

THE CONSTRUCTION ENVIRONMENTAL PLAN FOR



FIRE DAMAGE RESTORATION AT THE MIDLAND HOTEL MOUNT STREET ENTRANCE PETER STREET MANCHESTER M60 2DS

Developed by:
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Project	The Midland Hotel, Manchester
Contractor Details	Bullen Conservation Ltd
Client Details	Padox Wonderwall Propco Ltd
Site Address	Peter Street, Manchester, M60 2DS
Project Start Date	24 th October 2024
Expected Duration	45 Weeks
Project Completion Date	4 th September 2025
Value of Project	£550,329.14 nett.

	Name	Title	Signature	Date
Author	KF	Operations Manager		06.01.2025
Authorised by	SE	Contracts Director		06.01.2025
Authorised by (client)				

CEMP Objectives

The objectives of the Contractor's Environmental Management Plan (CEMP) is to ensure that appropriate environmental protection and mitigation measures are implemented to prevent negative impacts on the surrounding environment. This Construction Environmental Management Plan (CEMP) sets out the overarching systems and controls that will be adopted during the fire damage restoration works to the Mount Street fire damage restoration scheme to minimise any adverse environmental impacts in accordance with the conclusions of the Environmental Policy Statement and Construction Good Practice. The CEMP provides the framework with which all Phase and construction component specific Construction Environmental Management Plans (P-CEMPs) required.

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1 Description of Works

The works include cut out and replace fire damaged stonework, stone cleaning and installation of new fittings and fixings.

The works will include: -

- Doff cleaning existing surfaces.
- Carry out a detailed dimensional survey of existing stoneworks
- Investigation, consideration and preparation of fixing design
- Order, manufacture and delivery of replacement granite stonework
- Removal of existing and installation of replacement granite stonework.
- Grouting and finished pointing of new stonework
- Final clean down and inspections

The works will also includes the following operations:-

- Design, erection and maintenance of independent tied Scaffolding
- Set up site Welfare, site compound, hoarding and signage.
- Provision of temporary electrical and water supplies

2 Contractor Details

Information regarding the contractor and relevant contacts.

Name	Position	Contact Number(s)	Email
Steven Eccleshare	Construction Director	07971165234	steve@bullenconservation.co.uk
David Lord	Site Manager	07425108450	david.lord@bullenconservation.co.uk
Kielley Flowers	Operations Manager	01616336528	kielley@bullenconservation.co.uk

3 Environment Policy

BULLEN CONSERVATION LIMITED are aware of the adverse effects that our activities can have on the local, regional and global environment. Either directly or indirectly our operations result in emissions to air and water and the generation of waste.

It is therefore our aim to reduce the environmental impacts of our business and to operate in an environmentally responsible manner. Environmental management is integral to our vision and performance as a company and we are committed to the continual and effective improvement of our environmental performance.

Environmental management is everyone's responsibility and a prime responsibility at all levels of management. Our employees are required to give their full co-operation and support at all times to help us implement our policy and achieve our objectives.

The objectives of our policy are:

- As a minimum standard to comply with all applicable environmental legislation and approved codes of practice.
- To reduce the generation of general and special wastes.
- To reduce the generation of pollution or emissions which may be harmful to the environment.
- To ensure environmental considerations are taken into account in all purchasing decisions.
- To ensure the efficient use of energy and water and reduce our consumption to the lowest practicable level.
- To wherever possible ensure the segregation, re-use and recycling of waste.
- To ensure that environmental considerations are taken into account when selecting and monitoring third parties we may use in connection with our business.
- To minimise the effects of our activities on our neighbours.
- To ensure effective communication and cooperation with employees and third parties and ensure they are aware of our environmental management expectations.
- To provide suitable and sufficient environmental information, instruction, training and supervision to enable our employees to carry out their jobs competently and responsibly with regards to the environment.

BULLEN CONSERVATION LIMITED provide adequate human and financial resources to implement our policy and ensure it is properly communicated and understood. Our company vehicles are run on unleaded or diesel fuel.

We aim to encourage initiative and adopt best practice in a culture where employees and managers are aware of their responsibilities for the environment and actively engaged and committed to improving standards of environmental management.

As part of our continuing programme of developing and improving our performance we will regularly review of our policy at least annually to ensure its suitability, adequacy and effectiveness.

This environmental policy will be displayed prominently on our premises, be available on request and be provided to all relevant parties.

Reviewed by: Steven Eccleshare – Construction Director

Review Date: 1 October 2024

Approved by: Paul Cunliff - Managing Director

4 Site Specific Environmental Issues

4.1 Materials

To secure a more efficient use of non-renewable material resources and reduce the lifecycle impact of materials used in construction, a strategy that involves selecting materials with low environmental impact is crucial. This can be achieved through a systematic approach that focuses on sustainable sourcing, efficient use, and innovative recycling practices. Granite, a non-renewable natural stone, can be integrated into this strategy with a focus on its lifecycle. Here's how such a strategy can be framed:

1. Sustainable Sourcing

- **Local Sourcing of Granite:** Choosing granite from local quarries reduces the environmental impact associated with transportation (carbon emissions and fuel consumption). Sourcing granite closer to the construction site minimizes the energy needed for delivery. Unfortunately, due to the specific granite required for this project to be in keeping with the original, the granite is only available from Scotland (Fyfe Glenrock, Leiths Quarry, Aberdeenshire).
- **Certifications for Sustainable Mining:** Ensure that the granite is sourced from quarries that adhere to environmental standards and certifications, such as ISO 14001 for environmental management or the Marble and Granite Sustainability Council. These standards ensure that extraction practices minimize environmental harm (e.g., preventing habitat destruction, reducing water usage, and controlling emissions).

"Fyfe Glenrock (Leiths Quarry) offer an environmental policy which sets out their commitment to ensuring that all activities are managed in an environmentally responsible manner. They have installed an Environmental Management System to complement their Quality Management Systems which was a natural progression for better overall management of the business. Their IMS encourages them to operate in a manner that is efficient, minimising waste produced and becoming more environmentally conscious. Their Certificate number is EMS 78154".

- **Ethical and Responsible Quarrying:** Supporting quarries that use responsible extraction methods, including reduced water consumption, dust suppression technologies, and waste management practices, will help reduce the negative impact of mining operations.

2. Efficient Material Use

- **Optimized Design and Manufacturing:** Implement advanced design practices that optimize the use of granite. For example, minimizing waste during the cutting and shaping process can significantly reduce the amount of material needed for construction. Technologies like CAD (Computer-Aided Design) and CAM (Computer-Aided Manufacturing) allow for more precise cutting and waste reduction.
- **Pre-fabrication:** By utilizing prefabricated granite elements, material waste can be minimized, and efficiency in material usage is increased. Pre-fabrication also reduces the amount of on-site processing and associated energy use.
- **Recycling Granite Scraps:** Reuse scrap granite from cutting and finishing processes in other applications, such as smaller tiles, aggregate for concrete, or landscaping features. This reduces the demand for newly extracted granite and extends the lifespan of the material.

3. Low Environmental Impact Design

- **Use of Granite in Durable, Long-Lasting Applications:** Granite is known for its durability, which makes it an excellent choice for long-term applications. When used in construction, granite can reduce the need for frequent repairs or replacements, therefore lowering the material impact over time. This is particularly true in cladding, flooring, and countertops, where granite's resilience to wear and tear, temperature fluctuations, and environmental conditions is highly beneficial.
- **Energy-Efficient Manufacturing:** Ensure that the granite processing facility employs energy-efficient technologies and uses clean energy sources. Minimizing the carbon footprint during the cutting, polishing, and finishing stages of granite production is crucial for lowering the overall lifecycle impact.

4. Reduction of Transportation Impact

- **Reducing Transportation Distance:** As previously mentioned, sourcing granite locally minimizes transportation impacts and this granite can only be sourced from Scotland. We can try and mitigate this by transporting larger quantities of granite at once (bulk transport) this then can help to reduce the environmental cost of transportation.
- **Use of Efficient Logistics:** Implementing logistics strategies that consolidate shipments and use energy-efficient vehicles can further reduce the environmental impact of transporting granite.

5. End-of-Life Management

- **Recycling and Reuse:** At the end of a structure's life, granite can be repurposed or recycled. For instance, old granite flooring or countertops can be crushed and used as aggregate in road construction or other concrete applications. This helps to reduce the need for extracting fresh materials.
- **Upcycling Granite:** In some cases, granite that is no longer usable for construction can be upcycled for artistic or functional purposes, such as in sculptures, outdoor furniture, or new building elements.
- **Waste Minimization:** During demolition, care should be taken to preserve the granite material for future reuse or recycling rather than sending it to landfills.

6. Supporting Circular Economy Practices

- **Encourage Circular Supply Chains:** Encourage partnerships between construction companies, suppliers, and manufacturers to establish circular supply chains where granite is continuously reused and recycled. This helps eliminate waste and lowers the need for new extraction of materials.

7. Green Certifications and Standards

- **Life Cycle Assessment (LCA):** Conduct a life cycle assessment (LCA) of granite's impact from extraction to disposal. This analysis helps identify environmental hotspots in the material's lifecycle and provides a basis for making data-driven decisions to minimize negative impacts.

Our Life Cycle Summary

Phase	Key Impacts
Extraction	High energy use, land disturbance, water use, emissions, waste
Transportation	Carbon emissions from fuel consumption
Processing	Energy use, water consumption, waste generation, emissions
Installation	Material use, energy for cutting, minor waste generation
Use	Low maintenance, durability, minimal energy consumption
End-of-Life	Recycling potential, disposal to landfill, reuse in landscaping

8. Collaboration with Stakeholders

- Engage with Contractors and Designers: Collaborate with architects, engineers, and contractors to encourage the use of granite in sustainable designs and building practices. Educating them on the benefits of granite, its durability, and its recyclability will help shift perceptions toward using non-renewable materials more efficiently.
- Collaborate with Policy Makers: Work with policy makers to create incentives or regulations that encourage sustainable material choices, including the use of non-renewable resources like granite in ways that minimize environmental harm.

4.2 Erosion and Sediment Control

There is a potential for sediment risk from the waste overspilling the skips in the site compound and onto the path

Objective	To manage construction activities with the potential to cause erosion and the release of sediment		
Actions	Requirements	Responsibility	Timing
	Ensure any overspills are cleaned up and does not access the drains	Site Manager	Ongoing throughout the project
Performance Indicators	No mud/dirt visible on public roads due to construction works	Site Manager	Throughout construction works
Monitoring	Daily visual inspections of works site and all erosion and sediment controls	Site Manager	Throughout construction works
Reporting	Reporting to site manager	All staff	Throughout construction works
	Any reporting to Department of Environment and Heritage Protection	BCL	Throughout construction works
Corrective Actions	N/A		

4.3 Water Quality

Water quality will not be impacted in any way, there are no works / activities associated with stormwater impacting on the environment or activities such as refueling, storage of hazardous materials near water or excavations

4.4 Air Quality

Objective	To manage construction activities with the potential to impact on air quality		
Actions	Requirements	Responsibility	Timing
	Water spray bottles will be used for dust suppression	Site Manager	Throughout construction works
Performance Indicators	No complaints regarding dust from workers/neighbours/community members	Site Manager	Throughout construction works
Monitoring	Air quality monitoring program & complaint based monitoring	Site Manager	Throughout construction works
Reporting	Reporting to site manager	All staff	Throughout construction works
	Any reporting to Department of Environment and Heritage Protection	BCL	Throughout construction works
Corrective Actions	Corrective actions and implementation time frame	Site Manager	Throughout construction works

4.5 Noise

Noise can be a nuisance to building occupants however caused by drilling or other site operations. Many of such operations are unavoidable, but quiet times will be established with agreement with the Hotel managers to mitigate nuisance to hotel patrons.

Objective	To appropriately manage noise during construction activities to minimise impact to workers, neighbours and community members.		
Actions	Requirements	Responsibility	Timing
	All significant noise generating activities will be undertaken between Mon-Fri 9am till 4pm.	Site Manager	Throughout construction works
Performance Indicators	No complaints regarding noise from workers / neighbours / community members	Site Manager	Throughout construction works
Monitoring	Noise monitoring program & complaint based monitoring	Site Manager	Throughout construction works
Reporting	Reporting to site manager and TSK	All staff	Throughout construction works
	Any reporting to Department of Environment and Heritage Protection	BCL	Throughout construction works
Corrective Actions	Corrective actions and implementation time frame	Site Manager	Throughout construction works

4.6 Hazardous Substances

Include:

- Storage
- Material Safety Data Sheets
- Refuelling
- Spill kits and emergency spill response
- Spill kit training

Objective	To manage construction activities with the potential to cause contaminated soil.		
Actions	Requirements	Responsibility	Timing
	All chemicals will be stored in bunded, roofed areas with MSDSs kept nearby	Site Manager	Throughout construction works
Performance Indicators	No spills	Site Manager	Throughout construction works
Monitoring	Chemical storage areas and spill kits will be inspected on a routine basis	Site Manager	Throughout construction works
Reporting	Reporting to site	All staff	Throughout

4.7 Contaminated Soil

N/A

4.8 Waste Management

Any material designated as waste will need to be sent to a licensed site and Waste Transfer Notes will be required by the Client to ensure that no fly tipping has occurred, these should form part of the Construction Phase Plan.

There is no space for skips on this project, so all waste to be removed from site by Bullen vans regularly and disposed of at Holroyd Skip Hire Ltd, Oldham. Bullen Conservation Ltd is a registered waste handler. Licence registration number CBDU98368

4.9 Flora and Fauna

N/A

4.10 Cultural Heritage

N/A