



**Ryebank, Chorlton
Construction
Environmental
Management Plan
(CEMP) Framework**

Project No: T015

Rev No:1

Date: 13/2/25





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1. Introduction:

The Construction Environmental Management Plan (CEMP) outlines measures to mitigate potential environmental impacts associated with the construction activities proposed for Ryebank Road, Chorlton.

Location: - Ryebank Road, Chorlton, M21 9LU

Centred at approximate National Grid Reference: SJ811945



Erection of a residential development comprising 120 units (including a mix of housing types and tenures) together with open spaces, landscaping, sustainable drainage features, access arrangements, cycleway and pedestrian linkages, parking provision and other associated works.

See Appendix A- Proposed Site Plan - Masterplan

A series of technical reports have been undertaken as part of preparing the planning application. Subsequent requirements for additional management measures, beyond



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that set out in this Framework, will be included in the final CEMP. The final CEMP will be agreed with relevant officers at the local planning authority and secured by way of planning condition.

2. Construction Traffic:

Defined routes for construction traffic will be in place as agreed with the Council's Traffic Manager to minimise disruption to residents and businesses.



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A gate man will be in place and holding areas designated outside residential zones to prevent congestion and disturbance on Rye Bank Road coming off Great Stone Road.

Wheel washing facility will be on-site to ensure all construction vehicles pass through before leaving, reducing the spread of contaminants onto public roads. The compound is as shown on the plan, no trees, subject of retention, will be removed or damaged when works are taking place.

Regular road sweeping will be in place to remove any debris or materials deposited on the highway by construction vehicles.



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3. 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 such as silt fences or drainage grips will be used to prevent uncontrolled run-off containing elevated suspended solids being discharged from the site.

Surface water arising from the site shall be used for dust suppression; however, any surplus water will require a discharge consent to dispose of the waters to localised sewers.

It shall be AEDI's responsibility to obtain such consent and no discharge to sewer shall be undertaken without written confirmation of such consent from the relevant organisations.

4. Air Quality

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 works and these measures will be incorporated in the Works. Odours, where encountered, will be mitigated appropriately. All personnel will be reminded of good practice and standards through a series of "Toolbox Talks" and Safety Inductions.

AEDI will ensure that all plant on site complies at a minimum with EU Emission Standards Stage III. This will keep emissions to a minimum as far as reasonably practicable on site. Specification sheets for the plant used on site will be kept in the ground workers RAMS, rollers and dumpers complying to Stage IIIA & IIIB respectively, and the excavators complying with Stage IV.

5. Noise and Vibration

Noise and vibration will be managed in accordance with the Control of Noise at Work Regulations 2005, BS ISO 4866:2010 Vibration of Fixed Structures & BS 6472: Part 1: 2008 respectively.

Noise and vibration from construction activities are controlled by means of the Control of Pollution Act 1974.

For noise and vibration affecting people off the site we will be working in accordance with BS 5228:2009+A1:2014 "Code of practice for noise and vibration control on Construction and Open sites".



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Prior to the site works commencing fencing will be erected around the working boundary and other locations where required. During this period, a pre-start noise survey will be undertaken to establish the background average noise levels at each monitoring location.

All vehicles and mechanical plant used for the purpose of the Works shall be fitted with effective exhaust silencers and shall be maintained in good and efficient works order. All compressors shall be 'sound reduced' models fitted with properly lined and sealed acoustic covers which shall be kept closed whenever the machines are in use, and all ancillary pneumatic percussions tools shall be fitted with mufflers or silencers of the type recommended by the manufacturers.

Onsite monitoring of noise levels will be conducted three times daily. If noise is significantly higher than the background noise survey (i.e >20dB above the average recorded for the pre-start survey at each location) then noise monitoring will be increased from 3 to 6 times daily over regular intervals to ensure that the limit of 85dB is not breached, and noise is being effectively managed on site as far as reasonably practicable, in accordance with this document.

To mitigate the impact of noise and vibration activities, site specific measures in accordance with Best Practicable Means (BPM) will be implemented and shall include the following:

- Scheduling of construction delivery vehicles to least noise sensitive times of the day.
- Time slots for bulk deliveries to ensure that convoys of vehicles do not arrive simultaneously.
- Strict control to prevent temporary parking on kerbside in the vicinity of noise sensitive roads near the site.
- The use of sufficient clear signage to ensure that construction vehicles use only the designated routes.

(<http://www.gov.uk/guidance/noise--2>).

It is notable from the above planning guidance that development should not normally be permitted above Significant Observed Adverse Effect Levels (SOAEL and should aim to minimise Other Adverse Effect Levels (below SOAEL but above Lowest Observed Adverse Effect Level (LOAEL)). However, noise is permitted to approach and/or exceed the LOAEL, providing that noise is mitigated and reduced to a minimum.



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6. Dust Control

Dust control measures shall be undertaken to the satisfaction of the Project Manager and in accordance with the guidance set out within the Air Quality Assessment produced by **Redmore Environmental (Reference 8551r5, February 2025)**. Works will be stopped if acceptable measures are not in place or being utilised. Dust control measures will include as a minimum the damping down of the site with water during breakout and dry weather.

The following monitoring works shall be undertaken.

- Daily visual and odour diary; and,
- Fortnightly monitoring of dust sitewide and at receptor locations.

Based on a subjective assessment, if dust levels are a nuisance site wide, especially at the site boundary, contingency measures for dust control shall be implemented.

Levels will be used to re-assess working practices on site. Trigger levels will be set according to 2 levels of control as follows:

- Level 1 - To protect workers on site, based on occupational exposure standards. Parameter measured being close to or at the exposure standard. Action will be to investigate reason and modify ongoing works.
 - Level 2 - To protect nearby sensitive receptors. Parameter above exposure standard. Action will be to stop site works, investigate reason and modify ongoing works.
- There is the potential for air quality impacts because of the construction of the proposed development. These are assessed in the following Sections.

- **Screen the Need for an Assessment**
- **Define the Potential Dust Emission Magnitude**
- **Define the Sensitivity of the Area**
- **Define the Risk of Dust Impacts**
- **Site-specific Mitigation**
- **Determine Significance**

7. Mitigation Measures for Operational Lighting:

- Identification of areas where operational lighting may impact habitat connectivity along the boundary, particularly affecting protected species such as birds and bats, in accordance with Urban Green's **Bat Activity survey report October 2024**.
- Implementation of mitigation measures to minimise the impact of lighting on habitat connectivity and protected species.



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- Utilisation of directional lighting, shields, timers, and motion sensors to reduce light spillage and disturbance to wildlife.
- Regular monitoring and adjustment of lighting levels and configurations to ensure compliance with regulatory requirements and minimise environmental impact.

Training and Awareness:

- Provision of training and awareness courses for construction personnel on environmental management practices, including the importance of minimising impacts on wildlife and habitat connectivity.
- Encouragement of environmental stewardship and responsibility for everyone involved in the construction project.
- Ecological Clerk of Works.

8. Site Clearance

Vegetation will be retained where possible, if any vegetation requires removal, it will be removed outside of the breeding bird season (March to September inclusive). If this is not possible, a nesting bird check will be undertaken by a suitably qualified ecologist up to 24 hours before works commence. If a nest, or nests are located during construction, then a stand-off distance will be maintained until the young have fledged.

During site clearance, the grassland and introduced shrub will be cut to 50 cm from ground level and searched immediately prior to the clearance to ground level to ensure no sheltering hedgehogs are impacted by works. The understorey and bases of scattered trees that require removal will be searched and log piles demolished by hand to ensure no sheltering hedgehogs are impacted by works.

If hedgehogs are located, they will be carefully moved by hand outside of the construction workings.

Tree Protection measures:

1. **Installation of Protective Barriers:** Durable fencing has been installed around the root zones of protected trees to prevent damage from construction activities.
2. **Restricted Work Zones:** Construction equipment and materials will be kept outside designated tree protection zones to avoid soil compaction and root interference.
3. **Monitoring and Maintenance:** Certified arborists will regularly inspect and monitor the health of protected trees throughout the project to address any concerns promptly.



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4. **Minimised Disturbance:** All efforts are being made to limit excavation and other potentially disruptive activities near tree root zones.

We value the important role trees play in the community and ecosystem, and we are committed to upholding industry best practices for tree conservation.

Badgers have been identified following “**Badgers Monitoring survey report July 2024**” careful consideration will be to address their habitat, behaviours, and legal protections. Badgers are protected under various law’s “*Protection of Badgers Act 1992* in the UK”, The Protection of Badgers Act 1992 consolidates previous legislation (including the Badgers Acts 1973 and 1991, and the Badgers (Further Protection) Act 1991). Compliance is crucial. Below is a list of elements that will be implemented/considered.

Legal Requirements

Protection of Badgers Act 1992

Wildlife and Countryside Act 1981

Natural Environment and Rural Communities Act 2006

Impact Assessment

Habitat loss or fragmentation.

Disturbance from noise, vibration, or light.

Risk of injury or mortality during construction.

Mitigation Measures

Buffer Zones:

Establish no-go zones around setts (minimum 20–30 meters depending on sett type and activity).

Construction Best Practices:

Use quiet machinery and reduce vibrations near active setts.

Schedule work to avoid breeding season and night-time activity.

Exclusion Measures:

Acquisition of a badger licence from Natural England will be required prior to the commencement of any earthworks. This will ensure that the works can lawfully proceed and badger and their setts are safeguarded.

Habitat Restoration:

Enhance or restore foraging areas with native vegetation and hedgerows.

Monitoring and Reporting

Regular Monitoring:

Monitor sett activity before, during, and after project activities.



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Engage ecologists for ongoing oversight.

Compliance Checks:

Ensure adherence to mitigation measures and legal standards.

Post-Project Review:

Assess the effectiveness of implemented measures.

Engagement

Collaborate with relevant authorities (e.g., environmental agencies or conservation groups).

Provide information and training to construction teams about badger protection protocols.

Emergency Procedures

Include a contingency plan for unexpected badger encounters during the project.

Define clear reporting lines and contact details for wildlife specialists.

9. Health and Safety

All operations on the site will be undertaken in compliance with this Health & Safety Plan and in line with AEDI's Health and Safety systems and procedures. The Contract Stage Health & Safety Plan for the entire site operations will be held by the Project Manager and will be provided for induction to all personnel on site.

Emergency Plan

An Emergency Plan shall be produced by AEDI, the plan shall focus on the following potential risks and identifies measures that AEDI will put in place to minimise these risks and controls should incidents/accidents occur:

- Fire.
- Spillages/Leakages to Ground and/or Surface water drains.
- Odour/Gas Emissions.
- Unforeseen/Previously unidentified Wastes.
- Trespass/Unauthorised Access to Site.

Site Rules and Regulations

The site will be managed by a full time by AEDI Project Management team who will be responsible for the Health & Safety of all personnel on site. They will be backed up by the head office based senior management team and by our Health & Safety Manager on a visiting basis.

All personnel will comply with the rules and regulations laid down in the Site Rules. All visitors to the site will be required to sign in/out and all personnel working on the site will be subject to an induction on the AEDI Safety, Quality and Environmental systems.



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Plant and Equipment

All plant operators will be trained in the operation of their piece of plant and will be certified accordingly. Daily plant inspections will be carried out, with servicing and maintenance being conducted based on these findings. A record of the relevant certificates and inspections will be held on site throughout the duration of the works.

Asbestos Containing Materials

Asbestos containing materials (ACMs) have been identified on site. As part of the works a methodology, an assessment to implement as necessary recommendations for handling of asbestos during and any subsequent removal which will include but not necessarily be limited to:

- Testing of the asbestos to inform an action plan and to assess the risk using the JIWG Decision Support Tool, developed in accordance with the Control of Asbestos Regulations 2012;
- A suitable and sufficient management plan compliant with current legislation. Provision of PPE – to include suitable masks, goggles and overalls if there is any no licensable hand picking and segregation works to undertake.
- Controlled removal by double bagging ACMs and disposing off site in a lidded asbestos skip; and,
- Air quality monitoring of working location for airborne asbestos where required.

10. Regulatory Authority Consultation

The Project Manager will maintain contact with local representatives in the immediate area so that any concerns on environmental impacts may be addressed at an early stage. In addition, AEDI is signed up to the Considerate Contractors Scheme and its associated initiatives.

Regular visits from the regulatory authorities will be encouraged so that they may be confident that controls are in place and monitoring is being carried out. This will aid the authorities in responding to any enquiries from the public.

A proactive approach will be taken by AEDI to keeping site neighbours informed. A letter drop will be completed for local businesses in the immediate vicinity. Site contact details will be issued and displayed on notice boards.



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Completion Report

A completion report will be prepared by AEDI for submission to the Client. The report will include details of the environmental monitoring procedure undertaken, air quality, noise and vibration results, daily and weekly environmental records, survey information and any other relevant information.

Appendix A: Proposed Site Plan – Masterplan

