

CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN

CALLIARDS MILL

Smithybridge, Littleborough, OL15 2SR

Project	Conversion of existing mill building into 8 back-to-back residential properties
Scope	Full refurbishment, conversion and remodelling
Contractor	Rushtons Developments Ltd
Document	Construction Environmental Management Plan (CEMP)
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This document sets out the environmental controls and management arrangements to be implemented during the construction phase of the project.

Document Control

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Site	Calliards Mill, Smithybridge, Littleborough, OL15 2SR
Prepared For	Rushtons Developments Ltd
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Revision History

Revision	Date	Description	Prepared By
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1. Purpose of the Plan

This Construction Environmental Management Plan has been prepared for the conversion and refurbishment works at Calliards Mill, Smithybridge, Littleborough. The purpose of this CEMP is to identify the potential environmental impacts associated with the construction works and establish suitable control measures to prevent or minimise pollution, nuisance, waste and adverse effects upon the surrounding environment and neighbouring properties.

All employees, subcontractors, suppliers and visitors will be expected to comply with the relevant requirements of this plan whilst on site. Environmental controls will be incorporated into the planning and execution of the works and reviewed as the project progresses.

2. Project Description

The project comprises the conversion of the existing mill building at Calliards Mill into 8 back-to-back residential properties. The development requires a substantial refurbishment and remodelling of the existing structure.

- Site establishment and temporary welfare arrangements.
- Scaffolding and temporary access arrangements.
- Strip-out of existing internal finishes, fixtures and redundant services.
- Demolition, structural alterations and remedial works.
- Roofing, masonry and general building works.
- Formation and alteration of internal walls and partitions.
- New floors, ceilings, insulation and internal finishes.
- Installation/replacement of windows and doors where required.
- Mechanical, electrical and plumbing installations.
- Joinery, plastering, dry lining, kitchens, bathrooms and decoration.
- External works and associated drainage where required.
- Removal and lawful disposal of construction waste.
- Final cleaning, commissioning and completion works.
- Retention and reuse of suitable existing building fabric and materials wherever reasonably practicable.

3. Environmental Objectives

- Prevent pollution of land, air and water.
- Minimise waste generation and maximise reuse and recycling.
- Prevent uncontrolled discharge into drains and watercourses.
- Minimise dust, construction noise and vibration.
- Reduce unnecessary vehicle movements and engine idling.
- Use materials, energy and water efficiently.
- Protect existing vegetation and wildlife where applicable.
- Minimise disruption to neighbouring properties and members of the public.
- Store fuels, chemicals and hazardous materials safely.
- Respond promptly and effectively to environmental incidents.
- Maintain a clean, safe and organised construction site.

4. Responsibilities

The Site Manager will have overall responsibility for implementation of this CEMP on site. The Site Manager will communicate the requirements of the plan, monitor compliance, arrange inspections where appropriate, ensure waste is correctly stored and removed, maintain spill-control arrangements, investigate complaints or incidents and ensure corrective action is taken.

All employees and subcontractors are responsible for complying with the environmental controls relevant to their activities and immediately reporting any spill, uncontrolled discharge, suspected contamination or other environmental concern to site management.

5. Site Induction and Toolbox Talks

Environmental requirements will form part of the site induction. Additional toolbox talks will be provided where particular environmental risks are identified or where site observations indicate that controls require reinforcement.

- Waste segregation and housekeeping.
- Spill prevention and response.
- Storage of fuels and chemicals.
- Dust-control requirements.
- Noise restrictions and considerate working.
- Protection of drainage systems.
- Reporting environmental incidents.

6. Waste Management

The refurbishment and conversion of the existing mill is expected to generate a variety of construction and demolition waste. Waste will be managed in accordance with the waste hierarchy: Prevent - Reuse - Recycle - Recover - Dispose.

Suitable existing materials will be retained or reused where reasonably practicable. Dedicated skips or containers will be provided where practical to allow segregation. Skips will not be overloaded and lightweight waste will be contained to prevent escape. Waste will only be transferred using appropriately authorised carriers and facilities, with appropriate waste transfer documentation retained. Burning of construction waste on site will not be permitted.

- Timber, metals, plasterboard, masonry, bricks and concrete.
- Roofing materials, glass, plastics, cardboard and packaging.
- Insulation and general mixed construction waste.
- Electrical components and hazardous waste where identified.

7. Existing Materials and Hazardous Waste

Due to the age and existing nature of the mill building, particular consideration will be given to potentially hazardous materials encountered during refurbishment. Relevant asbestos surveys and information must be reviewed before intrusive works commence.

If any unidentified material suspected of containing asbestos is discovered, work within the affected area will cease immediately. The area will be secured and the material will not be disturbed until appropriately assessed. Other hazardous wastes, including contaminated containers, oils, chemicals, sealants, paints and electrical equipment, will be segregated and disposed of using appropriate authorised routes.

8. Dust and Air Quality

Strip-out, demolition, masonry cutting, drilling, chasing, sanding and other refurbishment activities have the potential to generate dust. Activities will be monitored and additional controls introduced if visible dust is leaving the working area or site boundary.

- Use suitable extraction systems and on-tool dust extraction.
- Damp down dusty materials where suitable.
- Avoid unnecessary dry sweeping; use suitable industrial vacuum equipment.
- Cover skips containing lightweight or dusty materials where necessary.
- Keep working areas clean and minimise drop heights when disposing of debris.
- Carry out cutting in designated controlled areas where reasonably practicable.

9. Noise and Vibration

Construction works will inevitably generate some noise. Works will be planned to minimise unnecessary disturbance to neighbouring properties and the surrounding area. Complaints relating to noise will be recorded, investigated and appropriate action taken.

- Maintain plant and equipment in suitable working condition.
- Switch off equipment and engines when not required.
- Locate particularly noisy equipment away from sensitive boundaries where practicable.
- Avoid unnecessary shouting, radios and excessive noise.
- Plan particularly noisy operations appropriately.
- Use suitable modern equipment where reasonably practicable.

10. Vehicle Movements and Deliveries

Construction traffic will be managed to minimise unnecessary disturbance and congestion. Deliveries will be coordinated wherever reasonably practicable to prevent unnecessary vehicle movements and waiting. Drivers will be instructed not to leave engines running unnecessarily.

Vehicle movements will take account of pedestrians, neighbouring properties, existing road users and site constraints. Mud and construction debris will not be permitted to accumulate on the public highway; where contamination occurs as a result of the works, appropriate cleaning will be arranged.

11. Water Pollution and Drainage

No construction material, cement washout, plaster, paint, fuel, oil, chemical or contaminated water will knowingly be discharged into surface-water drains or watercourses. Existing drainage routes will be identified where necessary and protected during construction.

Where there is a risk of debris entering drains, suitable covers, filters or other protection will be used. Any pumping or discharge of water from excavations or construction activities will be appropriately assessed before discharge.

12. Fuels, Oils and Chemical Storage

Where fuels, oils or chemicals are required, quantities stored on site will be kept to the minimum reasonably necessary. Safety Data Sheets and COSHH assessments will be available for relevant hazardous substances.

- Store securely in suitable labelled containers.
- Protect containers against accidental damage.

- Store away from drains wherever practicable.
- Follow manufacturer's storage instructions and COSHH controls.
- Provide suitable secondary containment where required.

13. Spill Prevention and Response

Suitable spill kits will be maintained on site where fuels, oils or chemicals are stored or used. Personnel involved in handling potentially polluting materials will be made aware of the spill-response arrangements.

- Stop the source of the spill where safe to do so.
- Prevent the substance from reaching drains, watercourses or surrounding land.
- Use spill kits or absorbent materials to contain the substance.
- Immediately inform the Site Manager.
- Collect contaminated materials and dispose of them appropriately.
- Record and investigate significant environmental incidents.
- Notify relevant authorities where legally required.

14. Material Storage

Construction materials will be stored in designated locations wherever practicable to minimise damage, contamination, waste, wind-blown materials, water damage, obstruction of access routes and the risk of materials entering drainage systems. Materials susceptible to weather damage will be suitably covered or stored internally.

15. Resource and Energy Management

- Switch off lighting, plant and equipment when not required.
- Prevent unnecessary vehicle idling.
- Avoid unnecessary water consumption.
- Order appropriate material quantities to reduce waste.
- Reuse suitable existing materials.
- Select recyclable materials where practicable.
- Consolidate deliveries where appropriate.

16. Ecology and Wildlife

The works will be undertaken with consideration for wildlife which may be present within or around the existing building. Older buildings can provide habitat for protected species including bats and nesting birds.

Where ecological surveys, planning conditions or specialist recommendations apply, these requirements will be followed. If previously unidentified protected wildlife is suspected or discovered, work in the immediate area will cease and appropriate specialist advice will be sought before continuing.

17. Light Pollution

Temporary lighting will be positioned to illuminate working areas without causing unnecessary disturbance to neighbouring properties or wildlife. Lighting will be switched off when no longer required, subject to site security and safety requirements.

18. Mud, Debris and Site Cleanliness

Good housekeeping will be maintained throughout the project. Access routes will be kept reasonably clear of debris and construction materials and waste will not be permitted to accumulate unnecessarily. The condition of access points and surrounding roads will be monitored and cleaning arranged where required.

19. Protection of Neighbours and the Public

The project will be managed to minimise environmental impact upon neighbouring residents, businesses and members of the public. Particular consideration will be given to noise, dust, construction traffic, deliveries, parking, lighting, waste, site security, working hours and general cleanliness.

Site boundaries and access arrangements will be maintained to prevent unauthorised access to construction areas. Complaints will be taken seriously, recorded and investigated by site management.

20. Construction Plant

Plant and equipment will be selected and operated with consideration for environmental impacts. Plant will be maintained in appropriate working condition and obvious leaks or defects will be addressed. Refuelling will be undertaken carefully and away from drainage systems wherever reasonably practicable, with spill-response equipment available.

21. Concrete, Mortar, Plaster and Cement Products

Cementitious products have the potential to cause pollution, particularly when mixed with water. Mixing and handling will therefore be undertaken in controlled areas. Cement, mortar, plaster or concrete residues will not be washed into drains. Tools and equipment containing wet cementitious materials will be cleaned in an appropriate controlled location.

22. Paints, Sealants and Liquid Products

Paints, adhesives, sealants, solvents and other liquid products will be stored securely. Only the quantity required for the work activity will be taken into the immediate working area where practicable. Containers will be closed when not in use and liquid products will not be poured into drains or onto the ground.

23. Emergency Environmental Incident Procedure

An environmental incident may include a fuel or oil spill, chemical spill, contaminated water entering a drain, uncontrolled dust release, discovery of suspected asbestos or protected wildlife, fire resulting in contaminated runoff, significant waste escape or damage to drainage systems.

Where an incident occurs, the immediate priority will be to prevent further environmental damage where this can be done safely. The Site Manager will assess the incident, implement containment measures and determine whether specialist assistance or notification to external authorities is required. The circumstances and corrective actions will be recorded.

24. Environmental Inspections

Environmental performance will be monitored during routine site inspections. Any deficiencies identified will be corrected within an appropriate timescale.

- Waste storage and skip condition.
- Housekeeping and dust controls.
- Drain protection.
- Fuel and chemical storage.

- Spill kits and plant leaks.
- Material storage.
- Public highway cleanliness.
- Noise issues and evidence of environmental pollution.

25. Subcontractors

All subcontractors appointed to work on the project will be expected to comply with this CEMP. Subcontractors remain responsible for controlling the environmental impacts associated with their individual activities and must provide relevant COSHH assessments, Safety Data Sheets and other environmental information where required. Environmental incidents must be immediately reported to site management.

26. Working Hours

Site working hours will comply with any requirements imposed by planning permission, the client, local authority or other applicable project restrictions. Particularly noisy operations will be planned with consideration for neighbouring occupiers and deliveries outside agreed or reasonable working periods will be avoided wherever practicable.

27. Site Completion

- Remove temporary materials and clear construction waste.
- Remove temporary environmental protection measures when no longer required.
- Clean construction areas.
- Remove remaining hazardous substances appropriately.
- Address any environmental damage attributable to the construction works.
- Retain required waste documentation.
- Leave the completed development and surrounding areas in a clean and environmentally acceptable condition.

Environmental Control Summary

Environmental Risk	Main Control Measures
Dust	Extraction, damping down, controlled cutting and good housekeeping.
Noise	Suitable working hours, maintained equipment and considerate working.
Waste	Segregation, recycling, authorised carriers and controlled skips.
Fuel / Oil	Secure storage, secondary containment and spill kits.
Chemicals	COSHH controls, secure storage and Safety Data Sheets.
Drain Pollution	Protect drains and prohibit uncontrolled discharge.
Cement / Plaster	Controlled mixing and washing; no discharge to drainage.
Traffic	Coordinated deliveries and reduced unnecessary idling.
Mud / Debris	Maintain access routes and clean affected highways.
Wildlife	Protect habitats and stop work if protected species are identified.
Lighting	Direct lighting away from neighbouring properties and wildlife.
Hazardous Waste	Segregated storage and authorised disposal.
Asbestos	Survey before intrusive work and stop work on unexpected discovery.
Public / Neighbours	Control dust, noise, traffic and general nuisance.

Environmental Commitment

Rushtons Developments Ltd is committed to carrying out the conversion and refurbishment of Calliards Mill in a responsible manner and to taking all reasonably practicable measures to prevent pollution, reduce waste, protect the surrounding environment and minimise disruption to neighbouring properties and members of the public. Environmental performance will be monitored throughout the project and this CEMP will be reviewed and amended where changes to the works or site conditions require additional controls.

Document Authorisation

Project	Calliards Mill, Smithybridge, Littleborough, OL15 2SR
Prepared for	Rushtons Developments Ltd
Prepared by	
Position	
Signature	
Date	
Review Date	