



Environmental Management Plan (EMP)

CubicWorks

Project Title:	Tootal Buildings	Project No:	CW1318
Location:	The Tootal Buildings Broadhurst House, 56 Oxford St, Manchester M1 6EU		



	Name	Title	Date	Signature
Prepared By:	Nick Holleworth	Project Manager	12.09.24	Nick H
Approved By:	Mark Spavin	Director		



Environmental Management Plan (EMP)

CubicWorks

Content	
Section	Description
1	Description of Works
2	Contractor Details
3	Environmental Policy
4	Site Specific Environmental Issues
4.1	Air Quality
4.2	Noise
4.3	Waste Management
4.4	Cultural Heritage

1. Description of Works

- Location of work activities – Ground Floor – Tootal Buildings
- Specific Activities -
 - Building work (structural, civils, etc.) -
Creation of doorways and partitions and steel lintels
 - Electrical Works -
New power and data, Lighting installation
 - Mechanical Works -
New FCU and ventilation to meeting rooms and office
- Plant on Site – Portable Scaffold
- Environmental Approvals (or applications) and relevant conditions -
- Schedule – 20 Weeks

1.2 Project Duration:

Start Date:	11/09/2024
Anticipated Completion Date:	31/01/2025



Environmental Management Plan (EMP)

CubicWorks

Expected Duration:

20 Weeks

2. Contractor Details

Information regarding the Contractor and relevant tenant / Client Contacts.

Name	Position	Contact Number(s)	Email
Nicholas Holleworth	Project Manager	07341773581	Nick.holleworth@cubicworks.co.uk
Andy Harrison	Site Manager	07717304499	Andy.harrison@cubicworks.co.uk
Gemma Shipley	Savills – PM	07890402024	gemma.shipley@savills.com

Details of the strategy for securing more efficient use of non-renewable material resources and to reduce the lifecycle impact of materials used in construction and how this would be achieved through the selection of materials with low environmental impact throughout their lifecycle

- We plan to source our materials for local merchants and contractors to help reduce transportation emissions and energy consumption.
- Waste will be segregated and recycled accordingly by our recycling partners Kennys waste certs provided upon completion
- Eco Friendly insulation to be used made with recycled paper called cellulose
- We promote the use of reusable PPE to not cause more waste e.g No disposable masks/Gloves



3. Environmental Policy



CubicWorks

CubicWorks Environmental Policy Statement

CubicWorks (the "Company") is a business that concentrates on and delivers construction refurbishments and fitouts, focusing on an end to end business model where we are building the business on a strong foundation of "doing the right thing" with mutual trust from our customers, colleagues, suppliers and partners. We recognise that the construction industry has a significant impact on the Environment and as a business, recognise our responsibility to make sure that any activities carried out by CubicWorks are completed in a way where any negative environmental impact is kept to a minimum.

The Company's main activities with environmental impacts comes from our operational sites, Offices, Work related travel, Waste Production, Water, Electricity and Gas usage. We will regularly evaluate the environmental impact of our activities, products and services and we will take action to continually improve our environmental performance.

As a business we are committed to preventing pollution and are committed to complying with all relevant environmental legislation, regulations and other requirements.

The Company is fully committed to:

- The protection of the environment and the prevention of direct and indirect pollution.
- Minimising the use of energy, water and natural resources.
- Dispose of Waste safely and legally.
- Avoid the use of hazardous materials, where possible.
- Work with environmentally responsible suppliers.
- Continual improvement of its environmental performance.
- Fulfilment of its contractual, legal and regulatory compliance obligations.
- Minimise waste through prevention, reuse and recycling, where possible.
- Prevent environmental damage and minimise nuisance factors such as noise and air pollution.

In Order to ensure the achievement of the above commitments CubicWorks will:

- The development and maintenance of an Environmental System to Legislative compliance requirements and obligations.
- Review compliance obligation to determine any new or updated requirements (conducted at least bi-annually).
- Operate in-line with official guidance and appropriate industry best practice.
- Seek ways to minimise waste, promote recycling and follow the waste hierarchy for disposal.
- Work with external providers who themselves have sound environmental policies & commitments, where possible.
- Assess opportunities to reduce energy consumption, harmful emissions and business travel impacts.
- Set, monitor and review environmental improvement objectives and targets.
- Communicate this policy and relevant environmental obligations and responsibilities to all employees.
- Promote staff environmental awareness and engagement to help achieve environmental objectives.
- Continually review environmental policies, procedures and other management system documentation.

The Company's continued environmental responsibility is judged by its ever widening customer base and the public in general, while being driven enthusiastically by the Directors and Senior Management of the Company.

Policy Review: This policy was reviewed and amended on the 4th January 2022 and will be reviewed as necessary or on an annual basis to reflect legal requirements or changes in the operation of the company.

Print: Shan Khambata

Signature:

Position: Director

Date:

04/01/2022

Review Date: 01/01/2023



Environmental Management Plan (EMP)

CubicWorks

--

4.1 Air Quality

Include the following:

- Dust Suppression
- Stockpiles
- Truck Loads
- Maintenance and operation of machinery / equipment / vehicles.
- Other methods to prevent / minimise dust

Objective

To manage construction activities with the potential to impact on air quality.

Actions

Requirements

Responsibility

Time scale

E.g. water carts will be used for dust suppression

E.g. Site Manager

Throughout Construction Phase

Vacs to be used

Site Manager

Throughout Project

Water Spray Bottles

Site Manager

Throughout Project

Performance Indicators

E.g. No complaints regarding dust from workers / neighbours / community members

E.g. Site Manager

Throughout Construction Phase

No Complaints

Site Manager

Throughout Project

Monitoring

E.g. air quality monitoring program or complaint based monitoring

E.g. Site Manager

Throughout Construction Phase

Labourers will be tasked with removing dust and cleaning site everyday while trades are on site to reduce airborne dust on the ground from building up

Site Manager

Throughout Project

Reporting

E.g. reporting to manager

E.g. All staff

Throughout Construction Phase



Environmental Management Plan (EMP)

CubicWorks

	Any issues will be reported to the site manager	All Staff	Throughout Project
Corrective Actions	E.g. Corrective actions and implementation time frame	E.g. Site Manager	Throughout Construction Phase
	Toolbox talks and if not corrected standdown of works till resolved	Site Manager	Throughout Project

4.2 Noise

Include:

- Noise generating activities
- Maintenance and operation of machinery / equipment / vehicles
- Work hours
- Noise restrictions (i.e. due to occupiers, nearby neighbours, etc.
- Specify any activities to be undertaken at night / out-of-hours and why (if any)

Objective	To appropriately manage noise during construction activities to minimise the impact to workers, neighbours, occupiers, and community members.		
Actions	Requirements	Responsibility	Time scale
	E.g. all significant noise generating activities will be undertaken between Mon-Sat, 06:30am to 18:30pm	E.g. Site Manager	Throughout Construction Phase
	Due to the building being live from 8am-5pm only time for drilling will be 6am-8am and 5pm-6pm	Site Manager	Throughout Project
Performance Indicators	E.g. no complaints regarding noise from workers / neighbours / occupiers / community members	E.g. Site Manager	Throughout Construction Phase
	No Complaints	Site Manger	Throughout Project



Environmental Management Plan (EMP)

CubicWorks

Monitoring	E.g. noise monitoring program or complaint based monitoring	E.g. Site Manager	Throughout Construction Phase
	Will be monitored on a daily basis by the site manager	Site Manager	Throughout Project
Reporting	E.g. reporting to manager	E.g. All staff	Throughout Construction Phase
	E.g. reporting to Department of Environmental and Heritage Protection	E.g. All staff	Throughout Construction Phase
	Will be reported to the site manager	All Staff	Throughout Project
Corrective Actions	E.g. Corrective actions and implementation time frame	E.g. Site Manager	Throughout Construction Phase
	Stop works and toolbox talks to make aware of implications	Site Manager	Throughout Project

4.3 Waste Management

Include:

- Sensitive receptors
- Waste receptacles and servicing

Objective	To appropriately manage waste during construction activities.		
Actions	Requirements	Responsibility	Time scale
	E.g. appropriate waste receptacles will be provided on site	E.g. Site Manager	Prior to construction commencing
	Skips provided on site	Site Manager	Prior to removal of items



Environmental Management Plan (EMP)

CubicWorks

Performance Indicators	E.g. no waste deliberately or unintentionally released	E.g. Site Manager	Throughout Construction Phase
	Waste not on site or on floors	Site Manager	Throughout project
Monitoring	E.g. waste receptacles will be inspected daily and emptied weekly	E.g. Site Manager	Throughout Construction Phase
	Inspected daily and changed as required	Site Manager	Throughout project
Reporting	E.g. reporting to manager	E.g. All staff	Throughout Construction Phase
	E.g. reporting to Department of Environmental and Heritage Protection	E.g. All staff	Throughout Construction Phase
	Report to PM or Site Manager if getting full	All Staff	Throughout project
Corrective Actions	E.g. Corrective actions and implementation time frame	E.g. Site Manager	Throughout Construction Phase
	Toolbox talk on waste management	Site Manager	Throughout project



Environmental Management Plan (EMP)

CubicWorks

4.4 Cultural Heritage

Include:

- Any known areas of Cultural Heritage Significance
- Steps to be undertaken if cultural heritage artefact is uncovered ("cultural heritage duty of care")

Objective				To appropriately manage construction activities with the potential to disturb / uncover cultural heritage sites / artefacts.			
Actions	Requirements		Responsibility		Time scale		
	E.g. all contractors will be educated on their cultural heritage duty of care		E.g. Site Manager		Throughout Construction Phase		
	Staff made aware of the Heritage of the site and to take care of the building and if anything found report it		Site Manager		Throughout project		
Performance Indicators	E.g. No cultural heritage artefacts uncovered		E.g. Site Manager		Throughout Construction Phase		
	No Damage to existing		Site Manager		Throughout project		
Monitoring	E.g. visual monitoring		E.g. Site Manager		Throughout Construction Phase		
	Site to monitor findings and repairs		Site Manager		Throughout project		
Reporting	E.g. reporting to manager		E.g. All staff		Throughout Construction Phase		
	E.g. any reporting to regulators		E.g. All staff		Throughout Construction Phase		
	Report to PM and Council		All Staff		Throughout project		
Corrective Actions	E.g. Corrective actions and implementation time frame		E.g. Site Manager		Throughout Construction Phase		
	Tool box talk on care and standards of heritage works		Site Manager		Throughout project		



**Environmental Management
Plan (EMP)**

CubicWorks

--	--	--	--