. This parcel of land is 2.64 ha overall. The main part of the Rakewood Road land parcel is 2.38 ha and will accommodate the proposed extension to the car park at Hollingworth Lake Country Park. The remaining land (0.26 ha) includes an access route to the proposed extended car park from Rakewood Road through the existing Hollingworth Lake Country Park car park,

alongside a number of existing car parking spaces, which are proposed to be re-configured.

The Hollingworth Road land parcel appears to have been used as agricultural land since the start of the historical record period available (1851). Features of note include a sandstone quarry in the north-west of the site, two wells shown in proximity to a former dwelling named Heald, and a separate well located in the west of the site, a drain conduit that runs across the site from the off-site Hollingworth Reservoir north to the Rochdale Canal (shown only in 1851 mapping), the presence of Cleggs Wood Lane and other smaller footpaths, and from the 1980s a car park shown to occupy the south-east corner of the site. The land is located within an area that has been subject to historical underground coal mining activity. The Coal Mining Risk Assessment, prepared by Stantec, refers to two coal seams worked beneath the site in the 1800s up to 1900. The worked seams are identified by the Coal Authority as being at about 60 metres and between 96 metres and 110 metres depth. No specific mitigation strategy is proposed, and there are no constraints or restrictions regarding the layout of the proposed development, other than in the far north-west corner, where a suitable stand-off zone will need to be agreed with the Coal Authority. There is a residual risk of unrecorded mine entries to be present on site.

The closest surface water to the Hollingworth Road land parcel includes:

- a reservoir located immediately east of the site, and Hollingworth Lake located approximately 20 m south of the site
- Rochdale Canal along the northern boundary of the site
- The River Roch located approximately 70 m north of the site, flowing to the south-west.

The Rakewood Road land parcel is shown as agricultural land since the earliest records available (1851). There is a high risk of unrecorded shallow workings on the site and it lies within the Coal Mining Authorities Coal Mining Reporting Area. A report (see Geo-Environmental Desk Study and Coal Mining Risk Assessment prepared by Betts Geo) shows that there are records of historical working at 81 m beneath the site (last worked in 1900. These workings are unlikely to pose a risk to future development. There are also three mine entries within 100 m of the site boundary. It is thought unlikely that there are unmapped shafts on site.

The closest surface water feature to the Rakewood Road land parcel is Hollingworth Brook which runs north along the south-eastern and north-eastern boundaries. Hollingworth Lake is the next closest water feature separated from the site by an embankment adjacent to the south-west.

During construction there will be a site compound located within the development that will provide a site office, meeting room, canteen, toilets and drying room. There will be a main site storage area for materials and wastes. There will also be a designated site parking area for site personnel and contractors. These will be developed in detail prior to works commencing.

The centre of the development site is grid reference SD 93372 15466.

A site location plan is provided in **Figure 1**.

1.2.1 Site specific details

A Traffic Management Plan has been provided by the client (document reference: NW111-SL-1005 (1:1000), dated 18 December 2025), which summarises the site setup for the construction phase and is available in **Appendix B**. It is anticipated that the site carpark, site compound, and brick storage compound will be located in the south-eastern area of the site.

Temporary haul roads will be established within the central area of the construction site, with a speed limit of 5 mph.

Permitted hours of work

No construction work (including site clearance and the delivery of materials) will take place within the site outside of the following hours:

07.30 – 18.00 Monday to Friday

08.00 – 13.00 Saturdays

No construction work or deliveries to be carried out on Sundays or Bank Holidays.

There may be instances where Bloor Homes are required to work outside the permitted hours for noisy works. In this case, Bloor Homes will contact Rochdale Borough Council's Environmental Health Officer to obtain permission and confirm what actions they would require.

1.3 Planning requirements

The CEMP sets out the environmental commitments that are to be delivered by the Principal Contractor for the proposed development.

Bloor Homes require a CEMP to satisfy Condition 26 of the planning conditions for the development (23/00169/SCO).

Condition 26 states that:

Prior to commencement of development within the Hollingworth Road plot of the development hereby approved, a fully comprehensive Construction Environmental Management Plan (CEMP) building on the approved Outline CEMP shall be submitted to and approved in writing by the Local Planning Authority. The approved updated CEMP shall be adhered to throughout the construction phase within that plot.

1.4 References

In order to prepare this CEMP, information regarding the site has been provided by Bloor Homes and from publicly available information (i.e. on the local authority planning portal, gov.uk, British Geological Society etc).

The technical reports which have been reviewed in order to prepare this CEMP are detail in **Table 1**.

Table 1: Report references

Report Title	Prepared By	Date	Reference
Phase 1 Ground Condition Assessment for Hollingworth Road, Littleborough	Stantec	February 2024	332010570
Phase 1 Ground Condition Assessment (Desk Study)	Stantec	February 2024	332010570-STN-RP-3501-P00-Rev01
Coal Mining Risk Assessment for Hollingworth Rad, Littleborough	Stantec	February 2024	332010570/3501/R02
Geo-environmental Desk Study and Coal Mining Risk Assessment for Rakewood Road, Littleborough	Betts Geo Consulting Engineers	November 2023	23BLH039/DS&CMR A
Extended Phase 1 Habitat Assessment for Hollingworth Road	Tyler Grange	2022	-
Ecological Impact Assessment for Land off Rakewood Road, Littleborough	Tyler Grange	January 2024	11833_R01_NB
Arboricultural Impact Assessment for Littleborough Mixed Use Development (Hollingworth Road)	Tyler Grange	January 2023	11833_R06a_JJ
Arboricultural Impact Assessment for Land off Rakewood Road, Littleborough	Tyler Grange	22 January 2024	11833_R08_WS_LB
Flood Risk Assessment and Drainage Management Strategy for Land off Hollingworth Road, Littleborough	Betts Hydro Consulting Engineers	March 2023	HYD760_HOLLINGWORTH.ROAD_FRA&DMS (Rev 3.0)
Flood Risk Assessment and Drainage Management Strategy for Land off Rakewood Road, Littleborough	Betts Hydro Consulting Engineers	December 2023	HYD822_RAKEWOOD.ROAD_FRA&DMS (Rev 1.0)

In addition to the above, the following plans have been provided for the site. In some cases, copies of these plans have been inserted into the CEMP.

Table 2: Plan references

Plan Title	Prepared By	Date	Reference
Traffic Management Plan	Bloor Homes	18 December 2025	NW111-SL-1005 (1:1000)
Location Plan	Bloor Homes	14 February 2024	NW111-PD-1002 A

2 KEY ENVIRONMENTAL IMPACTS AND MITIGATION METHODS

Environmental management measures have been developed to avoid or reduce environmental impacts associated with the construction works. Environmental management measures shall be incorporated into Risk Assessments and Method Statements (RAMS) and will be communicated to the workforce.

2.1 Noise and vibration

Demolition and construction works have the potential to generate noise and vibration disturbances that can affect nearby residences and local businesses, and can also impact upon the local environment.

Mitigation measures will be planned on-site in accordance with BS 5228 2009+A1:2014 – Code of Practice for noise and vibration on construction and open sites (Part 1. Noise and Part 2. Vibration) as outlined below.

Table 3: Noise and vibration mitigation and control measures

Mitigation & Control Measures	Responsibility
Compliance Obligation: To be a good neighbour - to minimise noise and vibration disturbances to nearby residences.	
Consideration will be given to reducing noise emissions from site: - static plant such as generators, compressors and pumps will be positioned in a way that causes the minimum noise disturbance, i.e., away from sensitive receptors or behind noise barriers - where practicable, noisy plant and/or equipment will not be used simultaneously and/or in close proximity together to avoid cumulative noise impacts - the use of impact tools will be avoided near to occupied premises, wherever possible.	Site Manager
Plant and equipment will be switched off when not in use (including during breaks and down time of more than 30 minutes). No idling vehicles or plant onsite.	Site Manager/ Ground Works Contractor
Audible reversing warning systems on mobile plant and vehicles will be of a type which, whilst ensuring that they give proper warning, have a minimum noise impact on persons outside sites.	Site Manager/ Ground Works Contractor
Vehicles and mechanical plant will be maintained and operated in such a manner as to minimise noise emissions. The contractor shall ensure that all plant complies with the relevant statutory requirements.	Site Manager/ Ground Works Contractor
Where practicable, equipment which breaks concrete, brickwork or masonry by bending, bursting or “nibbling” will be used in preference to percussive tools.	Site Manager/ Ground Works Contractor

Mitigation & Control Measures	Responsibility
Pneumatic percussive tools will be fitted with mufflers or silencers of the type recommended by the manufacturers.	Site Manager/ Ground Works Contractor
Materials will be lowered and not dropped with drop heights minimised where practicable.	Site Manager/ Ground Works Contractor
Site personnel will be instructed on Best Practical Means (BPM) to reduce noise and vibration as part of their induction onsite training and as required prior to specific works.	Site Manager/ Ground Works Contractor
Should it be required, a programme for noise and vibration monitoring will be prepared and agreed with Rochdale Borough Council.	Site Manager

2.2 Air quality

Construction works may give rise to a risk of dust impacts during earthworks and construction, as well as from track-out of dust and dirt by vehicles onto the public highway. The IAQM (Institute of Air Quality Management, 2024) guidance recognises that, even with a rigorous dust management plan in place, it is not possible to guarantee that the dust mitigation measures will be effective all of the time, for instance under adverse weather conditions. The local community may therefore experience occasional, short-term dust annoyance.

Construction activities will result in increases in vehicles, plant and equipment on and offsite, which can impact on the local air quality increasing particulate matter and nitrogen dioxide levels, which can have adverse effects on human health. There is the potential for the construction activities to impact upon both existing and new properties.

The development is located within the Greater Manchester Combined Authority Air Quality Management Area (AQMA).

To reduce emissions of dust and limit dispersion, the following mitigation measures will be followed.

Table 4: Air quality mitigation and control measures

Mitigation/Control	Responsibility
Compliance Obligations: To be a good neighbour – to minimise the generation of dust during the construction phase of the development. To protect the environment – to mitigate against the release of air emissions including gases and particulates which can have an adverse effect to human health.	
Preparing and Maintaining the Site	
Communication with local stakeholders will take place prior to works starting on site. This will include communication with Rochdale Borough Council and nearby properties.	Site Manager/Ground Works Contractor
Regional office contact information to be displayed.	Site Manager/Ground Works Contractor

Mitigation/Control	Responsibility
Record all dust and air quality complaints, identify cause(s), take appropriate measures to reduce emissions in a timely manner, and record the measures taken.	Site Manager/Ground Works Contractor
Record any exceptional incidents that cause dust and/or air emissions, either on- or off- site, and the action taken to resolve the situation in the logbook.	Site Manager/Ground Works Contractor
Make the complaints/incidents log available to the Local Authority (LA) upon request.	Site Manager/Ground Works Contractor
Plan site layout so that machinery and dust causing activities are located away from receptors, as far as is possible.	Project Manager
Appropriate dust suppression e.g., water spray, will be used where there is a high potential of dust generation when preparing and maintaining the site.	Site Manager
Avoid site run-off of water or tracking of mud, which can create dust issues once dried.	Site Manager/Ground Works Contractor
Remove materials that have a potential to produce dust from site as soon as possible, unless being re-used on site. If they are being re-used on-site, cover as described below.	Site Manager
Operations	
Only use cutting, grinding or sawing equipment fitted or in conjunction with suitable dust suppression techniques such as water sprays or local extraction, e.g., suitable local exhaust ventilation systems.	Site Manager/Ground Works Contractor
Ensure an adequate water supply on the site for effective dust/particulate matter suppression/mitigation, using non-potable water where possible and appropriate.	Site Manager
Operating Vehicle/Machinery	
Impose and signpost a speed-limit on haul roads and work areas.	Site Manager
Plant and equipment will be switched off when not in use (including during breaks and down time of more than 30 minutes). No idling vehicles or plant onsite.	Site Manager
Vehicles and mechanical plant will be maintained and operated in such a manner as to minimise exhaust emissions. The contractor shall ensure that all plant complies with the relevant statutory requirements.	Site Manager
Should emissions of dark smoke occur (except during start up) then the machinery will be stopped, and any problem rectified before being used.	Site Manager
Earthworks	
Re-vegetate earthworks and exposed areas/soil stockpiles to stabilise surfaces as soon as practicable.	Site Manager/Ground Works Contractor
Avoid stripping areas of topsoil that are not immediately required for works.	Site Manager/Ground Works Contractor

Mitigation/Control	Responsibility
Stockpile surface areas to be minimised (subject to health and safety and visual constraints regarding slope gradients and visual intrusion) to reduce area of surfaces exposed to wind pick-up. Stockpiles to be sealed when left for any significant period of time.	Site Manager/Ground Works Contractor
Construction	
Avoid scabbling (roughening of concrete surfaces) if possible.	Site Manager/Ground Works Contractor
Ensure sand and other aggregates are stored appropriately to avoid windblown dust.	Site Manager/Ground Works Contractor
Ensure bulk cement and other fine powder materials are delivered in enclosed tankers and stored in silos with suitable emission control systems to prevent escape of material and overfilling during delivery.	Site Manager/Ground Works Contractor
Track-out	
If and when required, mechanisms will be employed to prevent detritus from the site entering the highway.	Site Manager
Ensure vehicles entering and leaving sites are covered to prevent escape of materials during transport.	Site Manager
Where possible, provide an adequate area of hard surfaced road between the wheel wash facility and the site exit.	Site Manager
Other	
Bonfires or burning of waste materials is prohibited.	Site Manager

2.3 Ecology and nature conservation

Extended Phase 1 and Phase 2 surveys have been undertaken on the site by Tyler Grange to support the Ecology Chapter prepared for the Environmental Statement (ES). Surveys within the ES include:

- (Confidential) Badger Survey
- Bat Survey
- Bird Survey
- Great Crested Newt Survey
- Otter and Water Vole Survey

The site is not subject to any statutory or non-statutory ecological designations. The nearest statutory designation is Rochdale Canal located adjacent to Hollingworth land parcel to the north. Rochdale Canal is designated as a Site of Special Scientific Interest (SSSI), as it contains important habitats for submerged aquatic plants and emergent vegetation and supports a diverse assemblage of aquatic flora, and a Special Area of Conservation (SAC), due to the presence of a floating water plantain *Luronium natans*.

South Pennine Moors SAC /SSSI and South Pennine Moors Phase 2 Special Protection Area (SPA) are located approximately 1 km to the east of the Sites.

There are four non-statutory sites, four of which are entitled Sites of Biological Importance (SBI). They are:

- Rochdale Canal (Scowcroft to Warland) SBI, immediately north of Hollingworth Road land parcel and 880 metres north of Rakewood Road land parcel
- Hollingworth Lake SBI, 20 m to the south of Hollingworth Road land parcel and 40 metres south-east of Rakewood Road land parcel
- South Pennine Moors (north) SBI 1.4 km east of Hollingworth land parcel and 560 metres south-east of Rakewood Road land parcel
- slopes by River Beal, Fir Grove Farm SBI, 1.9 km south-west of Hollingworth land parcel.

Badger - A data search returned seven records of badger setts within 1 km of the Hollingworth Road land parcel site boundary and seven records within 2 km of the Rakewood Road land parcel. Several setts relate to badger setts located adjacent to the land parcels. The sites are considered to be of local ecological importance for badgers. **Full details of relevant legislation, as well as survey methods and results are provided in the Confidential Badger Survey Report. No further details are provided within this CEMP.**

Bats – Surveys observed common pipistrelle emerging from the southern gable end of the farmhouse on the Hollingworth Road land parcel. The majority of the trees on Site were assessed as providing negligible bat roosting potential, as many of the ‘internal’ trees were hawthorn and goat willow, providing unsuitable roosting opportunities. There is a mature ash, which was assessed as having moderate bat roosting potential. The woodland block to the south-east of the Hollingworth Road site (surrounding the car park) comprised predominantly young/ early mature plantation, with no suitable roosting opportunities. The Site offers low foraging opportunities.

The Rakewood Road land parcel offers limited foraging and commuting activity for bats, restricted to the woodland edge of the embankment and brook corridor. The land parcel contains no buildings for which bats could roost, but the embankment has five trees with moderate bat roosting potential.

Birds - On the Hollingworth Road land parcel, a total of eight priority bird species were recorded. Of those, four were recorded as either confirmed or probable breeding within or adjacent to the site

It is considered that the assemblage of birds that may use the Rakewood Road land parcel for foraging and breeding is of negligible ecological importance.

An Arboricultural Impact Assessment has been prepared for both parcels of land. On the Hollingworth Road land parcel a total of 41 individual trees, 20 tree groups, one woodland area and one hedgerow were identified. A total of 10 individual trees, of which two are category B and the rest are Category C, are proposed for removal or partial removal. It is also proposed that six groups of trees will be either removed or partially removed (all Category B or C), and selected trees within the woodland will also require removal.

On the Rakewood Road land parcel three individual trees and part of one group of trees, the majority of which are of low quality, are proposed for removal.

Great Crested Newts and other Amphibians – Records states that the nearest Great Crested Newts have been observed 1.8 km south-west of the Hollingworth Road site. No Great Crested Newts were found to be present on the land parcels with the peak count of four smooth newts and one palmate newt on the Hollingworth Road land parcel.

Otter and Water Vole – The nearest record of water voles to Hollingworth Road land parcel is 550 metres north-east along the Rochdale Canal. Records of otter show that there have been sightings on the River Roch

An Arboricultural Impact Assessment has been prepared for both parcels of land. On the Hollingworth Road land parcel a total of 41 individual trees, 20 tree groups, one woodland area and one hedgerow were identified. A total of 10 individual trees, of which two are category B and the rest are Category C, are proposed for removal or partial removal. It is also proposed that six groups of trees will be either removed or partially removed (all Category B or C), and selected trees within the woodland will also require removal. The update to the report issued by Tyler Grange Group Ltd (document reference: 11833_R08_WS_LB, dated 22 January 2024) indicates that a soft landscape scheme has been produced and proposes new native tree planting to compensate for the loss of trees due to construction. It also recommends the production of an Arboricultural Method Statement to be followed throughout the construction phase, outlining practical measures to protect and retain trees on site.

On the Rakewood Road land parcel three individual trees and part of one group of trees, the majority of which are of low quality, are proposed for removal.

Ecological and Arboricultural mitigation measures that will be employed on the site are detailed in **Table 5**.

Table 5: Ecology and arboricultural mitigation and control measures

Mitigation/Control	Responsibility
Site personnel will be given site inductions providing information on the presence of any protected species and their legal obligations, should any be found onsite.	Site Manager/Groundworks and Ecological Clerk of Works
Rochdale Canal SAC is located immediately to the north of the Site. The Canal will be provided with silt fencing between the construction area and its southern bank. A buffer zone of 10 metres within which no construction activities will take place will also be maintained. Should works be required immediately adjacent to the canal (i.e. within the 10 m buffer zone) a detailed assessment will be completed prior to commencement to ensure any additional measures required to reduce the risk of pollution to the canal are in place. This may include (but is not limited to): - informing the Canal and River Trust of the intention to undertake works in the area - the use of drip trays on all static plant and equipment	Site Manager/Groundworks and Ecological Clerk of Works

Mitigation/Control	Responsibility
- the use of swales and filter strips to prevent any surface water runoff entering the canal - increased visual monitoring of the canal downstream of any works, and/or - ensuring that any waste material, concrete, cement, grouts, oils and other potentially polluting materials are not stored within the 10 metre buffer zone. The site manager will ensure that the canal is regularly checked to ensure that there is no impact from works being undertaken.	
Habitats of highest ecological value/ importance in other areas of the Site and immediately adjacent (woodland, scattered mature trees and offsite pond) will be fenced off, ensuring a suitable buffer zone where no construction works will take place.	Site Manager/Groundworks and Ecological Clerk of Works
The pond in the north-east corner of the site will be retained. Prior to construction commencing on site the pond area will be fenced off, ensuring a suitable buffer zone is left undisturbed around the pond. The use of silt fencing will also be considered to ensure that no runoff of silt laden surface waters can enter the pond to damage any of the wildlife present. The pond will be checked regularly to ensure it remains undisturbed.	Site Manager/Groundworks and Ecological Clerk of Works
Invasive Species Some small patches of Himalayan Balsam have been identified near to the farm/barn complex. To prevent the spread of this invasive species during any demolition and preparatory works, specialist contractors will be appointed prior to works commencing to ensure these patches of Himalayan Balsam are eradicated. In order to remove all traces of Himalayan Balsam and the seed bank, repetitive herbicide treatments is likely to be required. Should any Himalayan Balsam be removed from site then it will be deemed a controlled waste. Disposal of this material is only possible at a suitably licensed landfill site.	Site Manager/Groundworks and Ecological Clerk of Works
Mitigation to prevent harm to protected species e.g. badgers, hedgehogs etc. Compliance Obligation: To prevent activities that intentionally or recklessly damages or obstructs a protected species breeding or resting place and/or disturbing a protected species	
The exact location of the offsite badger sett remains confidential. However, the sett will be retained and is approximately 31.50 m from the nearest proposed works, therefore no specific mitigation is required for the badger sett. A resurvey of the Site will be undertaken prior to development work commencing. If in the interim, badger setts have colonised elsewhere on the Site, or adjacent land that could be disturbed, suitable mitigation would need to be devised (such as closing new setts under licence, or redesigning areas to avoid new setts).	Site Manager/Groundworks and Ecological Clerk of Works

Mitigation/Control	Responsibility
If excavations and trenches are required to be left open overnight, measures will be put into place to ensure mammals cannot become trapped.	Site Manager/Groundworks and Ecological Clerk of Works
Any trenches or pits will be inspected each morning to ensure no mammals have become trapped overnight. Should a trapped animal be encountered the Ecological Clerk of Works will be contacted immediately for further advice.	Site Manager/Groundworks and Ecological Clerk of Works
Potentially poisonous/hazardous substances required on site during the construction phase will be stored securely in fenced areas.	Site Manager/Groundworks and Ecological Clerk of Works
All site materials to be stored off the ground on pallets and all woody vegetation removed to be stored in skips prior to chipping, or chipped immediately, with all arisings moved off-site.	Site Manager/Groundworks and Ecological Clerk of Works
Mitigation to prevent disturbance of bats The following section describes how Bloor Homes will mitigate against harm to bats onsite.	
Loss of a confirmed bat roost is anticipated, due to the removal of the farmhouse on the Hollingworth Road land parcel during the construction phase. As a result: - an alternative bat roost will be designed into the scheme, prior to the demolition of the farm building. This shall comprise artificial bat boxes, ideally located within close proximity to the building – in locations such as the adjacent retained trees and integrated into the fabric of the houses on site. - a 'low impact' licence application to Natural England, and update surveys in the year of the application will need to be undertaken. Three nocturnal dusk emergence surveys will be undertaken on the farm building.	Site Manager/Groundworks and Ecological Clerk of Works
During construction, light-spill onto retained and newly created habitat, in particular the retained hedgerows, tree lines and scrub, will be minimised in accordance with good practice guidance (Bat Conservation Trust and Institute of Lighting Professionals, 2023) to reduce potential impacts on light-sensitive bats (and other nocturnal fauna) giving consideration to the following: - appropriately sized light exclusion zones or 'dark buffers' - LED luminaires should be used where possible due to their sharp cut-off, lower intensity, good colour rendition and dimming capability - appropriate luminaire specification – ideally a warm white light (less than 2,700 K) - light sources should feature peak wavelengths higher than 550 nm to avoid the component of light most disturbing to bats - light barriers/screening e.g. new planting of trees and hedgerows, fences or walls	Ecological Clerk of Works

Mitigation/Control	Responsibility
- spacing and height of lighting units – increased spacing and lower heights will decrease the space that is illuminated - directionality e.g. avoid upward spread of light or towards trees if possible, mount all luminaires horizontally with no light output above 90° and/or no upward tilt - dimming and part-night lighting e.g. when human activity is low switch off or dim lights - where appropriate, external security lighting should be set on motion-sensors and set to as short a possible a timer as the risk assessment will allow.	
Mitigation to prevent disturbance of nesting birds The following section describes how Bloor Homes will mitigate against harm to nesting birds onsite. Compliance Obligation: To prevent activities that intentionally or recklessly, damage or destroy nests.	
Of the four priority species recorded as either confirmed or probable breeders on Site, only lapwing breed in habitats which are to be impacted during the construction phase of the development. The remaining three species breed in boundary habitats which are largely to be retained.	Site Manager/Ground works contractor and Ecological Clerk of Works
To avoid a potential offence under the relevant legislation, no clearance of suitable vegetation should be undertaken during the bird-nesting season (1 March to 31 August inclusive).	Site Manager/Ground works contractor and Ecological Clerk of Works
During any clearance works, continuous checks will be made by contractors for nesting birds.	Ground Works Contractors
If nests are discovered, then works will cease until the Ecological Clerk of Works has determined the status of the nest.	Ecological Clerk of Works
If an active nest is identified, works will only proceed within the exclusion zone once the Ecological Clerk of Works has confirmed the young have fledged.	Ecological Clerk of Works
Large and/or structurally complex areas of vegetation will be subject to a careful inspection and where necessary may require an ecology watching brief to work alongside the contractors clearing and checking vegetation.	Site Manager/Ecological Clerk of Works
Where breeding bird activity cannot be established within structurally complex areas of vegetation, bow saw, and loppers will be used to carefully cut away small sections of vegetation, ensuring disturbance is localised.	Ground Works Contractor/Ecological Clerk of Works
The following number of birdboxes will be installed within the Site: - ten boxes targeting house sparrow integrated in new buildings within the Site - ten boxes targeting swift in new buildings within the Site - ten boxes targeting starling in new buildings, and/or boundary trees within the Site.	Ground Works Contractor/Ecological Clerk of Works

Mitigation/Control	Responsibility
The detailed planting scheme will include berry-producing hedgerow and tree species, open areas of neutral grassland and SuDS creation; all of which will enhance the Site for over-wintering bird species.	Ground Works Contractor/Ecological Clerk of Works
Mitigation to prevent disturbance of reptiles and amphibians The following section describes how Bloor Homes will mitigate against harm to reptiles and amphibians onsite.	
Although the pond was found to be negative for great crested newt and shall be retained as part of the Proposed Development, adjacent habitats such as the rush grassland may provide some (although limited) terrestrial habitat for other notable amphibians, namely common toad. To this end, clearance of habitat, during construction, which could contain amphibians should be checked immediately prior to works commencing. This should include, but not be restricted to marshy grassland, and poor semi-improved grassland. Should any amphibians or reptiles be found, a no-work' areas should be clearly outlined and protected. Any amphibians found should then be moved to a receptor area in a retained/ protected area of the Site	Ground Works Contractor/Ecological Clerk of Works
To discourage reptiles and amphibians from areas which will be soon stripped: • cut scrub and tall grass no lower than 150 mm; carefully remove arisings and leave habitat undisturbed for 48 hours • to be followed by directional vegetation clearance (avoiding wet weather during the active period) and soil stripping – the direction of working to be determined by the location of good habitat to be retained (starting furthest away from the favourable habitat and working towards it, to encourage newts to disperse towards safe areas).	Ground Works Contractor/Ecological Clerk of Works
Tree and Hedgerow Retention and Protection The following section describes how Bloor Homes will mitigate against harm to trees onsite. Compliance obligation: To protect trees and hedgerows from accidental damage from construction activities	
All hedgerows, trees and scrub to be retained within the proposed development and adjacent to the site, shall be protected during construction in line with standard arboriculturalist best practice (BS5837:2012 - Trees in relation to design, demolition and construction) or as otherwise directed by a suitably competent arboriculturalist. This will involve the use of protective fencing or other methods appropriate to safeguard the root protection areas of retained trees/hedgerows.	Site Manager/Groundwork Contractor and Arboricultural Clerk of Works
Should any works be considered as likely to impact upon trees scheduled for retention then specialist arboricultural advice should be sought.	Site Manager/Groundwork Contractor and Arboricultural Clerk of Works
It is recommended that a full Arboricultural Method Statement (AMS) is prepared as part of the technical design stage as	Site Manager/Groundwork Contractor and

Mitigation/Control	Responsibility
recommended by BS5837. Should consent be granted, this can be secured by way of a reserved matters application or to discharge suitably worded planning Conditions. The AMS will set out a practical methodology to the protection of retained trees based on detailed construction plans. The AMS will typically include the following key items: • a schedule and specification of tree removal and pruning works • specifications for tree protection barriers and ground protection • procedures for any specialist construction techniques / any supervised excavations within RPAs • phasing of work • site monitoring (where required), and • a Tree Protection Plan.	Arboricultural Clerk of Works

2.4 Archaeology and cultural heritage

Archaeology and cultural heritage mitigation measures are detailed in **Table 6** below.

Table 6: Archaeology and cultural heritage mitigation and control measures

Mitigation/Control	Responsibility
Compliance Obligation: To prevent damage to buried archaeological features as a result of excavation activities.	
If archaeological remains are found after construction work has begun the Responsible Person will carry out the following: • stop work immediately in the area • mark the area to avoid further disturbance • protect the find by fencing/blocking it off • inform the Project Lead immediately.	Site Manager/Ground Works Contractor

2.5 Oil and fuel storage and land contamination

The construction works would be managed in accordance with CIRIA guidance 'C532 – Control of Water Pollution from Construction sites' to help ensure a well-managed operation which minimises potential environmental risks.

The following mitigation measures will be applied to prevent oil, lubricants, chemicals and fuel from entering surface water features during site preparation and construction:

Table 7: Oil and fuel storage and contamination mitigation and control measures

Mitigation/Control	Responsibilities
Compliance Obligation: To protect sensitive receptors by undertaking activities that reduce the risk of ground contamination	
All oil and fuel storage will be sited at least 10 m from a surface water feature and 50 m away from a borehole or well.	Site Manager/Ground Works Contractor
All fuel will be stored in a double skinned tank, or a tank in a suitable bunded area. Containers will be in good condition and be bunded with secondary containment of 110% of the biggest container capacity or 25% of the total stored capacity, whichever is the greater. All valves, filters, sight gauges, vent pipes or other related equipment (not including a fill pipe or draw off pipe) will be situated within the secondary containment.	Site Manager/Ground Works Contractor
All fuel deliveries on site will be supervised by a responsible person and storage tank levels will be checked before and during delivery to prevent overfilling and that the fuel that is delivered is to the correct storage tank.	Site Manager/Ground Works Contractor
Re-fuelling activities will only be undertaken by suitably competent persons and spill kits will be available within the site compound. Vehicles will not be left unattended during refuelling.	Site Manager/Ground Works Contractor
All static plant shall be placed with drip trays to prevent ground contamination as a result of oil spills and leaks. Plant and machinery will be kept within the compound and secure containers outside of working hours.	Site Manager/Ground Works Contractor
The Emergency Response Procedure will be displayed on the project Health and Safety noticeboard and briefed to all site staff.	Site Manager/Ground Works Contractor
All hazardous liquids e.g., oils, lubricants, chemicals and tins of paint will be stored in a segregated area in a suitable locked COSHH container. Containers must be labelled with the contents and maximum volume and be of sufficient strength and structural integrity to ensure it is unlikely to burst or leak in its ordinary use. COSHH assessments will be available nearby for information in the event of a spillage.	Site Manager/Ground Works Contractor
During any excavation/enabling works those undertaking the works will observe the uncovered ground for any visual and odorous signs of contamination, as the release of noxious fumes, petrol, oils, solvents, chemical residues and smells may indicate contamination. When contamination is suspected the following will be carried out: • work will be stopped immediately • suspected contamination reported to the site manager and further advice sought • area is to be sealed off and methods used (where possible) to prevent the spread of the contamination • clear the area to ensure there is nothing that could cause a fire • contact the Local Authority or Environment Agency	Site Manager/Ground Works Contractor

Mitigation/Control	Responsibilities
- ensure that suspected contamination is tested, and characterised and remediation strategy is put into action - follow good practice guidance to remediate the area.	

2.6 Water resources and flood risk

A Flood Risk Assessment and Drainage Management Strategy has been prepared for both parcels of land by Betts Hydro Consulting Engineers (document reference: HYD822_RAKEWOOD.ROAD_FRA&DMS (Rev 1.0), dated December 2023).

The Hollingworth Road and Rakewood Road land parcels are located within Flood Zone 1, an area considered to be at little or no flood risk from rivers and/or the sea.

Hollingworth Road Land Parcel

There is a watercourse in proximity of the Hollingworth Road land parcel, however as the existing topography falls towards the watercourse from the lowest boundary, the Hollingworth Road land parcel is at very low flood risk from fluvial flood risk. The Rochdale Canal is located adjacent to the northern boundary of the Site. Consultations with The Canal & Rivers Trust (CRT) have confirmed that they are not aware of any breach events in the vicinity of the Proposed Development Site. As the existing onsite levels fall towards the canal and significantly away from the Proposed Development, the risk of flooding associated with canal is 'low'. The Hollingworth Lake reservoir is located less than 100 m to the south of Site and is elevated in comparison. The flood risk mapping shows that part of the Site would be susceptible to significant flooding should a failure occur in the nearby reservoir. Although reservoir flooding is highly unlikely, due to the strict maintenance and monitoring regimes implemented by the Environment Agency, as part of the Reservoirs Act 1975. The primary flood risk potential to the Proposed Development is therefore considered to be from surface water run-off; this risk varies across the Site and is closely associated with the existing topography.

Rakewood Road Land Parcel

Consultation with the Environment Agency, United Utilities, and Rochdale Metropolitan Borough Council has not identified any historical flooding at the site or within the wider area. The proposals are deemed to be at 'low' risk from the flood sources reviewed as part of the Flood Risk Assessment.

Hydrogeology

Hollingworth Road - The EA mapping data for groundwater shows that the Site is underlain by a Secondary A Bedrock Aquifer with Secondary (undifferentiated) superficial deposits. The Site is also located within a Low Groundwater Vulnerability Zone to a Minor Aquifer.

Rakewood Road – The mapping data for groundwater shows that the site is underlain by a Secondary A Bedrock Aquifer with Secondary A superficial deposits. The site is also located within a Medium Groundwater Vulnerability Zone.

Drainage

Hollingworth Road

It is deemed that for the purposes of drainage that infiltration is not feasible. Therefore, discharge of surface water runoff will be to a watercourse. The nearest waterbody to the Hollingworth Road land parcel is the Rochdale Canal, located adjacent to the northern boundary. At present flows would naturally convey towards this area and therefore the proposals would be to continue to do this via a formal connection (subject to relevant consents). As the canal is a private asset, consent for works to this asset is required from the Canal & Rivers Trust. A pre-development response from the Canal and Rivers Trust has confirmed they would allow a connection into the canal at a restricted discharge rate.

Rakewood Road

Based on the ground conditions identified and the soil classifications, it is deemed that infiltration would not offer a full viable drainage management solution. It is understood that the wider site drains naturally with the topography towards Hollingworth Brook in the north-eastern corner of the site. This watercourse flows in a north-easterly direction, joining with Shore Lane Brook to form Ealees Brook. The proposals are therefore to mimic the existing regime and continue to discharge surface water run-off into Hollingworth Brook located along the northern boundary of the site. The proposals are to utilise a combination of Sustainable Drainage Systems including permeable surfacing, bio-filtration tree pits, along with a conveyance swale to outfall where feasible.

SuDS General Maintenance Requirements

Sustainable drainage systems (SuDS) will be utilised on the development to manage rainfall and use landscape features to deal with surface water. SuDS control the flow rate and volume of water leaving the development area, prevent pollution by intercepting silt and other pollutants that run-off from hard surfaces.

Inspection, maintenance and remedial actions of the onsite surface water drainage scheme, is important to manage the sites surface water and storm water run-off.

The SuDS features have been designed for easy maintenance to comprise:

- regular day to day care – litter collection and checking the inlets and outlets where water enters or leaves the SuDS feature
- occasional tasks (i.e., weekly, but will depend upon how frequently activity is required) – removing any silt that builds up
- remedial work – repairing damage where necessary.

Mitigation measures relating to water resources and flood risk control are detailed in **Table 8** below.

Table 8: Water resources and flood risk control and mitigation measures

Mitigation/Control	Responsibilities
Control Measures: To prevent pollution to watercourses.	
Where appropriate, to minimise the amount of exposed ground and prevent silt laden surface water run-off, only the areas where work is to start will have vegetation removed and topsoil stripped.	Site Manager/ Project Manager
Temporary dewatering from excavations to surface water may take place under the Environment Agency regulatory position statement (RPS) (link) providing the conditions of the RPS are met. Please note that the RPS only allows the site to discharge for three consecutive months. If the water discharge activity is likely to go over three consecutive months, then a water discharge activity permit may be required.	Project Manager/ Site Manager
Soil and aggregate stockpiles will be positioned away from watercourses and drains. These stockpiles will be appropriately sealed. Grassy areas of vegetation will be left along the edge of the watercourse to act as a natural barrier to filter silt from any surface water run-off.	Site Manager
Surface water drains will be protected with gully guards or other measures deemed appropriate. These will be inspected at regular intervals during the construction phase to determine when they need replacing.	Site Manager
Any wheel wash facilities provided at entry and exits points will be arranged so that water from the facility does not discharge directly into water bodies or the on-site surface water sewerage network.	Site Manager
A mechanical road sweeper will be used to clean the site hard standing and any mud or debris deposited by site vehicles on roads or footpaths in the vicinity of the site. Frequency of road sweeping will increase depending on site activities and weather conditions.	Site Manager
Silt protection measures will be inspected at regular intervals during the construction phase to check their efficiency and determine when they need maintaining.	Site Manager
In the event of bad weather: • stop works • monitor water flow along the ditch (upstream and downstream), taking photos as evidence, and • install sandbags/alternative mitigation to prevent sediment laden run-off from entering the ditch.	Site Manager
Use of self-contained vehicle wheel wash system or wheel washing facilities in the form of a pressure washer to be provided at all times at the site entrance. Resulting material to be carefully removed and disposed off-site to avoid any siltation contamination.	Site Manager
Unauthorised discharges into controlled waters or the local drainage network	
In the event of an unauthorised discharge into a watercourse the Environment Agency will be notified as soon as reasonably practicable.	Site Manager

Mitigation/Control	Responsibilities
In the event of an unauthorised discharge into the drainage network the sewerage provider will be notified as soon as reasonably practicable.	Site Manager

2.7 Waste management

The earthworks and construction work on the site are likely to produce the following wastes:

- mixed construction waste
- mixed inert waste
- timber from construction
- plasterboard
- mixed metals from construction
- paper, cardboard and plastics
- hazardous waste – small quantities of part full paint tins, mastic tubes and aerosols.

Mitigation measures relating to waste management are detailed in **Table 9** below.

Table 9: Waste management mitigation and control measures

Mitigation/Control	Responsibilities
Compliance Obligation: To ensure waste is removed from site in line with the legal requirements of 'Duty of Care'.	
There will be a defined waste storage area to encourage the reuse and recycling of materials, this will include: • segregating wastes using appropriate storage containers • using suitable containers for waste types and labelling containers appropriately (i.e., gypsum/plasterboard, timber, etc.) • use covered skips to prevent spread of wind-blown wastes • hazardous wastes will be stored in suitable lockable containers away from sensitive receptors and site traffic • avoiding the mixing of hazardous and non-hazardous materials.	Site Manager
Facilitating effective segregation will require communication with contractors, sub-contractors and site operatives to ensure correct segregation of waste streams.	Site Manager/All onsite Contractors
Where practicable bricks/blocks and aggregates will be reused within hardstanding areas onsite.	Site Manager
Appoint appropriately registered waste management contractors for the development.	Project Manager
Site operatives shall undertake regular checks of the Waste Transfer Notes and Hazardous Waste Consignment Notes	Site Manager

Mitigation/Control	Responsibilities
supplied against the details of the Waste Management Matrix (WMM) to ensure waste is being managed in line with current waste legislation.	
The Site Waste Management Matrix will be maintained periodically throughout the construction phase.	Site Manager/Ground Works Contractor/Surveyor
Open fires and burning of waste will be prohibited at all times.	Site Manager

2.8 Soil management and land contamination

Under the Waste Framework Directive naturally occurring soils are not considered waste if re-used on the site of origin. However, if it is proposed to import clean and naturally occurring soils direct from another site or reuse made ground on site, a Materials Management Plan (MMP) would need to be in place.

A Phase 1 Ground Condition Assessment (Desk Study) was prepared by Stantec (document reference: 332010570-STN-RP-3501-P00-Rev01, dated February 2024), which summarises the results of the 2019 ground investigation. The report indicates that the site has been subject to mining activities in the past. Made Ground was found at three locations in the north, east and south of the site at a depth of 2.20 m below ground level (bgl). Soil samples from TP20 in the central area of the site reported high concentrations of lead and arsenic at 2.50 mbgl. There is a record of asbestos in TP07 and WS01 in the northern part of the site. High methane concentrations were recorded in WS01 and WS03, while elevated carbon dioxide levels were observed in WS01 and WS07. Topsoil was encountered in all other exploratory holes at 0.20 and 0.20 mbgl. The report concludes that there is a moderate risk for human receptors during the construction phase and recommends that ground investigation be undertaken to gain a better understanding of the area where contamination has been detected, improve understanding of the southern sector of the site which was not properly covered on the previous ground investigation, provide data about ground condition to inform design of proposed infrastructures on site, and undertake ground gas monitoring with a focus on the north-eastern and centre of the site area.

Mitigation and control measures relating to soil management and land contamination are detailed in **Table 10** below.

Table 10: Soil management and land contamination mitigation and control measures

Mitigation/Control	Responsibility
Compliance obligation: to protect soil resources and promote their reuse	
A Soil Resource Plan should be prepared showing the areas and type of topsoil and subsoil to be stripped, haul routes, the methods to be used, and the location, type and management of each soil stockpile.	Site Manager/ Ground Works Contractor
Any imported topsoil and inert material intended for use within gardens shall require suitable evidence to demonstrate it is appropriate for use on residential developments.	Site Manager

Mitigation/Control	Responsibility
Where possible any stripping, stockpiling or placing of soil should be carried out under dry weather conditions and where possible using tracked equipment to reduce compaction.	Site Manager/ Ground Works Contractor
Traffic movement will be confined to designated routes to avoid compaction of soil.	Onsite Contractors
Stripped soil should be stored for short periods of time to avoid resulting in significant detrimental impacts on the soils' physical, chemical and biological properties, including drainage characteristics.	Site Manager/ Ground Works Contractor
Stockpiles of different soil materials should be clearly defined and signed where necessary to avoid the mixing of topsoil and subsoil.	Site Manager/ Ground Works Contractor
Soil will not be mixed with construction waste or contaminated materials.	Onsite Contractors
When a Materials Management Plan (MMP) is required, it will be developed to manage arisings from excavations and services as per the CL:AIRE Code of Practice. It will include details of: 1. the materials in terms of potential use and relative quantities 2. where and how these materials will be stored 3. the intended final destination and use of these materials 4. how these materials are to be tracked and moved.	Site Manager/ Ground Works Contractor
Where off-site disposal is required a suitable chemical analysis will be performed to classify if the soil is hazardous or non-hazardous and Waste Acceptance Criteria [WAC] testing performed to determine a suitable disposal facility.	Site Manager/ Ground Works Contractor

2.9 Transport and traffic management

Traffic Management will be required for the duration of the work programme. A Traffic Management Plan (document reference: NW111-SL-1005 (1:1000), dated 18 December 2025) was issued by the client, indicating that temporary haul roads will be installed within the central area of the site. A walkway for pedestrians will be installed in appropriate locations and protected from construction traffic, and the speed limit within the site area will be set at 5 mph.

Currently the main vehicle access to the Hollingworth Road land parcel is via Heald Lane, where the track runs through the centre of the site. During construction, vehicular access to the proposed development site will be from Hollingworth Road on the eastern site boundary. The precise form of the access junction will be informed through consultation with the local highway authority. A secondary access can be accommodated on Hollingworth Road which will also provide access to the proposed primary school.

Main access to the Rakewood Road land parcel will be from Rakewood Road through the existing Hollingworth Lake Country Park car park.

Mitigation and control measures relating to transport and traffic management are detail in **Table 11** below.

Table 11: Transport and traffic management mitigation and control measures

Mitigation/Control	Responsibilities
Compliance obligation: Reduction of vehicle movement impacts on surrounding receptors	
The movement of heavy goods vehicles associated with the transportation of material to and from the site shall be restricted to the following hours: Mon – Friday: 07.30 – 18.00 Saturdays: 08.00 – 13:00 No delivery (or construction) activities will take place on Sundays or Bank Holidays.	Site Manager
Delivery drivers will be asked to phone site at least half an hour from delivering. This will allow site to control the vehicles on site and ensure that there is sufficient space to accept any deliveries before they turn up and block surrounding roads.	Site Manager
No parking of vehicles on local grass verges.	Site Manager
No parking of vehicles obstructing road or footpath accesses.	Site Manager
No waiting or standing of delivery vehicles will be allowed on the existing roads adjacent to the site.	Project Manager/ Site Manager
The following traffic management measures to control any potential impacts arising from site traffic: • use of speed limits on the access road and on site • all engines will be switched off while waiting to unload • use of dust suppression methods (i.e. use of water bowser to dampen down haul route – site conditions will be monitored to minimise/mitigate against silt run off/protection of drainage) • retractable sheeted covers will be used to protect against wind-blown material • if and when required, appropriate mechanisms to reduce detritus entering the highway will be put in place e.g. wheel washes, jet washes, road sweepers. The site manager shall check the immediate highway vicinity on a daily basis to observe the effectiveness of the system and take remedial action if necessary. If produced, any associated effluent or waste from the cleaning process will be managed in accordance to waste Duty of Care requirements • vehicle and pedestrian movement on site will be clearly segregated.	Project Manager/ Site Manager

2.10 Residents and local community

The site is adjacent to residential properties along the south-western border.

Given the location and nature of the development, the construction process may impact upon residential properties located within the vicinity of the proposed development, however the sensitivity of each receptor may vary. It is considered that the following environmental issues may be of concern:

- nuisance including:

- mud on roads spread by construction traffic
- excessive or poorly directed light
- litter
- dust and fumes from transport and construction activity
- site lighting
- noise and vibration from transport and construction activity
- traffic and transport disruption.

Many of these issues have been covered in the sections above. **Table 12** below summaries the remaining issues.

Table 12: Residents and local community mitigation and control measures

Mitigation/Control	Responsibilities
Compliance obligation: Manage work activities to reduce nuisances to the local environment	
Residents will be approached in advance of potentially noisy disturbances. There will be a noise complaint handling procedure for the site, any complaints made will be responded to in a timely manner.	Site Manager
To reduce the risk of construction lighting affecting the amenity of residents or creating a statutory nuisance, external lighting will be designed and positioned to: • provide the minimum levels necessary for safe working • avoid disturbance to adjoining residents and occupiers • avoid creating dazzle or distraction for drivers using adjacent highways • seek to minimise light spillage or pollution • reduce excess light on sensitive ecological habitats.	Site Manager

3 GENERAL ENVIRONMENTAL REQUIREMENTS

The Contractor shall provide details for general environmental management within their detailed CEMP, including:

- roles and responsibilities
- competence training and awareness
- external communications
- documentation and records
- monitoring, inspections and audits
- key performance indicators and reporting
- consents, permits and other permissions.

3.1 Emergency preparedness and response

The Contractor shall provide details for emergency preparedness and response within their detailed CEMP, including:

- spill kit contents, locations and spill drills
- plan for extreme weather events
- incident reporting and investigation
- emergency contacts
- incident response.

3.2 Site fencing and security

During initial works on site the perimeter will be identified, marked and construction areas fenced to prevent unauthorised access. The site will be assessed on a site-specific level, with different types of fencing installed to the environment. The site is secured by virtue of the existing hedgerows however, any gaps shall be closed with appropriate fencing with consideration given to the access for existing properties.

All fencing will:

- be 2.40 m high as a minimum
- if mesh fence (Heras) is to be used, mesh will not exceed 30 mm depth
- be secured to prevent failure due to vandalism and wind damage
- include lockable gates will be provided at all entry and exit points.

The suitability of the fencing selected and installed will be monitored as a part of the on-going monitoring of the construction activities occurring on site.

Further site security measures (such as manned security outside of working hours, CCTV monitoring etc.) will be evaluated as the project progresses.

3.3 Key contacts

Bloor Homes and/or their appointed contractor shall be responsible for implementation of this CEMP. A list of contacts responsible for the environmental management of the development shall be compiled, utilising **Table 13** below.

Table 13: Key contacts

Name & Position:	Company	Contact no:	Email address:
Construction Director – Andrew Ward	Bloor Homes	01477536550	andrew.ward@bloorhomes.com
Site Manager - Lewis Legge	Bloor Homes	01477536550	lewis.legge-gray@bloorhomes.com
Technical Director – Dean Harrison	Bloor Homes	01477536550	dean.harrison@bloorhomes.com

Other key contacts which may be applicable are listed in **Table 14** below.

Table 14: Other key contacts

Name & Position:	Contact no:	Email address:
Environment Agency pollution hotline	0800 80 70 60	enquiries@environment-agency.gov.uk
Environmental Health Officer	0300 303 8871	environmental.health@rochdale.gov.uk
Planning Authority	01706 647474	council@rochdale.gov.uk
Water Company – United Utilities	03456722999	TBC
Sewage company – United Utilities	03456722999	TBC

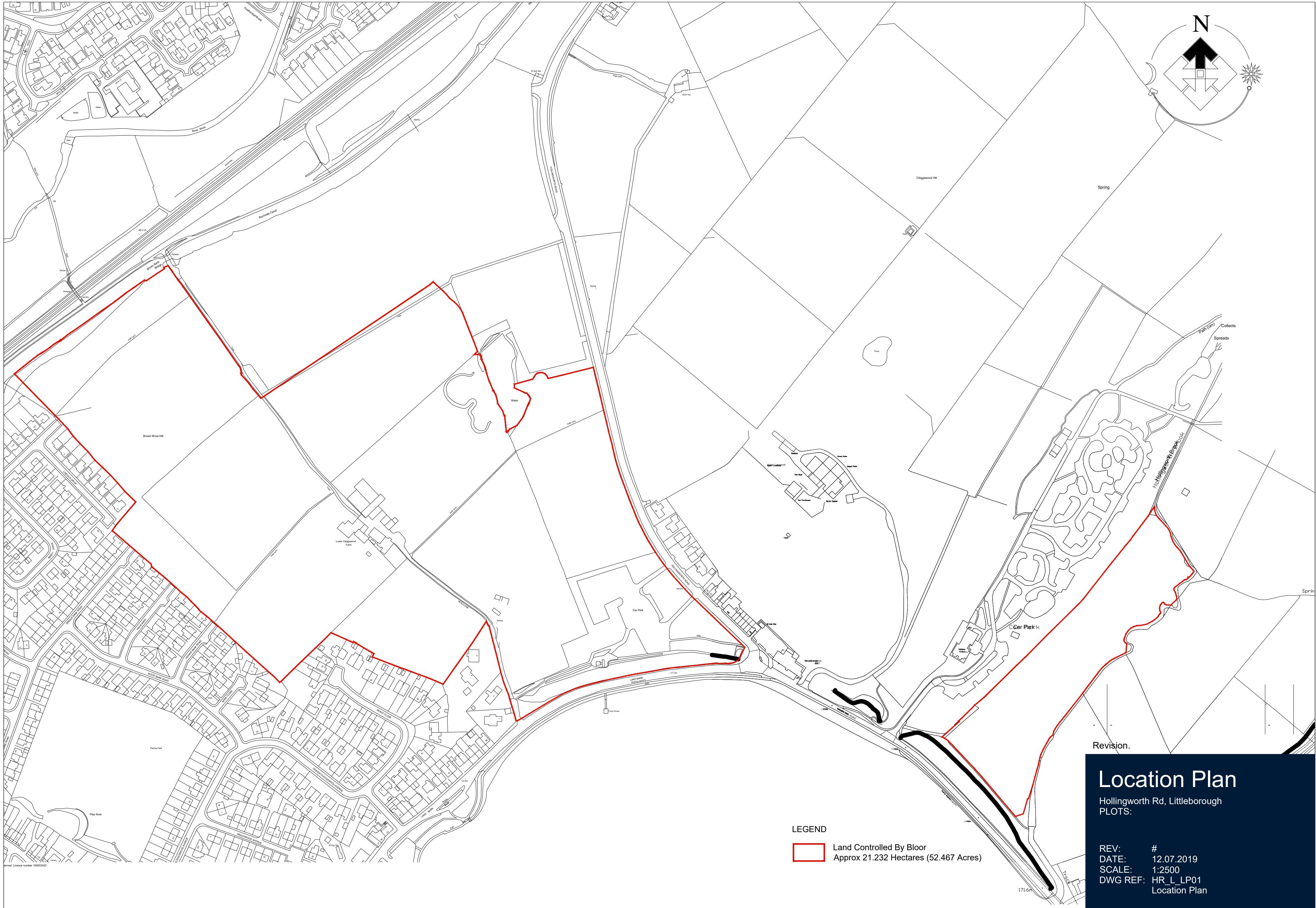
3.4 Change management

The CEMP may be reviewed and amended following:

- a major environmental incident
- a major change in the construction methods to be used on site
- change of environmental regulations that affect the works
- change to the environmental aspects and impacts of the works.

FIGURES

FIGURE 1 SITE LOCATION PLAN



LEGEND

Land Controlled By Bloor
Approx 21.232 Hectares (52.467 Acres)

Revision.

Location Plan

Hollingworth Rd, Littleborough
PLOTS:

REV:	#
DATE:	12.07.2019
SCALE:	1:2500
DWG REF:	HR_L_LP01
Location Plan	

APPENDICES

APPENDIX A

SERVICE CONSTRAINTS

APPENDIX A

SERVICE CONSTRAINTS

1. Service Constraints

1.1. This Report (the "Report") and any study, inspection, investigation, sampling, testing and or interpretation carried out in connection with the Report (together the "Services") were compiled and carried out by RSK Environment Limited (RSK) trading as RSK Geosciences, for the Client named in the first paragraph of the Report (the "Client") in accordance with the terms of an RSK Fee Proposal including RSK Environment Standard Terms and Conditions (the "Appointment") between RSK and the Client, unless otherwise stated in the first paragraph of the Report. The Services were performed by RSK with the reasonable skill and care ordinarily exercised by a geo-environmental consultant at the time the Services were performed. Nothing in this Report shall be construed as imposing any fitness for purpose obligation. Further, and in particular, the Services were performed by RSK taking into account the limits of the scope of works required by the Client, the time scale involved and the resources, including financial and manpower resources, agreed between RSK and the Client.

1.2 Other than that, expressly contained in paragraph 1 above, RSK provides no other representation or warranty whether express or implied, in relation to the Services. RSK shall not be liable in respect of any action or proceedings arising out of or in connection with this Report whether in contract, in tort, for breach of statutory duty or otherwise after the expiry of six (6) years from either (i) the date of the Report or (ii) such earlier date as prescribed by law, unless varied in the terms of the Appointment.

1.3 Unless otherwise agreed in writing, the Services were performed by RSK exclusively for the purposes of the Client. RSK is not aware of any interest of or reliance by any party other than the Client in or on the Services. Unless expressly provided in writing, RSK does not authorise, consent, or condone any party, other than the Client relying upon the Services. Should this Report or any part of this Report, or details of the Services or any part of the Services, be made known to any such party, and such party relies thereon, that party does so wholly at its own and sole risk, and RSK disclaims any liability to such parties. Any such party would be well advised to seek independent advice from a competent geo-environmental consultant and/or lawyer.

1.4 The Client shall not, without the prior written consent of RSK, assign, transfer, charge, mortgage, subcontract, or deal in any other manner with all or any of the benefits provided in this Report. Unless specified in the Appointment, RSK shall not be obliged to assign the benefit of the Report whether by collateral warranty, third party rights pursuant to the Contracts (Rights of Third Parties) Act 1999, letter of reliance or otherwise. If RSK agrees to any assignment of the benefit of this Report, in whatever form, benefits to third parties through collateral warranties, third party rights or letters of reliance shall not be provided unless a fee for each right, warranty or letter is agreed. The form of wording used in the warranty or letter shall be provided by RSK for agreement by the Client. Any reasonable changes to the form of wording will be implemented by mutual agreement, however the terms in the warranty or letter cannot offer the third party any greater benefit than the Appointment offered to the Client.

1.5 It is the understanding of RSK that this Report is to be used for the purpose described in the introduction to the Report. That purpose was a significant factor in determining the scope and level of the Services. Should the purpose for which the Report is used, or the proposed use of the site change, this Report may no longer be valid and any further use of or reliance upon the Report in those circumstances by the Client without the review and advice of RSK shall be at the Client's sole and own risk. RSK shall not be liable for any use of this Report for any purpose other than that for which it was provided.

1.6 The passage of time may result in changes in site conditions, regulatory or other legal provisions, technology or economic conditions which could render the Report inaccurate or unreliable. The information and conclusions contained in this Report should not be relied upon in the future without the written advice of RSK. In the absence of such written advice of RSK, reliance on the Report in the future shall be at the Client's own and sole risk.

1.7 The observations and conclusions described in this Report are based solely upon the Services which were provided pursuant to the agreement between the Client and RSK. RSK has not performed any observations, investigations, studies or testing not specifically set out, or required by the Appointment between the Client and RSK. RSK is not liable for the existence of any condition, the discovery of which would require performance of services not otherwise contained in the Services. For the avoidance of doubt, unless otherwise expressly referred to in the introduction to this Report, RSK did not seek to evaluate the presence on or off site of asbestos, invasive plants, electromagnetic fields, lead paint, heavy metals, radon gas, fuel storage, persistent bio-accumulative or toxic chemicals (including PFAS and related compounds) or other radioactive or hazardous materials, unless specifically identified in the Services.

1.8 The Services are based upon RSK's observations of existing physical conditions at the Site gained from a visual inspection of the site together with RSK's interpretation of desk based publicly available information, including documentation, obtained from third parties and from the Client on the history and usage of the site, unless specifically identified in the Services and the limitations below:

- a. The Services were based on information and/or analysis provided by independent testing and information services or laboratories upon which RSK was reasonably entitled to rely.
- b. The Services were limited by the accuracy of the information, including documentation, reviewed by RSK and the observations possible at the time of the visual inspection.
- c. The Services did not attempt to independently verify the accuracy or completeness of information, documentation or materials received from the Client or third parties, including laboratories and information services, during the performance of the Services.
- d. The Client has identified in writing to RSK, the information, reports, findings, surveys and preliminary works RSK may not rely upon when providing the Services.

RSK is not liable for any inaccurate information or conclusions, the discovery of which inaccuracies required the doing of any act including the gathering of any information which was not reasonably available to RSK, and including the doing of any independent investigation of the information provided to RSK, save as otherwise provided in the terms of the Appointment between the Client and RSK.

1.9 Any site drawing(s) provided in this Report is (are) not meant to be an accurate base plan for scale measurement but is (are) used to present the general relative locations of features on, and surrounding, the site. Features (intrusive and sample locations etc) annotated on site plans are not drawn to scale but are centred over the approximate location. Such features should not be used for accurate setting out and should be considered indicative only.

1.10 Should RSK be requested to review the Report after the date of issue of this Report, RSK shall be entitled to additional payment at the existing rates, or such other terms as agreed between RSK and the Client.

2. Service Constraints where the Report provides an intrusive assessment of ground conditions:

2.1 The intrusive environmental ground investigation aspects of the Services are a limited sampling of soil from the site, at pre-determined locations based on the known historic / operational configuration of the site. The conclusions given in this Report are based on information gathered at the specific test locations and can only be extrapolated to an undefined limited area around those locations. The extent

of the limited area depends on the properties of the materials adjacent and local conditions, together with the position of any current structures and underground utilities and facilities, and natural and other activities on site. In addition, chemical analysis was carried out for a limited number of parameters (as stipulated in the scope agreed between the Client and RSK, based on an understanding of the available operational and historical information) and it should not be inferred that other chemical species (not tested) are not present.

2.2 The comments given in this Report and the opinions expressed are based on the ground conditions encountered during the site work and on the results of tests made in the field and in the laboratory. The extent of the exploratory holes, laboratory testing and monitoring undertaken may have been restricted due to a number of factors including accessibility, the presence of buried or overhead services, current development, site usage, timescales or the Client's specification. The exploratory holes only assess a small proportion of the site area with respect to the site as a whole, and as such may only provide an indicative assessment of ground conditions on site. There may be conditions pertaining to the site that have not been disclosed by the investigation and therefore could not be taken into account. In particular, it should be noted that there may be areas of made ground not detected due to the limited nature of the investigation or the thickness and quality of made ground across the site may be variable. In addition, groundwater levels and ground gas concentrations and flows, may vary from those reported due to seasonal, or other, effects and the limitations stated in the data should be recognised. The presence of hotspots of undisclosed contamination or exceptional and unforeseen ground conditions cannot be discounted.

2.3 Where the Services include Investigation of an exploratory nature or relating to physical ground works, any costings and prices provided in the Report are estimated and provided for guidance purposes only. The actual cost and time quantities shall be remeasured and shall be dependent upon the ground or other conditions, constraints present, and number and depth of the investigation locations, which shall influence the number of samples and tests required, and the quantities of soil being classified.

2.4 Asbestos is often observed to be present in soils in discrete areas. Whilst asbestos-containing materials may have been locally encountered during the fieldworks or supporting laboratory analysis, the history of brownfield and demolition sites indicates that asbestos fibres may be present more widely in soils and aggregates, which could be encountered during more extensive ground works. However, this Report does not constitute an asbestos survey. On this basis, the presence of asbestos on site cannot be discounted and a full asbestos survey should be undertaken.

2.5 Unless stated otherwise, only preliminary geotechnical recommendations are presented in this Report and these should be verified in a Geotechnical Design Report, once proposed construction and structural design proposals are confirmed. Eurocode 7 gives guidance on the type of sampling, sample quality, number and spacing of intrusive investigations, and number of laboratory tests required. It is intended that the Geotechnical Information section of this Report will fulfil the general requirements of the Ground Investigation Report as set out in section 6 of Eurocode7, although this is subject to the restrictions imposed on the investigation, as listed above. For geotechnical design, Eurocode 7 requires the Geotechnical Design Report to address both the geotechnical and structural aspects of the geotechnical design for both the limit and serviceability states. The Geotechnical Appraisal section of this Report will not meet the requirements of a Geotechnical Design Report (GDR) and should therefore be used for preliminary guidance only.

3. Service Constraints where the Report relates to Surface Water Management:

3.1 The Surface Water Management Inspection (SWMI) Report, documents provided, observations, actions, and recommendations, with respect to the management of potential pollution issues to surface waters, made during the site Inspection visit, are those present at the time of the visit, and may not represent those recorded by others on the same day.

3.2 The comments given in this Report and the opinions expressed are based on the weather, ground and ground water conditions encountered during the site work and on the results of tests made in the field and in the laboratory. However, there may be conditions pertaining to the site that have not been disclosed by the inspection and therefore could not be taken into account. In addition, groundwater levels and flows, may vary from those Reported due to seasonal, or other, effects and the limitations stated in the data should be recognised.

3.3 RSK places a degree of dependence upon oral information provided by site representatives, which is not readily verifiable through visual inspection, or supported by any available written documentation. RSK shall not be held responsible for conditions or consequences arising from relevant facts that were not fully disclosed by facility or site representatives at the time this Report was prepared.

3.4 This Report is a live document, to be continually reviewed and updated as the development progresses or other changes occur on site. RSK can only maintain the currency of this Report through the Client requesting support with supplementary site visits or attendance at meetings ahead of key stages of the development in relation to surface water management. Our risk rating assesses a number of risk factors in line with the source-pathway- receptor model and is therefore subject to constant change.

3.5 Standard design drawings are indicative. Material types, dimensions and construction details will need to be adjusted by the Client to suit the specific conditions / flows on Site.

3.6 The full responsibility for implementing the site-specific protection and maintenance measures to protect the surface water system as stated in this Report, remains with the Client and their site management team. Additional control measures may be required to achieve the objectives set out in the Surface Water Management Plan to be implemented and financed by the Client.

4. Service Constraints where the Report relates to Waste Management:

4.1 In accordance with the definition provided in the Waste Framework Directive (WFD), materials are only considered waste if 'they are discarded, intended to be discarded or required to be discarded, by the holder'. Naturally occurring soils are not considered waste if re-used on the site of origin for the purposes of development. Soils such as made ground that are not of clean and natural origin (irrespective of whether they are contaminated or not) and other materials such as recycled aggregate, do not necessarily become waste until the criteria above are met. Excavation arisings from the development may therefore be classified as waste if surplus to requirements and/or unsuitable for re-use.

4.2 It is the duty of the waste producer, to ensure that all waste is accurately classified prior to waste disposal. Technical Guidance WM3 (EA, 2018) sets out in its Appendix D requirements for waste sampling. It is a legal requirement to correctly assess and classify waste. The level of sampling should be proportionate to the volume of waste and its heterogeneity. Unless otherwise stated, the waste assessment presented in this Report should be considered as preliminary and further testing and assessment of the waste under the provisions of a Waste Sampling Plan may be required to obtain the necessary level of data required for basic characterisation of the waste in support of disposal.

4.3 Unless stated otherwise in the Report, information relating to historical operations at the site was not reviewed as part of the assessment by RSK. In addition, unless otherwise stated in the Services, RSK was not present during the collection of the samples nor had any input on the chemical testing suite. Therefore, the waste assessment and classification detailed in this Report are based solely on any information that were provided to RSK (e.g., laboratory chemical data, exploratory hole records) and were completed without prejudice for our Client.

4.4 RSK's assumes that any ground investigation data, chemical testing results etc., that were provided by the Client to inform the waste assessment and supporting review were carried out in accordance with current best practice and relevant guidance/ standards, where applicable. Thus, the

comments given in this Report and the opinions expressed are based solely on the information provided by the Client. However, it is noted that there may be conditions pertaining to the site that have not been disclosed by the investigation and therefore could not be taken into account as part of the RSK assessment.

5. Service Constraints for Construction Environmental Management Plan Reports:

5.1 This Report should be considered in the light of any changes in legislation, statutory requirement or industry practices that may have occurred subsequent to the date of issue.

5.2 The measures and comments outlined in this Report and any opinions expressed are based on the plans provided at the time and discussions with relevant parties. However, there may be conditions pertaining to the site that have not been disclosed by investigations and therefore could not be taken into account.

5.3 This CEMP is a live document and is subject to change throughout the project, as and when necessary, to ensure management of environmental aspects remains relevant, and to ensure continued compliance with legislation and commitments as they may change. RSK understands that this CEMP will be reviewed by the Client every six months and updated as and when necessary.

5.4 It is the full responsibility of the Principal Contractor/ Client to ensure that their works do not contravene legal requirements, and adherence to this CEMP alone cannot be a full defence regarding legal action against the Principal Contractor.

6. Service Constraints where the Report relates to Ground Gas Membrane Verification:

6.1 This Report is limited to the verification of the gas resistant membrane/vapour membrane/radon barrier after installation and no inspections were undertaken of the substrate (i.e. prepared ground). The Report therefore does not constitute as a full verification of ground gas protection system.

6.2 The comments given in this Report and the opinions expressed, are based on the condition of the ground gas membrane as encountered at the time of inspection by suitably qualified personnel. RSK cannot accept liability for any subsequent change to the status of the gas membrane by follow-on trades or other construction activity.

6.3 Where not designed by RSK, the verification of protection measures is carried out with reference to the gas protection design provided by the Client. RSK assume the scope of gas protection measures as determined by third parties to be correct and to have achieved any required approval from authorities.

6.4 The Ground Gas Design Report/Remediation Strategy and Verification Plan contains details of the procedures to be adopted for inspection and validation of the works. However, it should be noted that responsibility for the correct implementation of the strategy lies with the appointed contractor. RSK cannot be held responsible for any remedial works that are carried out without the agreed procedures involving either direct supervision by RSK, or inspection and validation of the works by a representative from RSK.

7. Service Constraints for Environmental Due Diligence (EDD) Reports:

7.1 The comments given in this Report and the opinions expressed are based on the information obtained and reviewed as part of the desk-based assessment. However, there may be conditions pertaining to the Site that have not been disclosed by the assessment and therefore could not be taken into account. Furthermore, no intrusive investigations, monitoring or sampling have been undertaken to confirm the environmental status of the site, therefore any comments relating to ground conditions and subsurface contamination are based solely on a review of desk-based information.

7.2 This Report describes the results of the EDD exercise. The scope of this EDD Report, where appropriate, covers legal or regulatory compliance with respect to UK or international regulations associated with environmental matters.

7.3 As with any EDD exercise, there is a certain degree of dependence upon information provided by the target company. The EDD does not include a site walkover / visit or liaison with site representatives unless identified in the Services. Therefore, the assessment is based on the available desk study information. Also, there is a certain degree of dependence upon oral information provided by site representatives, which is not readily verifiable through visual inspection, or supported by any available written documentation. RSK shall not be held responsible for conditions or consequences arising from relevant facts that were not fully disclosed by facility or site representatives at the time this EDD exercise was performed.

7.4 This Report, including all supporting data and notes (collectively referred to hereinafter as "information"), was prepared or collected by RSK for the benefit of its Client.

7.5 The comments given in this Report and the opinions expressed are based on the information obtained and reviewed as part of the desk-based assessment and the site inspection visit. However, there may be conditions pertaining to the Site that have not been disclosed by the assessment and therefore could not be taken into account. Furthermore, no intrusive investigations, monitoring or sampling have been undertaken to confirm the environmental status of the Site therefore any comments relating to ground conditions and subsurface contamination are based solely on a review of desk-based information and observations collected during the site inspection visit.

8. Service Constraints for Ground source heat energy Reports:

8.1 It is understood that this is a desktop survey only and that there are no requirements for a site walkover, service utility survey, or provision of service plans. These services can be provided upon request if required.

8.2 At a later stage, it is possible that a thermal response test (TRT) will need to be completed, for which a test borehole will have to be drilled, and these would be costed at the time. RSK can provide all aspects of subsequent site work for a GSHP system if required.

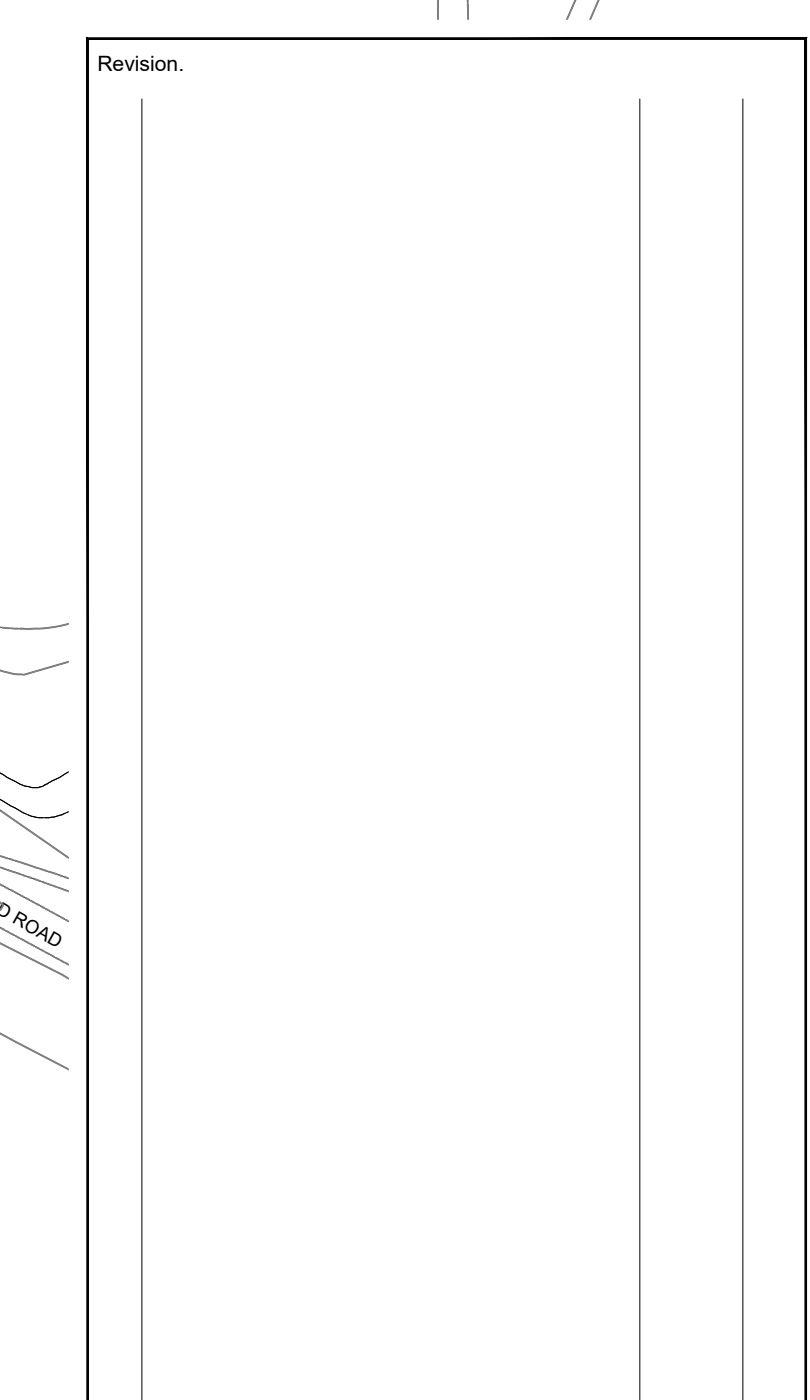
9. Service Constraints for Water Abstraction Borehole Reports:

9.1 The Report aims principally to only identify and assess the suitability of the site for a water abstraction borehole. This Report should be considered in the light of any changes in legislation, statutory requirements, and industry practices, that have occurred subsequent to the date of the Report.

9.2 Unless stated in the Report, the opinions expressed in this Report including all comments and recommendations provided are on the basis of the information obtained from a desk-based assessment.

APPENDIX B

TRAFFIC MANAGEMENT PLAN



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