

MOJO

Construction Environmental Management Plan

114 Chain Road,
Blackley

23040-MOJO-XX-XX-A-RP-PL0002

Rev: P01

Status: S4

1 Introduction

1.01 General

This document has been prepared by MOJO Architecture to support the planning application for the development of a new Place of Worship at 114 Chain Road in Blackley.

This Construction Environmental Method Statement sets out requirements to the eventual appointed Building Contractor to minimise and mitigate the impact on the community and targets for the management of the site during the construction phase. It is intended that the Construction Environmental Method Statement remains under review during the construction phase of the project and is subject to change.

1.02 Site Address

114 Chain Road,
Blackley,
Manchester,
M9 6GN

1.03 Description of Project

Demolition of existing building and erection of Place of Worship, with associated landscaping, parking, and alterations to existing access.

1.04 Policy

The appointed contractor will be expected to be ISO 14001 accredited and audited by BSi to ensure good Environmental Management Systems and processes are followed.

This will ensure that the contractor monitors against specific targets, recorded monthly in an Environmental Plan, consisting of carbon emissions, waste diverted from landfill, energy use and water reduction.

2 Access & Transport

2.01 Construction Access

All construction access to the site will be limited via Chain Road which is a much wider road with better road junctions where it meets the main Victoria Road.

This will ensure that no vehicles are using the narrower Cooper Lane which is often difficult to navigate due to its width and cars parked on the side of the road.



2 Access & Transport

2.02 Public Access

It is essential that the access road through the site is kept clear from stationary vehicles at all times so as not to prohibit vehicular access to the Care Home and the Meade Hill School car park.

The appointed contractor will therefore be required to provide a robust Construction Traffic Management Plan to ensure the clear way of this access road at all times. This Traffic Management Plan will be developed with the input of the management team of St Euphrasias Care Home, and the manager of Meade Hill School.

2.03 Parking

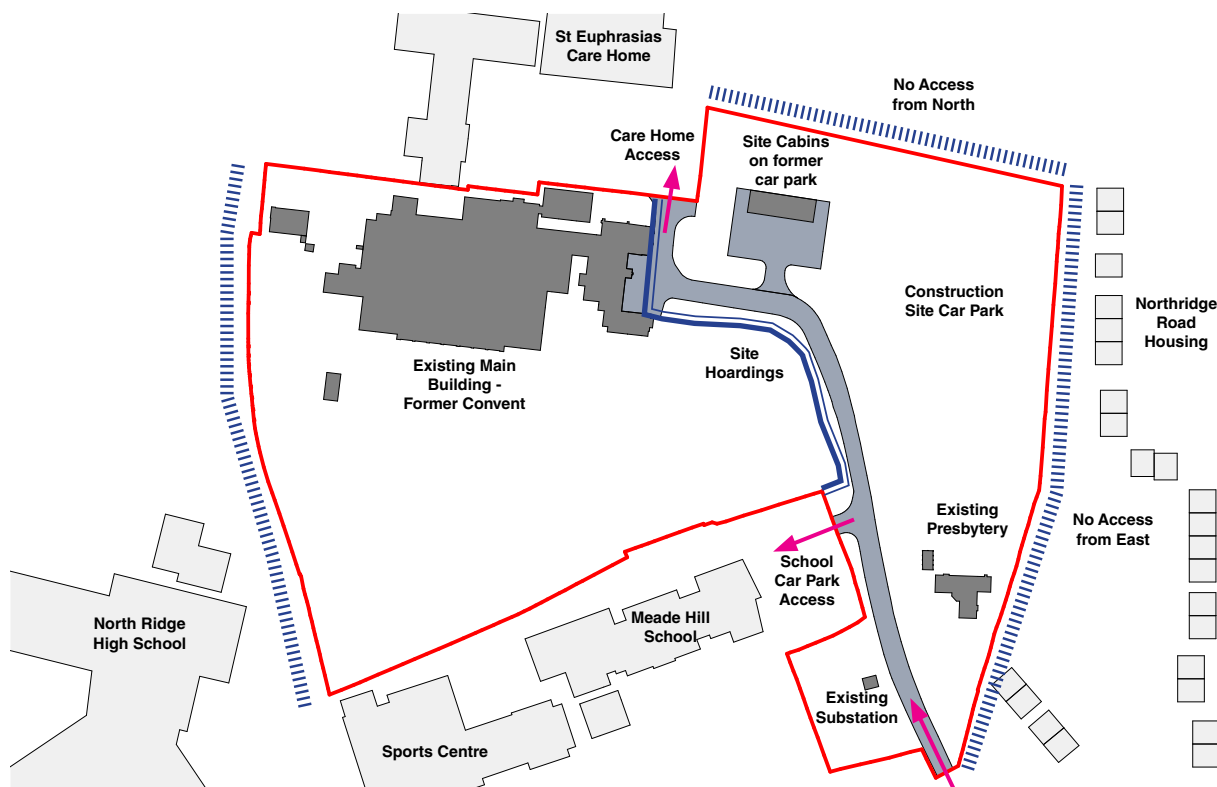
Construction parking will be located on the area of site identified as the permanent car park area. It is anticipated that this area could be constructed first to provide the parking facility from the very outset of the construction period. Access gates to the construction site area will be managed and will be manually operated as vehicles enter and exit the car parking area to ensure a secure site.

Parking of construction vehicles on the surrounding roads is prohibited, good management of the site will accommodate all scheduled vehicles.

2.04 Routing of Construction Vehicles to and from Site

Vehicles connected to the works will be prohibited from roadside waiting within 300mm of the site entrance along Chain Road and the surrounding roads.

Prior to the construction phase, the construction team will liaise with the local schools to establish a Construction Traffic Management Plan to avoid crossover of vehicles accessing the schools. Priority will be given to school buses, and flows managed so as not to cross vehicles entering the schools in the mornings, and exiting in the evenings.



3 Site Operation

3.01 Hours of Operation

All construction works associated with the development will be undertaken during the hours outlined below:

Monday to Friday 08:00 to 18:00

Saturday - No anticipated weekend working

Sunday - No anticipated weekend working

In addition, construction vehicles and deliveries to the site will be restricted to the following times:

Monday to Friday 08:00 to 18:00

Saturday - No anticipated weekend working

Sunday - No anticipated weekend working

3.02 Site Establishment & Welfare Facilities

The appointed Contractor will be required to provide a proposed Site Logistics Plan for adoption into the CEMP prior to the construction phase.

It's essential that consideration is given to turning vehicles around, and delivery drop offs without blocking the access road. Site cabins and Welfare Facilities could be set up on the existing car park area to minimise harm to existing green areas of the site without compromising the construction process.

3.03 Plant & Material Storage

The appointed Contractor will be required to allocate specific storage areas which will be maintained on a daily basis and will be segregated from the site traffic routes. Materials will need to be stored in accordance with manufacturers' recommendation and COSHH data sheet requirements.

Secure storage should also be provided in the form of secure site cabins. Storage of flammable liquids should be within locked fire proof cabinets and away from flammable materials. Fuel storage should be in bunded tanks and will be sited away from drainage gullies where practicable. Spill kits should be located adjacent to fuel storage tanks and refuelling stations to prevent water pollution into nearby drains in the event of a spillage. Sandbags should be available within the fuel storage area to adequately bund nearby gullies as required with the Contractor expected to provide an emergency spill response plan to be in place on the site.

3.04 Waste Management on Site

The appointed contractor will be responsible for providing a Waste Management Strategy at the pre-construction phase to ensure that sustainable practices are followed with regards to waste management and recycling. It is currently assumed that construction will be of a more traditional method rather than modern methods of construction such as modular or volumetric construction, so it's important that site waste is minimised and recycling maximised.

3.05 Security Hoarding & Site Signage

The construction site areas will be completely segregated with the use of temporary fencing which will form a complete uninterrupted perimeter around the western side of the site beyond the access road. The areas to the west of the access road will be secured to prevent unauthorised vehicle access out of hours. The site will be rendered safe and secure at the end of each working day, whilst still allowing uninterrupted access for the Care Home.

4 Ecological Protection

4.01 Ecological & Tree Protection

The appointed contractor will be responsible for ensuring that the existing ecology is protected throughout the construction period. BS 5837:2012 outlines the process for ecological protection during construction projects and the appointed contractor will be required to produce an Arbocultural Method Statement in line with this British Standard at the pre-construction phase.

4.03 Ground Water Management

Initial site investigations have noted that there is no significant risk of encountering groundwater during our works and this is therefore not deemed a risk to manage. Any surface water will be dealt with via protecting drains and water courses and preventing any contaminants from construction works entering said point by containing within segregated areas.

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to, and approved in writing by, the local planning authority. The remediation strategy shall be implemented as approved. This is to protect the underlying Secondary A aquifer, to ensure that the development does not contribute to, is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution from previously unidentified contamination sources at the development site. This will be in line with paragraph 170 of the National Planning Policy Framework.

4.04 Monitoring & Recording

The Site Manager of the appointed contractor will be expected to routinely inspect all watercourses for any evidence of silted or contaminated water entering any surface watercourse on site. The Site Manager will also be expected to carry out weekly inspections of all oil / fuel storage areas and plant, permanent and temporary drainage systems and mitigation measures and records any issues or areas of concern in the Environmental Mitigation & Drainage Register. They will also be expected to undertake a regular programme of dust and noise monitoring. These checks should be documented in the CEMP inspection log.

5 Environmental Protection

5.01 Dust Control Measures

Dust from construction activities will be minimised by keeping the cutting and grinding of materials on site to a minimum. However, where cutting or grinding is unavoidable, equipment and techniques to minimise dust will be used such as water suppression.

Loaded lorries and skips will be covered with netting/sheeting to prevent spillage of waste materials onto the public highway.

Water suppression will be used during dry periods to prevent dust from vehicle movement.

5.02 Noise

Noise from construction activities will be minimised as far as reasonably practicable.

Works will need to adhere to Control of Noise at Work Regulations 2005. If personnel will be required to work in situations where potentially harmful levels of noise are likely to be encountered, noise assessments will be undertaken, and appropriate protective measure taken. Suppression of the noise will be undertaken before PPE is considered as the main form of protection.

5.03 Neighbour Liaison

Numerous meetings have been held between the client and the neighbouring schools and Care Home during the design stage to establish a good relationship early on in the project. It is expected of the appointed contractor to host regular meetings with the representatives of the adjacent schools and Care Homes throughout the construction period, as well as hosting residential neighbour meetings to engage with the local community to monitor any potential issues they might have with the construction.

MOJO