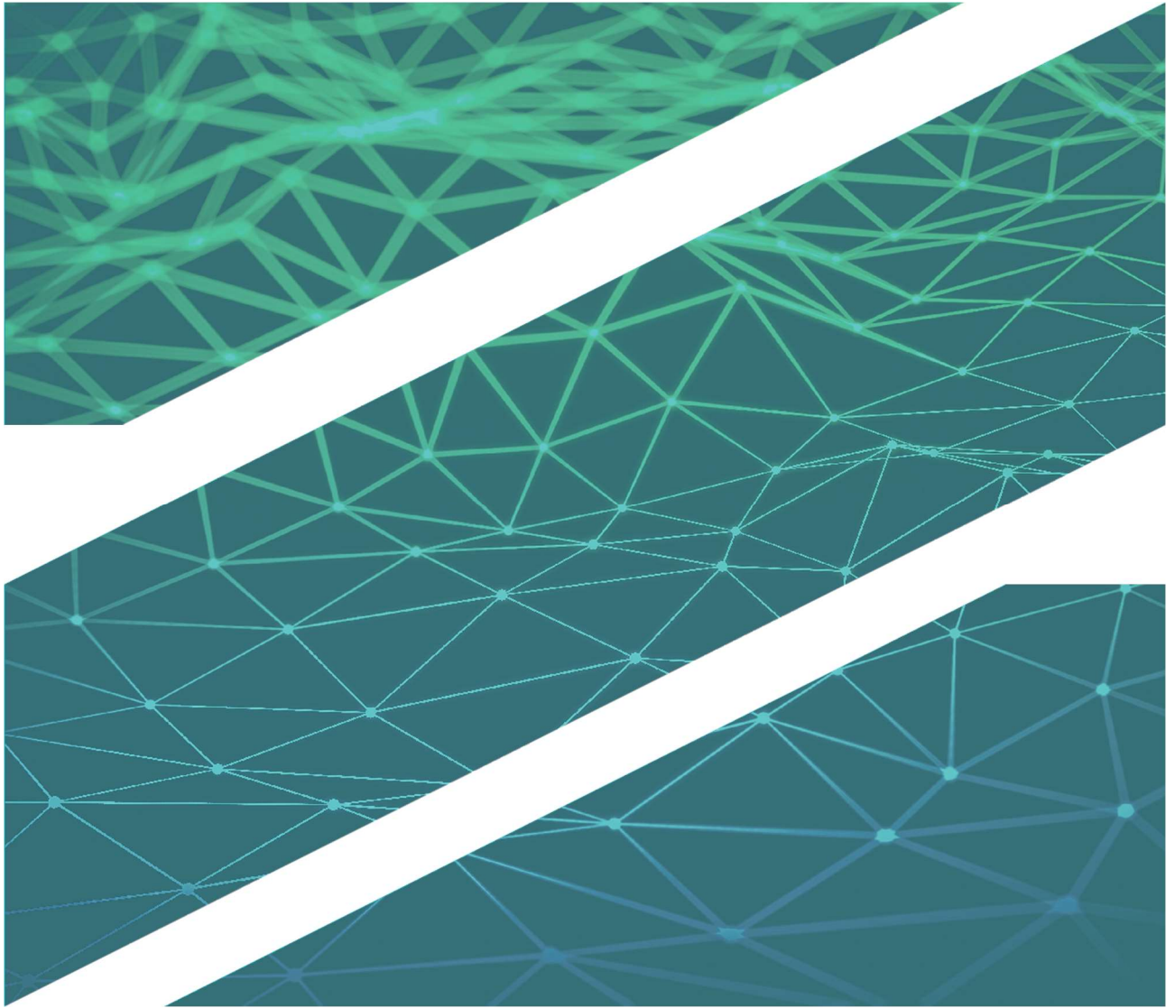




Construction Environmental Management Plan

At Former Particular Baptist Chapel,
35 Rochdale Road, Manchester

On behalf of City Point Residences Ltd

February 2025

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1. INTRODUCTION

- 1.1 This document has been prepared by Zerum to support the planning application for redevelopment of the former Particular Baptist Chapel, 35 Rochdale Road, Manchester. The scheme proposes partial demolition of the rear of the existing building and erection of a 23 storey residential building comprising 133 units with ground floor commercial unit (Use Class E) and associated works.
- 1.2 This is an initial draft Construction Environmental Management Plan which sets out requirements for the eventual appointed building contractor. It aims to minimise and mitigate impacts of construction on the local community and will set targets for management of the construction site. It should be viewed as a live document which will be reviewed and adapted during the construction phase. It is therefore subject to change.
- 1.3 The contractor will be expected to be suitably accredited and audited, ie ISO 14001 and audited by BSI to ensure the proper environmental management processes are put in place throughout. This enables monitoring against specific targets, with performance recorded regularly in relation to carbon emissions, waste diverted from landfill, use of energy and reduction in water use.

2. ACCESS

CONSTRUCTION ACCESS

- 2.1 The proposed layout has taken into account how construction will impact the area and ensures there is sufficient space for a crane to be located on site during the construction period.
- 2.2 Consideration has been given to the complexities of constructing the new building and maintaining site access during the construction process.
- 2.3 Prior to the construction phase, the construction team will put together a plan for the routing of construction vehicles to and from the site to avoid unnecessary disruption.

PUBLIC ACCESS

- 2.4 It is recognised that Rochdale Road is a busy thoroughfare and should not be subject to unnecessary disruption. As such, the contractor will be required to provide a robust Construction Traffic Management Plan to address this and to provide more detail on the scheduling and management of construction vehicles which will be required to serve the site.

PARKING

- 2.5 Construction staff will be advised of the absence of onsite parking and provided with details on alternative parking. This is not an unusual arrangement, particularly with urban, central sites. Access gates to the construction site will be managed and manually operated to avoid unauthorised access and parking within or adjacent to the site.

3. SITE OPERATION

HOURS OF OPERATION

3.1 It is anticipated that construction works and deliveries will be limited to the following hours of operation:

- Monday to Friday 08:00 to 18:00.

3.2 No weekend working is anticipated.

SITE WELFARE

3.3 The appointed contractor will provide a site logistics plan, with consideration given to turning vehicles, delivery drop offs, and the optimum placing of any site cabins for secure storage and welfare facilities.

STORAGE

3.4 The appointed contractor will consider the placing of specific storage areas, which are to be maintained and segregated from vehicles. Materials must be stored in line with manufacturer guidance and COSHH data sheet requirements.

3.5 Any flammable liquids must be properly and securely stored. Fuel storage should be in bunded tanks and away from drainage gullies where possible. Spill kits should be located adjacent to any fuel storage tanks and refuelling stations to prevent water pollution into nearby drains in the event of spillage. Sandbags should be available within the fuel storage area to adequately bund nearby gullies as required. An emergency spill response plan should be put in place.

WASTE MANAGEMENT

3.6 A Waste Management Strategy will be put in place by the appointed contractor at the pre-construction stage. This will set out expectations for sustainable practices including recycling.

SECURITY HOARDING AND SITE SIGNAGE

3.7 The construction site will be segregated using temporary fencing to provide a continuous perimeter around the site. The site will be rendered safe and secure at the end of each working day, preventing unauthorised access.

4. ENVIRONMENTAL PROTECTION

ECOLOGICAL PROTECTION

- 4.1 The contractor will be required to ensure that any necessary ecological protection is in place for the entirety of the construction period. This includes groundwater management, the protection of drains and preventing contaminants entering through containment.
- 4.2 The site manager will inspect all watercourses for any evidence of contamination. They will carry out weekly inspections of all oil/fuel storage areas and plant, and will record any issues or areas of concern in the Environmental Mitigation and Drainage Register. They will be expected to carry out regular dust and noise monitoring, and record all checks in the CEMP inspection log.

DUST CONTROL

- 4.3 Dust from construction activities is to be minimised through minimising onsite cutting and grinding, and using techniques to minimise the impact where this is unavoidable. This could include water suppression.
- 4.4 Loaded lorries and skips will be covered to prevent spillage of materials. Water suppression will be used during dry periods to prevent dust from vehicle movement.

NOISE

- 4.5 Construction noise will be minimised as far as reasonably practicable. Regard will be had to the Control of Noise at Work Regulations 2005. If personnel are required to work with potentially harmful levels of noise, noise assessments will be undertaken and appropriate measures taken. Suppression of noise will be undertaken before use of PPE is considered as the main form of protection.

NEIGHBOUR LIAISON

- 4.6 Consultation has taken place during the planning stage, and it will be requested that the contractor facilitate further meetings as necessary. This will enable any potential issues to be monitored.