# CONSTRUCTION PHASE ENVIRONMENTAL MANAGEMENT PLAN

# FOR THE ENABLING WORKS PACKAGE

**Project Name:** M1

**Project Location:** 48 Store Street, Manchester, M1 2WA

**Project Owner:** Shaw Street Homes Development Ltd

**Principal Contractor:** Merebridge Homes

**Plan Prepared By:** Owen Simmons

**Date:** July 2025

**Plan Version:** 1

**Next Review Date:** 6 months

**Purpose and Scope**

This Construction Phase Environmental Management Plan (CPEMP) establishes a comprehensive framework for environmental protection and compliance throughout the construction process. The plan outlines specific environmental controls, monitoring procedures, and mitigation strategies that will be implemented to minimize environmental impacts and ensure regulatory compliance in accordance with:

- local environmental regulations and statutes
- Permit conditions and regulatory agency requirements
- Company environmental policy and sustainability commitments
- Environmental management system requirements and procedures
- Project-specific environmental objectives and performance targets
- Industry certification schemes and voluntary environmental programs

This CPEMP functions as the authoritative environmental management guide for all project stakeholders, including company personnel, subcontractors, suppliers, and consultants. The document defines clear environmental performance standards, assigns specific responsibilities, and establishes mandatory control measures for environmental protection throughout the construction phase.

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**Project Overview and Environmental Context**

Project Description

Erection of 15 storey building comprising 54 apartments (Use Class C3) with associated residential facilities (residents lounge and terrace and office space), 2 car parking spaces and 57 cycle parking spaces, landscaping, access and associated development.

**Site Environmental Baseline**

The development will be constructed on an existing derelict site with sloping topography from the rear to the front access of Store Street. There are a number of industrial buildings in the adjoining vicinity, along with existing residential accommodation to the rear.

**Environmental Objectives**

- Minimise environmental impacts during construction activities
- Ensure full compliance with all applicable environmental legislation and permit conditions
- Protect sensitive environmental areas and ecological resources
- Implement industry best practices for environmental management
- Engage effectively with local communities and stakeholders

**Regulatory Framework and Compliance**

Applicable Environmental Legislation

| Legislation/Regulation | Requirement | Compliance Status |
|---|---|---|
| [Environmental Act/Regulation] | [Specific requirement] | [Status] |
| [Permit/License] | [Conditions] | [Status] |

**Environmental Management Structure**

Roles and Responsibilities

**Project Manager**

- Overall accountability for environmental performance
- Resource allocation for environmental measures
- Liaison with regulatory authorities and stakeholders

**Environmental Manager/Coordinator**

- Daily implementation of environmental controls
- Environmental monitoring and reporting
- Training coordination and compliance oversight
- Incident investigation and corrective action

**Site Supervisors**

- Implementation of environmental procedures in work areas
- Team briefings and environmental awareness
- Immediate response to environmental issues

**All Personnel**

- Compliance with environmental procedures
- Reporting of environmental hazards and incidents
- Participation in environmental training

**Environmental Control Measures**

Air Quality

**Dust Control Measures:**

- **Water Suppression:** Regular water spraying of active work areas, haul roads, and stockpiles during dry conditions
- **Covering Materials:** All loose materials transported by vehicle must be covered with tarpaulins
- **Speed Limits:** Maximum 15 mph on unpaved surfaces within the construction site
- **Site Access:** Wheel washing facilities at all sites exits to prevent tracking of mud onto public roads
- **Weather Monitoring:** Cessation of dust-generating activities when wind speeds exceed 25 mph

**Emissions Control:**

- **Equipment Maintenance:** All construction equipment must meet emission standards and undergo regular maintenance
- **Idle Reduction:** Equipment idling limited to 5 minutes maximum
- **Alternative Fuels:** Use of cleaner burning fuels where technically feasible

**Monitoring Requirements:**

- Daily visual inspections for dust generation
- Community complaint tracking and response
- Air quality monitoring if required by permits

**Noise**

Noise Control Measures:

- **Working Hours:** Construction activities limited to 8:30 AM to 5:30 PM Monday-Friday, 8:30 AM to 5:00 PM Saturday to Sunday
- **Equipment Selection:** Use of quieter equipment and methods where available
- **Maintenance:** Regular equipment maintenance to minimize noise from worn components
- **Barriers:** Temporary noise barriers around stationary equipment near sensitive receptors
- **Communication:** Advance notification to adjacent properties of particularly noisy activities

**Noise Limits:**

| Time Period | Noise Limit (dBA) | Measurement Location |
|---|---|---|
| Daytime (7 AM - 6 PM) | [65 dBa] | Property boundary |
| Evening/Weekend | [65dBa] | Property boundary |

**Water**

Water Quality

**Surface Water Protection:**

- **Sediment Control:** Installation and maintenance of sediment barriers, check dams, and sediment basins
- **Slope Stabilization:** Temporary and permanent stabilisation of disturbed slopes
- **Storm Drain Protection:** Inlet protection devices on all storm drains within and adjacent to work areas
- **Dewatering:** Proper treatment and discharge of construction dewatering in accordance with permit requirements

**Spill Prevention:**

- **Secondary Containment:** All fuel and chemical storage areas must have appropriate containment
- **Spill Kits:** Spill response materials readily available at all work areas
- **Vehicle Inspection:** Daily inspection of all vehicles and equipment for leaks
- **Maintenance Areas:** Designated areas with proper containment for equipment maintenance

**Water Consumption**

Water Conservation Measures:

- **Efficient Use:** Use of water-efficient dust suppression methods (misting systems, surfactants)
- **Recycling:** Reuse of water from dewatering operations for dust control where appropriate
- **Monitoring:** Daily tracking of water consumption and identification of conservation opportunities
- **Leak Prevention:** Regular inspection and maintenance of water distribution systems

**Fuel and Chemicals**

Storage

**Storage Requirements:**

- **Secondary Containment:** All fuel and chemical storage must have 110% containment capacity
- **Separation:** Incompatible materials stored with appropriate separation distances
- **Security:** Storage areas secured against unauthorized access
- **Labelling:** All containers properly labelled with contents and hazard information
- **Inventory:** Maintain current inventory of all stored materials
- **Location:** Storage areas located away from sensitive environmental areas

**Refuelling**

Refuelling Procedures:

- **Designated Areas:** Refuelling only in designated areas with appropriate containment
- **Supervision:** Trained personnel must supervise all refuelling operations
- **Equipment:** Use of proper equipment including nozzles with automatic shut-offs
- **Spill Prevention:** Absorbent materials and spill kits present during all refuelling
- **Mobile Refuelling:** When necessary, use of certified mobile refuelling services with proper equipment

**Waste Management and Worksite Housekeeping**

Waste Hierarchy Implementation:

- **Reduce:** Minimize waste generation through efficient material use and planning
- **Reuse:** Identify opportunities for material reuse on-site or other projects
- **Recycle:** Segregate recyclable materials (metal, concrete, wood, cardboard, plastic)
- **Dispose:** Proper disposal of remaining waste at licensed facilities

**Waste Segregation and Storage:**

- **Segregation:** Separate collection containers for different waste streams
- **Hazardous Waste:** Special handling and storage for hazardous materials
- **Containment:** Weather-resistant containers to prevent spillage and contamination
- **Regular Removal:** Scheduled waste collection to prevent accumulation

**Housekeeping Standards:**

- Daily cleanup of work areas and removal of debris
- Proper storage of materials and equipment
- Maintenance of clear access routes and emergency exits
- Regular inspection and maintenance of environmental controls

**Energy**

Energy Efficiency Measures:

- **Equipment Selection:** Use of energy-efficient equipment and vehicles
- **Right-Sizing:** Selection of appropriately sized equipment for tasks
- **Maintenance:** Regular maintenance to ensure optimal equipment performance
- **Idle Reduction:** Minimize equipment idle time through work planning
- **Alternative Energy:** Use of renewable energy sources where feasible (solar lighting, etc.)

**Energy Monitoring:**

- Monthly tracking of fuel consumption by equipment type
- Identification of energy reduction opportunities
- Reporting of energy performance metrics

**Traffic Management**

Traffic Control Measures:

- **Route Planning:** Designated haul routes avoiding sensitive areas and peak traffic times
- **Speed Limits:** Reduced speed limits on construction access routes
- **Signage:** Appropriate warning signs for construction traffic areas
- **Timing:** Scheduling of heavy vehicle movements outside peak traffic hours
- **Vehicle Standards:** Regular inspection and maintenance of all construction vehicles

**Community Impact Mitigation:**

- Advance notification of road closures or traffic restrictions
- Coordination with local traffic authorities
- Provision of alternative routes where necessary
- Regular communication with affected residents and businesses

**Materials**

General Purchasing

**Sustainable Procurement:**

- **Local Sourcing:** Preference for locally sourced materials to reduce transportation impacts
- **Environmental Standards:** Selection of suppliers with environmental certifications
- **Recycled Content:** Specification of materials with recycled content where appropriate
- **Packaging:** Minimize packaging and select reusable/recyclable packaging
- **Hazardous Materials:** Avoid or minimize use of hazardous materials

**Contaminated Land**

Contaminated Land Management:

- **Pre-Construction Assessment:** Comprehensive site contamination assessment
- **Risk Management:** Implementation of risk-based contaminated land management plan
- **Excavation Protocols:** Proper handling and classification of excavated materials
- **Personal Protection:** Appropriate PPE for workers in contaminated areas
- **Disposal:** Proper characterization and disposal of contaminated materials
- **Monitoring:** Environmental monitoring during contaminated land activities

**Unexpected Contamination:**

- Immediate work stoppage if contamination is discovered
- Notification of regulatory authorities as required
- Assessment by qualified environmental consultant
- Implementation of appropriate remedial measures

**Flora and Fauna**

Biodiversity Protection:

- **Pre-Construction Surveys:** Ecological surveys to identify sensitive species and habitats
- **Timing Restrictions:** Work scheduling to avoid sensitive breeding/nesting periods
- **Exclusion Zones:** Physical barriers around sensitive environmental areas
- **Vegetation Clearing:** Minimize clearing and preserve significant trees where possible
- **Restoration:** Revegetation of disturbed areas with native species
- **Wildlife Corridors:** Maintain connectivity between habitat areas

**Species-Specific Measures:**

- Pre-clearance inspections by qualified ecologist
- Relocation procedures for fauna if required
- Monitoring of environmental protection measures

**Vermin Control**

Integrated Pest Management:

- **Prevention:** Elimination of food sources and shelter through proper housekeeping
- **Exclusion:** Sealing of entry points and proper waste containment
- **Monitoring:** Regular inspection for signs of pest activity
- **Control:** Use of least-toxic methods for pest control when necessary
- **Professional Services:** Engagement of licensed pest control operators as needed

**Specific Measures:**

- Secure storage of food waste and organic materials
- Regular removal of construction debris that could harbour pests
- Proper drainage to eliminate standing water
- Use of physical barriers where appropriate

**Public Relations and Community Relations**

Community Engagement Strategy:

- **Communication Plan:** Regular updates to local community about project progress
- **Complaint Management:** 24-hour contact number for community concerns
- **Public Meetings:** Regular community meetings to address concerns
- **Notification:** Advance notice of activities that may cause disruption
- **Liaison:** Designated community liaison officer

**Wheel washing**

Wheel Wash Station Setup:

- Establish wheel wash facility at main site exit point
- Install temporary hard standing area with drainage to prevent runoff
- Provide high-pressure hose or mechanical wheel wash system
- Designate trained operative to oversee wheel washing operations
- Install warning signage and traffic management around wash area

**Operating Procedures:**

- All vehicles must stop at wheel wash station before exiting site
- Driver or designated operative to clean wheels, wheel arches, and undercarriage
- Visual inspection required before allowing vehicle to proceed to public highway
- Record vehicle details and wash times in site log
- Alternative exit route available if wash facility temporarily unavailable

Waste management and removal

Waste Classification & Segregation: Construction waste will be segregated into the following categories at source:

- Metal waste (steel studs, tracks, fixings) - stored in designated metal skip
- Plasterboard waste - separate skip required due to disposal restrictions
- Mixed construction waste (packaging, general debris) - general waste skip
- Hazardous waste (any contaminated materials) - separate licensed disposal required

**Waste Storage Locations:**

- Primary waste storage area located at Store Street with hard standing surface
- Secondary waste collection points at each work area with mobile containers
- All waste containers clearly labelled with waste type and hazard warnings
- Minimum 5m clearance from site boundaries and 10m from watercourses
- Covered storage for lightweight materials to prevent wind dispersal
- Secure fencing around waste storage areas to prevent unauthorized access

Waste management and removal

**Designated Parking Areas:**

- Primary parking area for site vehicles located at Store Street.
- Overflow parking area designated at TBC
- Hard standing surface required to prevent damage to landscaped areas
- Minimum 2m clearance maintained from site boundaries and neighbouring properties
- Emergency vehicle access routes must always be kept clear

**Stakeholder Communication:**

| Stakeholder Group | Communication Method | Frequency |
|---|---|---|
| Adjacent residents | Door-to-door visits, letters | As needed |
| Local businesses | Direct contact, meetings | Monthly |
| Regulatory agencies | Formal reports, meetings | As required |
| Community groups | Public meetings, newsletters | Quarterly |

**Environmental Reporting**

Reporting Requirements

- **Daily:** Environmental inspection reports
- **Weekly:** Environmental monitoring summary
- **Monthly:** Comprehensive environmental performance report
- **Quarterly:** Community update and stakeholder report
- **As Required:** Incident reports and regulatory notifications

**Emergency Response**

Emergency Contacts

| Emergency Type | Primary Contact | Phone Number | Secondary Contact |
|---|---|---|---|
| Spill/Contamination | [Name] | [Phone] | [Name] |
| Wildlife Incident | [Name] | [Phone] | [Name] |
| Regulatory Agencies | [Agency] | [Phone] | [Alternative] |

**Emergency Response Procedures**

Spill Response Protocol:

1. **Immediate Action:** Stop the source of spill if safe to do so
2. **Safety:** Ensure personnel safety and evacuate area if necessary
3. **Containment:** Prevent spread using available spill response materials
4. **Notification:** Notify site supervisor and environmental manager immediately
5. **Assessment:** Evaluate environmental impact and required response
6. **Cleanup:** Execute cleanup using appropriate methods and equipment
7. **Reporting:** Complete incident report and notify authorities as required
8. **Follow-up:** Monitor area and implement corrective actions

**Document Control and Review**

Plan Updates

This Construction Phase Environmental Management Plan is a living document that will be reviewed and updated regularly to ensure continued effectiveness and compliance. Reviews will be conducted:

- Every 6 months during construction
- Following any significant environmental incidents
- When project scope or conditions change significantly
- When regulatory requirements change
- Upon feedback from monitoring results or audits

**Document Distribution**

- Site office (controlled hard copy)
- All site supervisors and environmental personnel
- Principal subcontractors
- Regulatory agencies (as required)
- Project stakeholders (summary version)

**Record Keeping**

All environmental records will be maintained for the duration of the project plus 2 years, including:

- Daily inspection reports and monitoring data
- Training records and competency assessments
- Incident reports and corrective actions
- Waste disposal records and manifests
- Regulatory correspondence and permits

**Construction Environmental Management Plan (CEMP)**

**PRE COMMENCEMENT CONDITIONS**

**Project:** 54-Unit Skyrise Residential Development
**Site Address:** 48 Store Street, Manchester, M1 2WA
**Client:** Shaw Street Homes Development Ltd
**Principal Contractor:** Merebridge Construction
**Prepared by:** Merebridge Construction
**Date:** 14/07/2025
**Version:** 1.0

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## 1. Introduction

This Construction Environmental Management Plan (CEMP) outlines the measures that will be implemented to minimise the environmental impact of the construction works at 48 Store Street, Manchester. It supports compliance with relevant legislation, planning conditions, and best practice standards.

The CEMP should be read alongside the Construction Phase Plan, risk assessments, and method statements.

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## 2. Project Overview

- **Project Type:** Construction of a 54-unit residential high-rise building
- **Estimated Duration:** 24 Months Construction
- **Working Hours:** Monday to Friday 08:30–17:30; Saturday to Sunday 08:30–13:00; no work on bank holidays.

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## 3. Objectives

The CEMP aims to:

- Protect the local community and environment from adverse impacts.
- Comply with all applicable environmental legislation and planning requirements.
- Promote sustainability and reduce waste.

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## 4. Environmental Management Measures

**4.1 Noise & Vibration**

- Works restricted to approved hours.
- Use of modern, well-maintained plant with appropriate silencers.
- Regular monitoring of noise levels at site boundaries.
- Notify neighbours of particularly noisy activities in advance.

**4.2 Air Quality & Dust**

- Use of water sprays or misting to control dust.
- Erection of dust screens and hoarding around the site perimeter.
- Wheel washing facilities for vehicles leaving site.
- Regular sweeping of access routes.

**4.3 Waste Management**

- Segregation of waste streams to maximise recycling.
- Licensed contractors for all waste removal.
- Waste stored in covered, designated areas.
- Site Waste Management Plan (SWMP) maintained.

**4.4 Water & Drainage**

- Prevent contamination of drains and watercourses.
- Spill kits and drip trays provided.
- No direct washing of materials into drains.
- Temporary drainage arrangements to manage surface water.

**4.5 Traffic & Access**

- Deliveries scheduled to avoid peak traffic periods.
- Clear signage and traffic marshals to manage site traffic.
- Pedestrian routes maintained and clearly marked.
- Site access points kept clean and secure.

**4.6 Ecology & Heritage**

- Site to be checked for protected species prior to works.
- Any findings of archaeological or heritage interest reported immediately.

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**5. Roles & Responsibilities**

| Role | Name | Contact |
|---|---|---|
| Site Manager | Christian Schwartz | Christian@merebridgeconstruction.co.uk |
| Environmental Manager | Ian Wardle | ian@merebridgeconstruction.co.uk |
| Health & Safety Officer | Alan Doke | alan.doke@merebridge construction.co.uk |

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**6. Communication & Monitoring**

- Regular toolbox talks and briefings covering environmental topics.
- Environmental notice board with contact details for the public.
- Complaints register maintained on site.
- Routine inspections and audits recorded in the Environmental Log.

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**7. Emergency Procedures**

- Emergency spill response plan in place.
- Fire points and extinguishers available and clearly marked.
- Emergency contacts displayed on site hoarding.

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**8. Review & Updates**

This CEMP will be reviewed regularly and updated as necessary to reflect changes in site conditions, legal requirements, or best practices.

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**9. Conclusion**

By adhering to this CEMP, the project team will work to minimise environmental impacts and maintain good relations with the local community while ensuring compliance with legislation and promoting sustainability.

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**Prepared by:** Owen Simmons - Project Manager
**Date:** 14/07/2025
**Signature:** _____