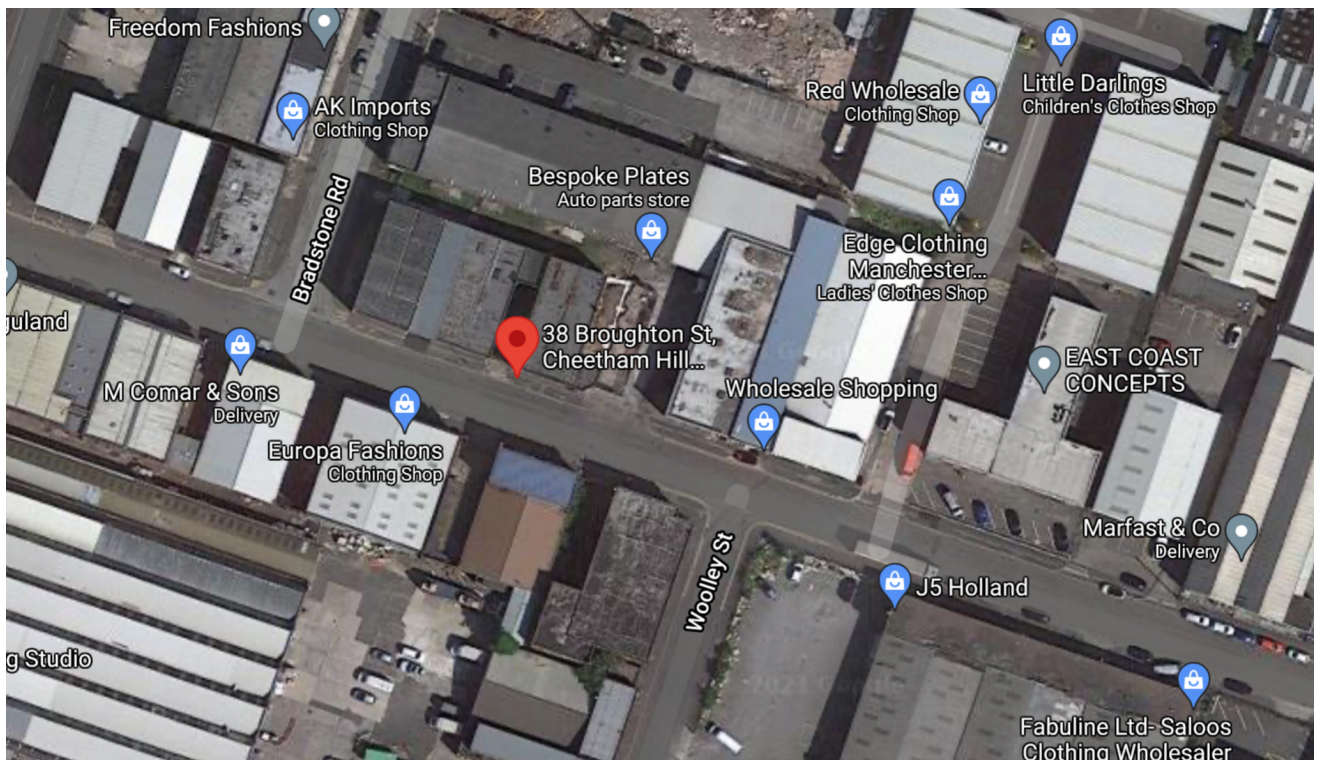


WHOLESALE DEVELOPMENT

38 Broughton St.

Construction Environmental Management Plan



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APPENDICES:

APPENDIX 1 – CONSTRUCTION MANAGEMENT SITE PLAN

1.0 INTRODUCTION

The construction phase of the 38 Broughton Street project needs to be carefully controlled so as to not have a significant impact on the neighbouring wholesale properties. Both the client and the construction contractor have key responsibilities in ensuring that these impacts are controlled adequately. Management during the construction works will be delivered through the development of a Construction Environmental Management Plan (CEMP). The CEMP will detail how construction works will be undertaken and managed in accordance with the Planning Application, Planning Conditions, contractual and legislative requirements and construction industry best practice.

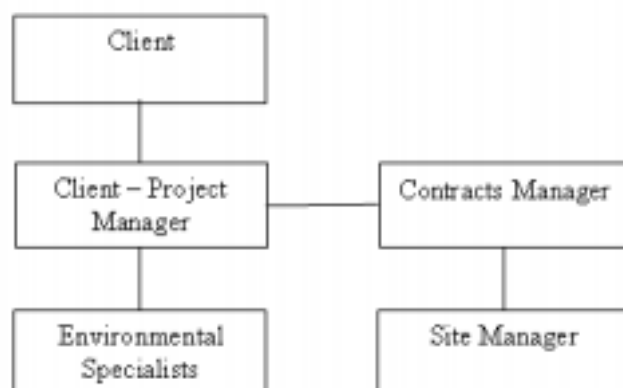
This Construction Environmental Management Plan forms part of the planning application documentation for the project and provides details on the requirements for the management of environmental impacts associated with the construction phase of the project together with a suggested framework.

The CEMP will be developed and all site works should be undertaken in compliance with the CEMP.

2.0 PROJECT ORGANISATION AND RESPONSIBILITIES

The CEMP will clearly define the role and responsibilities of the project team. Figure 2.1 details the management chain with descriptions of each team member being provided in the following sections.

Figure 2.1



2.1 Client Project Manager

The Client Project Manager would have overall responsibility for monitoring the performance of the project against statutory requirements and the agreed objectives and targets. The duties associated with this role include:

- Review and approve the Contractor's CEMP together with any specialist procedures and identify the need for any improvements;
- Identify the competence of all contractors to be employed for the works;
- Review construction method statements with regard to environmental aspects and advise of suggested improvements prior to works commencing, and
- Provide main contact between contractor and Client's project team on environmental & construction issues.

2.2 Contracts Manager

The Contracts Manager will have responsibility for co-ordinating and managing all the environmental activities during the construction works.

2.3 Site Manager

The Site Manager will be responsible for the following:

- Assist the contract manager in developing and maintaining the CEMP together with other documentation;
- Monitor construction works to ensure any necessary control measures are in place and meet the requirements of the CEMP.

2.4 Environmental Specialists

A team of experts would be available on an “as and when required” basis to support the project team. Their role would include the undertaking of any necessary watching briefs.

3.0 OPERATIONAL CONTROL

Site works will be checked against the CEMP requirements. Any mitigation measures that have been agreed with the Statutory Authorities, or are part of planning conditions, will be put into place prior to the undertaking of the works for which they are required and all relevant contractors will be briefed accordingly.

4.0 HOURS OF SITE OPERATION

Monday to Friday	08:00 - 17:00
Saturday	08:30 - 14:00
Sunday	Closed

5.0 ENVIRONMENTAL CONTROL MEASURES

Specific procedures to manage the key environment aspects of the project will be developed by the Contractor prior to work commencing which will include the following.

5.1 Highways

5.1.1 Construction Phase Traffic

In order to mitigate the impact of construction traffic during network peak hours, a Traffic Management Plan will be developed and implemented by the Contracts Manager. This plan will focus on the:

- Co-ordination of car parking construction personnel;
- Implementation ‘just in time’ contract plant hire
- Restriction of unnecessary vehicle movements during the day; and
- Co-ordination of deliveries to arrive outside of peak times where appropriate, appropriate contractors and delivery route marked in Figure 5.1.1

Figure 5.1.1



- Delivery vehicles such as materials and concrete mix will be received through the main site gate complying with site's health and safety rules.
- Sub-Contractors and visitors can enter through the main gate complying with site's health and safety rules.
- No Parking in front of main gates.
- No part of this site obstructs neighbouring warehouses.

5.2 Air Quality

Impacts during the construction of the proposed development, such as dust generation from Groundworks and plant vehicle emissions, are predicted to be of short duration and only relevant during the construction phase.

An environmental report has been carried out as part of the planning process to protect constructed properties from dust caused by Groundworks. This document will be read in conjunction with the Construction Management plan.

- The required mitigation measures from the Air Quality are below:
- Damping down surfaces during dry weather.
- Provision of appropriate hoarding and/or covering the existing fencing with Heavy Duty Sheeting as shown in Figure 5.2 to reduce dust dispersion to neighbouring warehouses and restrict public access.

Figure 5.2



- Sheeting of buildings, chutes, skips and vehicles removing wastes with the potential for dust generation.
- Appropriate handling and storage of materials, especially stockpiled materials.
- Fitting all equipment with dust control measures such as water sprays wherever possible,
- Switching off all plant when not in use.
- Keeping the site tidy from dust/ mud etc

5.3 Noise and Vibration

5.3.1 Construction Noise

The assessment of construction noise has shown that the adopted criterion is unlikely to be exceeded at the nearby noise-sensitive receptors. The predicted increase in the ambient noise climate would lead to a minor, barely perceptible, impact at all locations assessed. Several safeguards exist to minimise the effects of construction noise and these will apply during the construction of the proposed development infrastructure. The safeguards include:

- The various EC Directives and UK Statutory Instruments that limit noise emissions of a variety of construction plant;
- Guidance set out in BS5228:Part 1:1997, that covers noise control on construction sites; and
- The powers that exist for local authorities under Sections 60 and 61 of the Control of Pollution Act 1974 to control environmental noise and pollution on construction sites.

In addition the following measures will be considered, where appropriate:

- Any compressors brought on to site should be silenced or sound reduced models
- All pneumatic tools should be fitted with silencers or mufflers;
- Deliveries should be programmed to arrive during daytime hours only. Care should be taken when unloading vehicles to minimise disturbance to local residents. Delivery vehicles should be prohibited from waiting within the site with their engines running.
- All plant items should be properly maintained and operated according to the manufactures' recommendations in such a manner as to avoid causing excessive noise. All plant should be sited so that the noise impact at nearby noise-sensitive properties is minimised;
- Problems concerning noise from construction works can sometimes be avoided by taking a considerate and neighbourly approach to relations with the other warehouse. Works should not be undertaken outside the hours agreed with the local authority.
- Broughton Street is **not a residential area**, the wholesale warehouses open 10:30 am Monday to Friday & are closed on Saturdays; **groundworks and deliveries should be programmed before their opening times and on Saturdays.**

5.3.2 Construction Vibration

Vibration during construction operations is unlikely to be perceptible at any of the nearby vibration-sensitive receptors due to their distance from the site.

- Broughton Street is **not a residential area**, the wholesale warehouses open 10:30 am Monday to Friday & are closed on Saturdays; **groundworks and deliveries should be programmed before their opening times and on Saturdays.**

5.4. Contaminated Land

Please see Report Ref: A3434/20 AUGUST 2020 prepared by:

Earth Environmental & Geotechnical Ltd, Houldsworth Mill Business & Arts Centre, Houldsworth Street, Stockport SK5 6DA

5.4.1 Site Health & Safety

To carry out recommendations as per Report Ref: A3434/20 AUGUST 2020

5.5. Wheel Wash

Site vehicles will have wheels washed down prior to leaving the site using the jetwash and bowser facilities provided this will be located at the turning head by plot 8, so as to reduce unwanted debris spreading onto the highway during earth works. During major earthworks a road sweep will be carried out to the existing highway at the end of each day and as required. During all other construction if needed the road sweep will be carried out on a weekly basis.

5.6. Storage of Materials

Please see **Site Plan**

6.0. CLOSURE

This report had been prepared with all reasonable skill, care and diligence, and taking account of the manpower and resources devoted to it by agreement with the client. Information reported herein is based on the interpretation of data collected and has been accepted in good faith as being accurate and valid.

PLAN 1

