

Chorlton Precinct

Construction Environmental Management Plan (CEMP) Framework

P J Livesey REF P JL_CEMP _CHO1

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CONTENTS

Section	Topic
1.0	Introduction
2.0	Regulatory Framework & Planning Conditions
3.0	Site Location & Operating Hours
4.0	Site Establishment Plan
5.0	Roles and Responsibilities
6.0	Contractor & Visitor Information
7.0	Environmental Assessment
8.0	Monitoring
9.0	Public Relation Initiatives
10.0	Land Stability- Brine

1.0 Introduction

This Construction Environmental Management Plan (CEMP) Framework has been prepared on behalf of PJ Livesey to inform a full planning application for the erection of 6no. residential buildings to provide up to 262 residential dwellings (Use Class C3) with ground floor commercial uses (Use Class E(a-e)); infrastructure works including electric substation and associated utilities works, service yard, vehicular pedestrian accesses; together with public realm works and hard/soft landscaping following demolition of existing buildings and structures on site.

A Prior Notice for Demolition application (LPA ref. 141706/DEM/2024) was approved by Manchester City Council, as the Local Planning Authority, in January 2025, confirming that the proposed demolition of the existing shopping precinct and Graeme House office building can be undertaken under permitted development rights. The submission is informed by a Demolition Management Plan, prepared by the proposed demolition contractor, which sets out the proposed mitigation measures to impacts on surrounding receptors.

Therefore, this CEMP Framework details management/mitigation measures to minimise the environmental impact arising from the construction phase of the development. The aim of the CEMP is to set out the responsibilities with regards to compliance with legislation and to implement any mitigation measures.

A series of technical reports have been undertaken as part of preparing the planning application (which is subject to an Environmental Impact Assessment). Subsequent requirements for additional management measures, beyond that set out in this Framework, will be incorporated in a final CEMP which will be required to be submitted for approval by Manchester City Council (MCC), as local planning authority, prior to commencement of any construction phase works on site.

The CEMP forms a framework within which the measures will be implemented throughout the project. This framework provides project-specific management measures and is a dynamic document which should be reviewed if activities or conditions onsite change that may influence management measures.

This document has been developed to avoid, minimise and mitigate against any construction effects on the environment and surrounding community. It should be considered a living document with reviews being undertaken at set intervals and new information added as appropriate.

For the purposes of this document, the working area is defined as any area where there will be a requirement for temporary or permanent works to facilitate the construction of the development. This includes areas required for access, temporary construction and temporary storage areas.

2.0 Regulatory Framework & Planning Conditions

The Construction Environmental Management Plan (CEMP). The CEMP is required to implement the core principles of the local planning and relevant Urban Boundary Plan policies which encompass environmental controls required with due consideration to relevant environmental legislation.

The CEMP provides the framework for which commitments made in the Environmental Statement (ES) or any requirements of planning conditions can be realised. The CEMP outlines the contractor's

approach to environmental management throughout the construction phases with the primary aim of reducing any adverse impacts from construction on local sensitive receptors.

3.0 Site Location & Operating Hours

3.1- Site Location

The site is located at Chorlton Precinct, Manchester (land bounded by Nicolas Road, Barlow Moor Road and Wilbraham Road), at approximate National Grid Reference (NGR): 381620, 394060. The relevant Local Authority (LA) is Manchester Council (MCC).

The site currently comprises of the former Chorlton Cross shopping precinct and an 8-storey office block (Graeme House) which are vacant and hoarded off. The surface car park remains operational until the demolition phase commences (as per the separate Prior Notice for Demolition submission).

In Figure 1 below this document refers to the proposed development detailed above.



Figure 1: Red Line Boundary drawing

3.2- Site Operating Hours

The proposed operating hours are outlined below. During the construction period it may be necessary in exceptional circumstances to work outside the prescribed working hours. Should this occur, the hours and duration of these works will be subject to consultation with Manchester City Council.

Official site working hours would be:

- Monday – Friday: 7:0am - 6:00pm
- Saturday 8:00 – 5:30pm
- Sunday/Bank Holidays: No Work

To maintain these working hours, contractor(s) may require a period of 30 minutes before and at the end of the working shift to start up and close down the works activities.

4.0 Site Establishment & Logistics Plan

4.1- Site Establishment

Due to the location of the development consideration will be given to site logistics, deliveries, material distribution and construction activities to minimise the effect on the local community and school. The scheme will comprise of office and welfare facilities for the Contractors staff, sub-contractors, visitors and the client. The facilities will consist of an office with meeting room, a canteen, drying rooms and WCs. All site facilities will be in accordance with Schedule 2 of the CDM regulations 2015.

The compound and site perimeter will be demarcated and secured by a solid construction perimeter fencing or hoarding and monitored by CCTV or manned guard.

Traffic Management systems will be implemented in line with the traffic management plan (TMP) as necessary to demark site traffic routes, works access and egress, pedestrian segregation routes, footpath alterations and road and pavement closures.

The connection points are location at the junction of Wilbraham Road and Nicolas Road. This information will be available within the site office and canteen.

4.2- Construction Traffic Measures

The following traffic management measures should be observed:

- Delivery vehicles will access site from Wilbraham Road initially by a temporary access and then and then once demolition is completed PJL will form a permanent access on Manchester Road. Deliveries via the M60 will use the A6010 and A5145. They will supply and remove materials from site using the varied transport links. In circumstances to reduce vehicular movements, deliveries will be made direct to the work zone to mitigate double handling and double vehicular movements.
- Delivery vehicles will attend between the prescribed site hours and avoid peak public traffic hours to reduce congestion and nuisance to the existing road and highway network.

- To avoid construction traffic congestion and nuisance to the surrounding area all suppliers and contractors will be made aware of traffic routes.
- Site entrances will be maintained, kept clean and clear at all times. There will be a road sweeper in operation when required and in line with the works activities to ensure no mud is deposited on the live highway or accessing water courses as a direct result of the works.
- Clearly marked turning and manoeuvring areas will be within the site boundary and clearly demarcated shown on the TMP.
- For environmental and road safety all materials containers leaving site will be appropriately covered to avoid soiling of the roads and highway. Engines of all vehicles, mobile and fixed plant on site are not left running unnecessarily.
- Using low emission vehicles and plant fitted with catalysts, diesel particulate filters or similar devices.
- Using ultra low sulphur fuels in plant and vehicles where possible.
- Plant will be well maintained, with routine servicing of plant and vehicles to be completed in accordance with the manufacturer's recommendations and records maintained for the work undertaken.
- All project vehicles, including off-road vehicles, will hold current MOT certificates, where applicable and where required due to the age of the vehicle and that they will comply with exhaust emission regulations for their class.

4.3- Site Material & Plant Storage

All materials will be loaded within the site compound/boundary of the working zone to minimise congestion. The materials will be stored within a material compound or within the onsite storage containers. No unregistered/licenced Plant movement will be allowed outside the site boundary unless prior arrangements are in place with the local authority. The plant expected on site includes a licenced FLT, excavators, dumpers, rollers, piling rig, mobile crane. All plant will be secured at night to prevent unauthorised use.

4.4- Site Parking Arrangements

The site parking provision will consist of a suitable area near the site compound. Consideration will be taken to ensure the area is in an area programmed to be developed towards the early stages of the construction during phase one of the development. The car park area will change throughout the construction phase of the project to meet the required number of operatives on site. The car park will be clearly displayed on the site TMP located in the site office and canteen. The details will be explained to all personnel during their site induction process. Due to this scheme being a city centre scheme PJ Livesey will encourage the use of public transport due to the limited spaces on site and no local car parks, but PJL will allow tradesman to drop off tools at the start of the works on site if required

4.5- Erection & Maintenance of Security Hoarding

The site will be secured by Weighted temporary fence panels. Relevant pedestrian and vehicle access gates will be incorporated to meet the site and health and safety regulation requirements. The delivery and personnel access gates will be controlled by the Site Management team. The site will also have a CCTV system installed and a guard if required. The fencing will be maintained to a high standard

throughout the development and will be checked, maintained in line with temporary works procedures and recorded within the site managers weekly site tour.

4.5 - Dust Suppression

To mitigate the impact of dust generating activities, site-specific measures in accordance with GLA best practice guidelines will be implemented. A Method Statement and associated Risk Assessment (RAMS) will be developed for all activities involved in the proposed construction works.

4.6 - Noise and Vibration

Noise and vibration will be managed in accordance with relevant BS regulations and controlled by means of the Control of Pollution Act 1974. To mitigate the impact of noise and vibration activities, site-specific measures in accordance with Best Practicable Means (BPM) will be implemented.

4.7 – Arboricultural Protection

Adoption of the recommended protective measures is subject to preparation of a detailed Arboricultural Method Statement (AMS) for approval.

4.8 - Ecological Protection

As per the submitted Ecology Report, in advance of any works to remove identified habitats during the nesting bird season, pre-removal checks for nesting birds must be carried out by a suitably experienced Ecological Clerk of Works (ECoW), no more than 48 hours prior to the works commencing. With respect to hedgehogs, precautionary working methodologies, as outlined within the submitted Ecology Report shall be implemented in order to avoid impacts on this species.

4.9 – Surface Water Control

Measures will be put in place to ensure that the risk of surface water runoff across site boundaries are minimised. Where necessary, measures will be implemented to prevent uncontrolled run-off.

4.10- Crane Position

Crane use on this development will be large due to the nature of the high rise buildings. Considerations will be made in regard to the crane size and time restrictions when programming the works on site. All crane lifting procedures are regulated via a lifting plan completed by qualified personnel. Additional precautions/procedures will be implemented due to the close proximity of the existing shops and local public. Also noted that no oversailing is required at any time.

4.11- Temporary Lighting

Due to the nature of the works and surrounding residential properties no perimeter lighting will be provided, the lighting will be provided by existing streetlights. Temporary lighting will be required within the compound and will be managed via timers to minimise the effect on surrounding residents. Task lighting will be used on a need by need basis in the form of florescent strip lighting, this lighting will be switched off during non-working hours.

4.12 - Access to Existing Properties & Business

The current proposal considers the possible impact on the local residents, school and businesses in the immediate area, management procedures are in place to minimise them. Residents and

businesses will always be given priority, deliveries and heavy works will be between the hours of work 7.30-6.00 (no noisy operations commencing prior to 08.00hrs or after 17.30hrs). The specified hours will be communicated to the workforce and delivery companies from inception to completion of the development.

4.13- Faced Access

Building perimeter scaffold will be required throughout the development to allow construction works to progress. The scaffolds will be designed and erected by qualified competent operatives in line with legislative erecting and dismantling methods. The scaffolds will be inspected by a competent person at practical completion and following any break in site presence and after adaption. All works will be undertaken within the site boundary.

4.14- Construction Methods

The method of construction of the Buildings will consist of:

- Demolition of existing buildings
- Installation of piling matts to all buildings
- Infrastructure works to blocks D,E &F including foundations and drainage
- Construction of the Blocks via LGSF or Traditional RC Construction is still to be determined.
- Once the BSR gives authority then works will start on the block A,B & C which involve a large basement excavation and then piling to the foundation areas. Once these works are completed then the structure will be formed out of a concrete frame.
- Installation brickwork to all elevations
- After these steps this will form a standard way of finishing these types of buildings and refer to the detailed programme to show all works

5.0 Roles & Responsibilities

5.1- The Site Manager is responsible for:

- Ensure the site and all stored materials and chemicals are safe and secure.
- Ensure F10 notice, signage indicating where and whom visitors should report to are clearly displayed.
- The site is kept in a tidy and orderly fashion. Waste will be managed in conjunction with the contractor's procedure as applicable.
- Controlled access arrangements as so those entering site may avoid hazards.
- Emergency egress arrangement so those leaving site in the event of a pollution or spillage incident may do so safely.
- There are First Aid Facilities and appropriately trained First Aid staffs, spill kits are available and appropriately trained staff.

Ensure all those that work on site:

- Have a Site Induction including briefing on environmental issues pertinent to the project and relevant toolbox talks.
- Understand and obey the Site Rules.

- Are made aware of the Emergency egress arrangements, Muster points, First Aid facilities and First Aiders, spill and clean up procedures.
- Read and understand the site hazard board.
- Have current certification for activities as required.
- Are aware of all environmental matters which arise on site.

Ensure the activities on site:

- When necessary are carried out under Client Operational Safety Rules.
- Have, task specific risk assessments and method statements (RAMS) in place identifying any environmental issue which may be applicable.
- Are carried out in accordance with the requirements of any associated RAMS.

5.2- The Project Manager is responsible for: -

- Ensuring that the CEMP is developed & held on site and that it is implemented throughout all phases of the project. Ensuring the CEMP details are updated as and when relevant information is provided.
- Maintaining the CEMP and ensuring that all contractors and visitors comply with it.
- Ensuring that environmental issues identified within the Pre-Construction Information and the pre-construction site surveys and relevant information gathered from agencies, local councils etc are addressed.
- Producing environmental project specific controls for all significant risks identified and implementing control measures to minimise the risk of damage to the environment.
- Communicating the CEMP and other related document to employees, contractors and client representatives.

5.3- Contractors and visitors to the project will be responsible for: -

- Ensuring that the control measures identified from environmental surveys are implemented as they are relevant to their work / visit.
- Ensuring that the project management team are notified of any nonconformance of control measures or environmental incident where the environment has been put at risk.

5.4- The site HSEQ Advisor is responsible for:

Ensuring work is carried out:

- In a safe manner.
- In accordance with any manufacturers' instructions etc., good standards of workmanship.
- Ensure site staff are working in accordance with agreed Risk Assessments and Method Statements (RAMS) particularly where activities have the potential to cause environmental harm.
- Health and safety advisor to complete the site waste management plan and ensure it is followed.
- Ensuring that the CEMP is implemented throughout all phases of the project.

Monitoring HSEQ issues by:

- Weekly checks and "toolbox talks" carried and recorded.
- Weekly site audits.

- Consulting workers on the effectiveness of measures to reduce risk to the environmental, reviewing and improving conditions or methods/procedures where appropriate.
- Keeping records of and reporting any incidents and close calls (near misses).

6.0 Contractor & Visitor Information

6.1- General Information

All contractors and visitors to the site will be made aware of the Site rules, Environmental policy and the controls applicable to their presence and activities on site including but not limited to:

- Method statements
- Risk Assessments
- Site induction which include Environment briefings
- Tool box talks.

6.2- Information Management

The Site Manager and Projects Manager will be responsible for monitoring communications between all relevant parties to the project ensuring that all environmental matters to the project are discussed and managed and observation of the communications will be documented in the weekly site meetings and sent by e-mail.

6.3- Displayed Information

Relevant site contacts, developer contacts, layout and location plans/ CDM drawing detailing the location and construction of the site compound, storage locations and car parking are to be displayed on an information board at the site entrance.

7.0 Environmental Site Assessment.

All work on site, must be in accordance with the UU document 'Standard conditions for work carried out adjacent to or when crossing trunk water mains'

These conditions are issued for the guidance of contractors and others in order to reduce the risk of damage to any trunk main and the consequent liability for such damage.

The following addresses are to be contacted in terms of any queries relating to the UU document.

DeveloperServicesWater@ uuplc.co.uk
PropertyGeneralEnquiries@uuplc.co.uk

In an emergency contact shall be made immediately with the Integrated Control Centre on 0345 672 3723.

Signage will be in place to demarcate the location and matts used once access is required

8.0 Monitoring

8.1 Site Waste Management Plan

A site waste management will be operated to enable the recording and monitoring of all waste streams, recycling, energy consumption and FSC timber usage. The information obtained can be used against industry benchmarks to record actual waste production with a view to implement waste minimisation actions, forecast waste amounts and produce duty of care notes.

All waste streams will be segregated where possible on site before being removed by a licensed carrier. Any mixed waste will be processed at a licenced transfer station to segregate and assist with recycling/reusing waste to avoid land fill.

8.2 Control of Detritus

To control material being transferred onto local roads or accessing water courses at the development's infancy appropriate measure when installing sewers and forming roads need to be implemented, a wheel wash facility, scraping of roads once formed, installing driveways to plots and applying an appropriate planned TMP. Further controls to gully's will be installed, a filter bag system that will be maintained regularly.

8.3 Water Consumption

Reduce the risk of uncontrolled water use: e.g. sensor-actuated devices (such as infra-red actuated taps and occupancy sensors).

Minimise the risk of leakage: leak detection equipment (including pulsed meters for regular monitoring); ensure valves and overflows are visible for early detection of water loss and easy to access for maintenance.

Influence user behaviour: Creating a culture that changes attitude and behaviour to accepting ownership of water efficiency is fundamental to improving the use of water in an efficient manner.

Good housekeeping (e.g. reporting/repairing leaks, turning off taps which are not in use, and generally using water in an efficient manner) can assist the site reduce its overall water use. The provision of information on appropriate use of fittings and appliances; awareness raising of the costs and environmental importance of water efficiency via Tool Box Talks; guidance on processes for identifying and reporting water leakage / poorly-performing fittings; method for providing feedback to building occupants on water.

9.0 Public Relation Initiatives

This is to be developed by the contractor carrying out the works

10.0 Land Stability - Brine

The areas of Chorlton Town Centre do not have any coal mining beneath or suffered any claims.