CHALLENGER BUILDING SERVICES LTD

ERECTION OF A RESIDENTIAL BUILDING COMPRISING 40 SELF-CONTAINED APARTMENTS TOGETHER WITH ASSOCIATED OPEN SPACE AND CAR PARKING, BIN STORE, LANDSCAPING & BOUNDARY TREATMENTS, FOLLOWING DEMOLITION OF EXISTING BUILDINGS.

4B ALBANY ROAD, MANCHESTER, M21 0AW

PLANNING REF; 136878/FO/2023

CONSTRUCTION METHOD & ENVIRONMENTAL MANAGEMENT PLAN

(To be used in conjunction with the Pre-Construction & Construction Phase Health and Safety Plan).

CHALLENGER
BUILDING SERVICES LTD

Revision History

Date	Revision	Description
03/03/24 09/05/24	2.01 2.02	Discharge Planning Condition Aspects Following Planners Comments

Green – Highlight New Information
Yellow Signpost information as requested Robert Griffin 04/04/24

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1.0 Introduction

The objective of this procedure is to prevent incidents occurring and to ensure that if incidents do occur, they are dealt with effectively and that any associated Environmental Impacts are prevented and / or mitigated.

The planned start date for the construction is March / April 2024

The Site will retain the Perimeter security Fencing along with gated access, once the new access is formed at Albany Road, Construction gates will be installed.

2.0 Environmental Policy

This procedure should also be read in conjunction with the Challenger Building Services Environmental Policy. A copy of which is available on request.

In compliance with Challenger Building Services environmental policy this procedure is produced as appropriate to the nature, scale, and environmental impacts of both itself and its contractors, activities, products, and services.

3.0 Planning

3.1 Environmental aspects (existing)

Challenger Building Services will establish, implement, and maintain a procedure:

a) To identify the environmental aspects of its activities, products, and services within the defined scope of the environmental management system that it can control and those that it can influence considering planned or new developments, or new or modified activities, products, and services (Please see attached Drawing and Scope delivery document for public interfaces on foot & vehicular).

b) To determine those aspects that has or can have significant impact(s) on the environment.

All existing traffic systems (Normal flow) and restrictions will be at the discretion of Challenger Building Services. (Any kerbside deliveries will be via Albany Road – and Banksman utilised).

Please read in conjunction with Prime Transport CTMP Ref P24044

Supplying contractors and materials suppliers will be made aware as to all the local restrictions that carry weight restrictions and requested that they supply a planned route notification to Challenger Building Services ensuring that any weak bridges are avoided prior to commencing deliveries to site. (Site Plan of such advised to suppliers).

Samples of materials to be used in the above ground construction and a full specification of materials to be used externally on the building will be submitted to and approved in writing by the Local Planning Authority.

Deliveries to site will be via the only route (Albany Road and ideally will be restricted to between 9.00am and 3.00pm to avoid rush hour/ school run traffic and potentially causing local area disruption.

All construction traffic will be marshalled on and off site using qualified vehicle banksman (As mentioned).

If there is a need to impact local access routes, then residents to be advised. Any traffic management measures required on the highway to be communicated with as much lead in time as possible.

All construction vehicles belonging to the workforce must park within the site compound once formed, or within public carpark namely Morrison car park run by Euro Car Parks there must be no obstruction or parking in such a manner as to restrict residents or businesses.

Site compound and welfare facilities will be established.

A full highway dilapidation has been carried out and available on request. (Now Submitted)

Environmental aspects (control)

The identification of the environmental aspects of the project's activities, products and services may consist of:

- Site Operation will only be undertaken during the following hours as per MMC Guide
  - Monday to Friday 08:00 – 18:00
  - Saturday 09:00 – 14:00
  - No Work on Sundays

- **Noise** and Vibration- Construction based noise emissions will be controlled on site by ensuring that noise emitting operations are conducted between the hours of 8.00 am – 4.30pm Mon-Fri and between 9.00am - 2pm on Saturdays.

  Please see Noise and Vibration Construction Report Produced by E3P, Ref 51-213-R1-1 (April 24)

- The noise level from all fixed plant (when rated in accordance with BS 4142: 2014) shall not exceed 42dB (LAr, 1 hour) between 0700-2300h and 35 dB (LAr, 15 minutes) between 2300-0700h on any day at the façade of the nearest existing or proposed residential receptors.

- **There will be no working on Sunday or Bank Holidays.**

- **Working Adjacent the MetroLine will be in strict accordance with Metro policies**

The Metrolink tram network is powered by overhead power lines that run above the tramway and carry high voltage electricity.

The power lines are over five metres (around 18 feet) above the tracks and do not pose a danger to pedestrians and motorists at ground level or to those living and working in the vicinity of the tramway.

However, if you own or occupy a property near the tramway or wish to carry out work within 2.75 metres (9 feet) of the overhead power lines, you need to be aware of the potential dangers. We want you to stay safe near Metrolink.

This information relates to street-running sections of the tramway. Contractors wishing to access the segregated sections of Metrolink should contact us using the details under 'How to get authorisation'.

Remember:

- Trams cannot be diverted around a work site.
- They are powered by 750 volts dc power lines above the track which are live at all times.
- Cables, services and equipment may be buried and cannot be seen.
- Sometimes overhead line support fixings may be located within buildings. You must contact Metrolink before considering work that might affect these fixings.

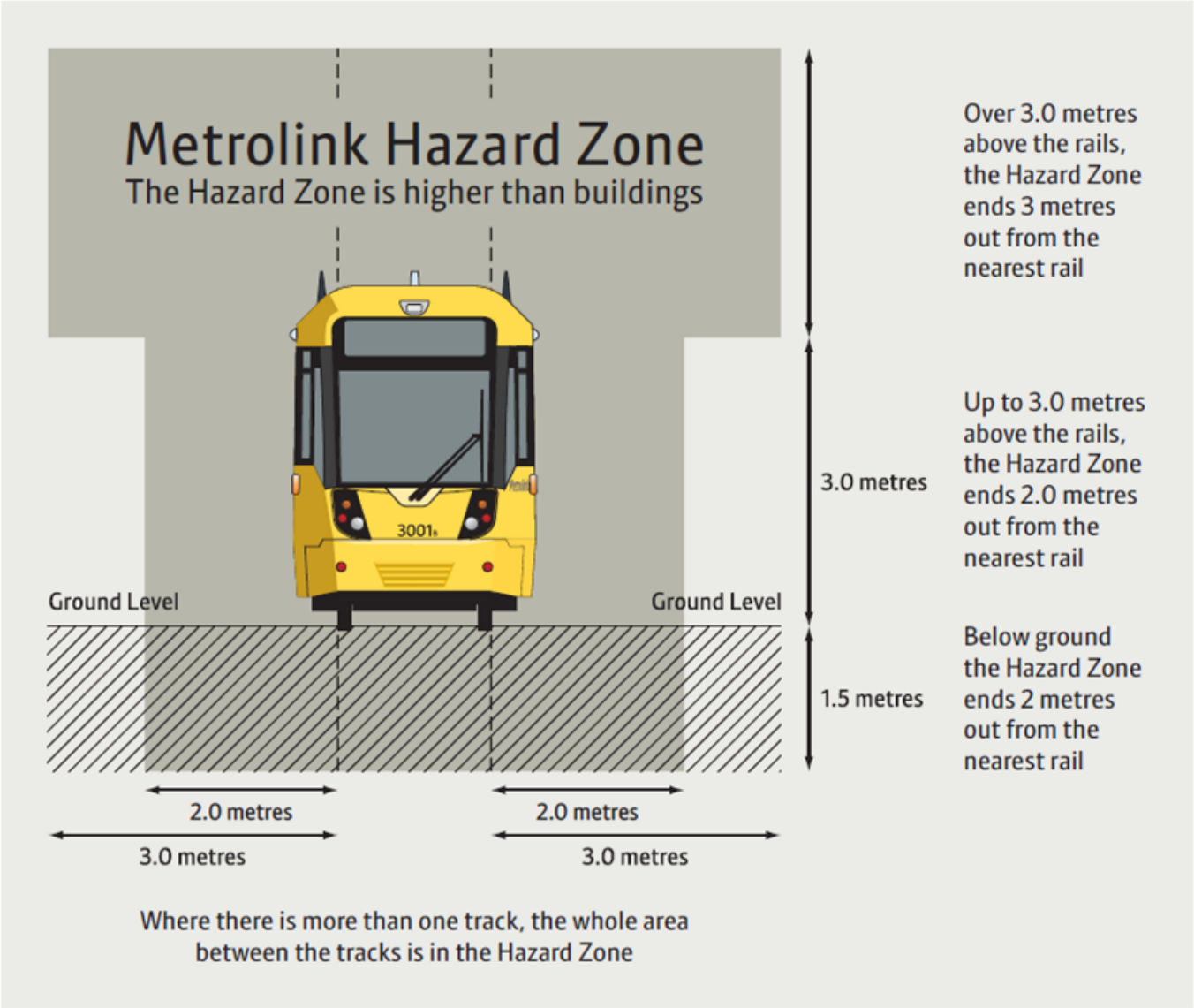
Before you start work near Metrolink you must agree a safe method of working with us and obtain authorisation to work. You must do the work in the agreed way.

Failure to do so will mean the work will be suspended. Unauthorised work can be dangerous and is an offence.

You should also ensure that anyone who occupies your property or carries out work on or near your property is aware of the potential dangers and the need to obtain authorisation to work.

Authorisation is needed for any of the following activities:

- Any work where part of the site, tools, materials, machines, suspended loads or persons could enter the Metrolink Hazard Zone, such as window cleaning (see diagram below).
- Any work which could force pedestrians to be diverted into the Metrolink Hazard Zone.
- Piling, using a crane, excavating more than two metres or erecting and dismantling scaffolding within four metres of the Metrolink Hazard Zone.
- Any excavation within three metres of any pole supporting overhead lines.
- Any work on sites near Metrolink where vehicles fitted with cranes, tipping bodies or skip loaders could come within the Metrolink Hazard Zone when the equipment is in use.
- Any work on sites above Metrolink tunnels or underneath structures carrying Metrolink



Personal protective clothing requirements when working on the Metrolink network

This Standard defines the minimum requirements for personal protective equipment (PPE) and work wear to be worn whilst accessing the Metrolink Infrastructure and undertaking work activities on or near the line.

This specification applies throughout Metrolink and to contractors and suppliers working on Metrolink infrastructure.

This standard does not apply to emergency services personnel, Her Majesty's Railway Inspectorate, or to Rail Accident Investigation Branch.

Please find below the link to the HSE's notice published in April of this year (11/04/2022). Personal protective equipment (PPE) at work regulations from 6 April 2022 (hse.gov.uk)
Futher information on Personal protective equipment (PPE) requirements

How to get authorisation

In order to obtain authorisation to work near the tramway you must submit a Metrolink Work Request Form, saying where and when you want to work, and describing the work to be done.

Download our Metrolink work request form or email us at eplanner@metrolink.co.uk. Forms can also be obtained by phoning Engineering Planning on 0161 205 2000 or by writing to:

Engineering Planner
Metrolink House
Queens Road
Manchester
M8 0RY

Completed Work Request Forms must be returned to us at least six weeks before you intend to start work. Major works may need more notice. If you have prepared a method statement, you should send it with your Work Request Form. If the work needs to be submitted to the Highway Authority under the Greater Manchester Road Activities Permit Scheme ('GMRAPS') and/or New Roads and Street Works Act, the same information will usually be suitable for Metrolink. Please submit this to Metrolink with your Work Request Form.

We may need to telephone you or meet with you to find out more about the work. You will not be charged for this. If no precautions are necessary, we will tell you in writing.

If you need to take precautions in order to work safely, we will tell you about them in writing. We will try to find ways in which your work can be done safely during normal working hours, though some activities may need to take place at night when trams are not running. These activities can be carried out during the several periods when there are no tram services. However, where your activities need the power to the overhead lines to be switched off, this can be accommodated during planned power switch-offs which occur on a regular basis for maintenance and repair.

Upon request, we can let you know when these planned power switch-offs will take place, so that your work can be carried out during these periods. In the event that you cannot arrange your work for these times, then we may charge a fee for switching the power off, which may vary according to the circumstances of the request.

If you need to carry out work urgently to protect people or property, you must still contact us at the address shown and obtain agreement to carry out the work before you start for your own safety. We will come to the site if necessary but may charge you to cover the costs for this.

Authorisation to proceed with the work will only be given when the safe working arrangements are agreed. Do not start work without it.

Emergencies during work

If work obstructs the track unexpectedly, if anyone or anything comes into contact with the overhead wires or if tramway equipment is damaged, please inform the Metrolink control room immediately.

The control room can be contacted at any time by:

- Using the emergency help point at any tram stop

- By telephoning 0161 203 5619 (emergencies only)
- Contacting a Metrolink representative
- Contacting the emergency services using 999

You must tell the control room that there is an emergency.

The controller will ask you for details of the emergency.

Please answer the questions as quickly and clearly as possible:

- Who are you and where are you?
- What has happened?
- Is anyone or anything touching the overhead lines?
- Is the track obstructed?
- Which emergency services are needed (if any)?

Please ensure you follow any instructions given by the controller.

If an approaching tram must be stopped, signal to the driver by holding both arms above your head. You should stand where the driver can see you, but not in the path of the tram.

For more information about safe working procedures contact:

Engineering Planner
Metrolink House
Queens Road
Manchester
M8 0RY
Tel: 0161 205 2000
eplanner@metrolink.co.uk.

- Silenced Generators will be sourced and used for portable tools works.
- If required, Noise monitoring will be carried out at 5m, 10m from the noise source along with daily monitoring at the boundary with a calibrated Meter. All recordings will be stored on site in hard copy. In the unlikely event that locally recorded noise emissions are more than the local planning considerations, works will be ceased, and alternate methods considered / implemented. (Daily checklists and recorded data will be assembled).
- Work processes and machinery are selected to reduce the exposure to noise. All plant and machinery will have information provided by the supplier of the assessed operational noise levels. White noise movement/ reversing audible alarms will be fitted to plant items.
- ‘Site entrance ahead’ signs shall be displayed on all approaches during working hours.

- Access for loading and unloading of plant and materials will be via Albany Road and will be limited to 9am to 3pm only to avoid peak times.

- Signs will be available (on site) and deployed at the first signs of mud being deposited on the adopted highway i.e., slippery road sign with 'Mud on Road' sub plates.

- Site managers will regularly monitor all noisy activities to ensure control measures are adhered to. Where noise levels are suspected to be above the lower exposure action level of 80dB, action should be taken for a competent person using noise measuring equipment, to carry out an assessment and implement any necessary procedures to reduce the exposure to noise.

- Noisy activities will not be carried out close to the site boundary where the potential for nuisance noise levels to residents will be higher.

- Where possible, stockpiled soils may be placed to act as noise bunds, where noisy activities are screened and the potential for nuisance noise levels to residents can be reduced.

- Ear protection zones may be put in place around noisy activities.

- Ear protection must be provided for operatives where noise levels reach the lower exposure action level of 80dB. Ear protection must be worn by operatives exposed to noise levels that reach the upper exposure action level of 85dB. Exposure levels must not exceed 87dB.

- Ear protection must be capable of being used correctly with other items of PPE such as safety helmets and eye protection. Ear protection must be worn when required by a work activities specific risk assessment and method statement.

- Work on site is strictly limited to the working hours permitted by the Local Authority.

- If a complaint is received, the Site Manager must contact Head Office immediately. Contact details will be taken, and an assessment of site records will be made to see if the complaint correlates with any monitoring/recorded events. A follow up call and/or email will be made at the earliest opportunity to discuss the incident along with any subsequent control measures taken.

- Vibration – There is a potential that vibratory rollers may result in perceptible vibration at neighbouring residential premises. The use of vibratory rollers at the southernmost part of the construction site will be limited and is only expected to take place for a short duration of time. It is expected that complaints due to vibration are not likely.

- Air pollution (DUST) – Potential air polluting operations will be controlled by wet cutting (use of cutting plant/ tools and water suppression bottles) and during times of dry weather local dust suppression measures will be undertaken as appropriate – use of low-pressure fine spray hoses. The above mitigations will control not only dust but odour emissions that can be reasonably expected to be produced by general

construction operations.

- Dust in and around the stockpiles and waste containers during demo will be controlled by way of a drop-down mist system or charged hose, the migration of dust will be continually monitored and controlled. AS AGREED with Metro water will not be sprayed in the direction of the Metrolink.
- Mitigation Measures
  - Operating vehicle/machinery and sustainable travel:
    - •Maintain NRMM to relevant standards
    - •No idling vehicles
    - •Maximum speed limit on unsurfaced areas

- •Sustainable delivery of goods and materials
- •Travel Plan for site operatives (see CMTP)

- Operations:
  - •Dust suppression on equipment
  - •Water supply for dust suppression, non-potable where possible
  - •Covered chutes
  - •Minimise drop heights and use fine water sprays
  - •Ensure equipment is readily available on site to clean dry spillages

- Waste management:
  - •No bonfires or burning waste.

- Demolition-specific measures:
  - •Internal strip before demolition
  - •Water suppression during demolition

- Earthworks-specific measures:
  - •Re-vegetate earthworks, stockpiles etc to stabilise as soon as practicable
  - •Store sand etc in bunds and do not allow to dry out

- Trackout-specific measures:
  - •Water-assisted dust sweepers on access and local roads where necessary
  - •Avoid dry sweeping of large areas
  - •Cover vehicles entering and leaving site
  - •Install hard surfaced haul routes and damp down

- Light pollution – No Light pollution is expected as Flood Lights will not be used at any time during construction.
- Water pollution
- Ground pollution
- All fuel tanks/bowsers will be bunded, drip trays will be used and placed under all small plant that should be fuel driven.
- A spill kit will always be available in the event of a fuel spill to prevent any oils or other substances getting into watercourses. Spill Kits will be available for all substances that could damage the environment.
- There are no watercourses or other water bodies deemed close enough to be affected by the construction phases.
- Waste management.
- Protection of ecology.
- Bird Species - it is reminded that bird nesting generally commences from March and evidence of nesting birds will be monitored during the construction phase. All bird species are protected at their nest under the Wildlife and Countryside Act 1981 (As amended); however, the site is not considered suitable to support nesting birds.

3.2 Legal and other requirements

Challenger Building Services will fulfill its Duty of Care responsibilities as outlined below:

The following legislation has been considered:

- Environmental Protection Act 1990
- Environmental protection Act (Duty of Care Regulations) 1991
- Hazardous Waste Regulations 2005
- Consideration will also be given to The Special Waste Regulations 1996
- The Duty of Care applies to anyone who produces or imports, keeps, or treats, recycles, or disposes of waste. It applies to all Controlled and Hazardous Waste.
- The control of pollution Act (COPA) 1974 – section 79 & 80 in particular give guidance on the control of noise from building sites and the action a local authority can take to control it.

The law states that you must:

- Stop waste escaping from your control.
- Store waste safely and securely.
- Prevent waste causing pollution or harm.
- Provide a written description of the waste. (Consignment notes copy on site)

- Fill in and sign a Waste Transfer Note when waste passes from your possession. (A copy of the Waste Transfer Note must be kept for a minimum of 2 years).
- The law also states that:
- It is not permissible to burn waste.
- Ensure only appropriately trained staff, are involved in the transfer of waste.

Contractors must provide copies of all relevant waste carrier's registration certificates. Waste transfer notes and evidence that the destination facility is licensed to receive the waste concerned, to the Site Manager within one week of the removal from the Site of the first consignment of waste to which they refer.

Contractors must notify the Site Manager of the nature and quantity of the waste, provide documentary evidence that the destination facility is licensed to receive the waste and obtain the agreement of the Site Manager before the waste leaves the site.

Challenger Building Services, as part of their continued environmental and local awareness of possible disruptive elements to a local community, summarily register with the Considerate Constructors Scheme and liaise with local schools and groups to ensure that their activities are monitored by a third party and considerations discharged.

3.3 Objectives, targets and programme

All contractors will keep themselves informed of all legislation, Regulations and Codes of Practice on environmental matters that are relevant to its operations; make best endeavours to ensure that its personnel are aware of and adequately instructed in the requirements of legislation etc.; and take all other reasonable actions to ensure compliance.

Whilst construction is in progress, the site management will take all reasonable precautions that are consistent with the Client's instructions, against environmental damage, disruption, or nuisance to surrounding areas.

They will at all times endeavor to keep the site clean and tidy, and any adjoining areas that may be affected by traffic to and from the site, and where practicable avoid pollution of the air, ground or water by noise, fumes, dust, or the disposal of construction materials. (Through the daily physical and documented checks as above).

Challenger Building Services will, wherever viable and consistent with the Client's instructions, use materials and products from sustainable sources or that are reusable or recyclable.

Challenger Building Services will make every effort to conserve the use of materials and of energy and, where viable and consistent with the Client's instructions, collect waste materials for recycling.

It is Challenger Building Services' intention to further the development of this

environmental management procedure. A review will take place when further trades are present on site, following review of the initial areas.

A schedule of maintenance for the landscaping for a minimum of 5 years will be submitted to the Local Planning Authority for approval in writing and will consider the location and nature of the proposed development.

4.0 Implementation and operation

4.1 Resources, roles, responsibility, and authority

Supervision of this procedure will be through established management structures with the Site Manager taking the responsibility and authority for on-site environmental matters and the successful execution of the procedure.

The Site Manager who is the qualified competent person from Challenger Building Services (Supported by qualified Site Manager during the Construction Phase), will be responsible for this procedure and will ensure that this procedure complies with current and any new legislation introduced

The Safety Manager/Nominee from Challenger Building Services will audit the Site Manager to ensure compliance with this procedure, via a regular documented audit.

4.2 Competence, training, and awareness

The Site Manager will ensure that any person performing tasks for Challenger Building Services or on its behalf that have the potential to cause a significant environmental impact identified by this procedure are competent based on appropriate education, training or experience, and that associated records are retained.

All persons working on site must be familiar with this procedure and people will be made aware of this as part of the CDM site induction.

The Site Manager will identify training needs associated with environmental aspects and Challenger Building Services' environmental management system. They will provide training or take other action to meet these needs and will retain associated records.

The Site Manager will establish, implement, and maintain a procedure to make persons working for it or on its behalf aware of:

- The importance of conformity with the environmental policy and procedures.
- The significant environmental aspects and related actual or potential impacts associated with their work, and the environmental benefits of improved personal performance.
- Their roles and responsibilities in achieving conformity with the requirements of the environmental management system, and

- The potential consequences of departure from specified procedures.

4.3 Communication

Regarding its environmental aspects and environmental management system, the Site Manager will establish, implement, and maintain:

- Internal communication among the various levels and functions of the Site Management,
- Receiving, documenting, and responding to relevant communication from external interested parties.

The Site Manager will decide whether to communicate externally about significant environmental aspects and will document his decision. If the decision is to communicate, the Site Manager will establish and implement a method for this external communication.

There will be a suggestion box and email for the public to voice concerns, provide recommendations or initiatives to the Public Liaison Officer of Challenger Building Services. The Construction Management Plan will also be on display at the site entrance.

Planning committee hearings or local community hearings to be accompanied with progress reports / Health and Safety reports / Environmental reports which will be delivered by Darren McHugh (CDM Support Adviser).

Any issue which impacts or could impact on the environment must be reported to the Local Authority.

4.4 Documentation

The documentation will include.

- The environmental policy, objectives, and targets,
- A description of the scope of this procedure.
- Identification of the environmental aspects (See also Risk Assessments)
- Risk Assessment - other than the demolition of buildings and structures down to ground level, and site clearance works, including any permitted tree felling, no development shall take place until an investigation and risk assessment (in addition to any assessment provided with the planning application) has been submitted to and approved in writing by the Local Planning Authority.
- Materials Management Plan
- Documents, including records, determined by the Site Manager to be necessary to ensure the effective planning, operation and control of processes that relate to its significant environmental aspects.

4.5 Control of documents

The Site Manager will:

- Accept documents for adequacy prior to issue,
- Review and update as necessary and re-approve documents,

- Ensure that changes and the current revision status of documents are identified.

4.6 Operational control

The Site Manager will identify and plan those operations that are associated with the identified significant environmental aspects to ensure that they are carried out under specified conditions, by:

- Establishing, implementing, and maintaining daily records and reporting findings to line management.

4.7 Emergency preparedness and response

Reference is made here to the project emergency procedure – See Principal Contractors Construction Plan.

Challenger Building will register for Consideration Contractors and will display the site managers contact details.

Challenger Building Services always seek to protect the environment. Great care must always be taken to ensure that work on the Site **DOES NOT** contaminate the environment. The *Contractor* must comply with all statutory requirements relevant to pollution prevention including, but not limited to, The Control of Pollution (Oil Storage) (England) Regulations 2001, and with any relevant Pollution Prevention Guidelines issued by the Environment Agency. (Suitable ventilation Storage will be provided).

If an environmental incident occurs, i.e., leakage, spillage of dust, oils, chemicals, hazardous substances, then immediately contact Challenger Building Services and give the following information:

a) Location of incident
b) Scale of incident
c) Any casualties
d) If spillage is entering site drains.
e) Your telephone number, your name.

The first action is to contain the spillage and/or prevent entering drains or escaping from the Site. This should only be done if you are aware of the substance you are dealing with and how to deal with it and you are wearing the correct personal protective equipment.

The Emergency Plan will detail how all wastes arising from the *Contractor's* operations are to be disposed of and no operation will commence before all the required precautions are fully operational.

NEVER POUR OR ALLOW ANY LIQUIDS INTO SITE DRAINS.

The *Contractor* must comply with all environmental regulations.

Plans

The Site Manager will maintain site plans including details of and access points to buildings and drainage systems (e.g., surface water and main sewers, manholes and valves, etc.). The development shall not be commenced until such time as a scheme to improve the existing surface water drainage system as outlined in the Drainage Strategy.

A management and maintenance plan for the lifetime of the drainage scheme for the development has been submitted to and approved in writing by the Local Planning Authority. The plan must include the arrangements for adoption by an appropriate public body or statutory undertaker, management and maintenance by a Residents' Management Company or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime. The management and maintenance plans shall be implemented thereafter.

The site shall be drained via separate systems for the disposal of foul and surface water.

Fire, Explosion and Fire Water Run-off

Where a fire or explosion occurs the individual site fire and emergency procedures should be followed, as agreed by the Contract team before the contract commences.

When the fire service is in attendance the Site Manager or Site Deputy will inform them of, potential pollution sources, sensitive targets, and the location of drains. This will assist in controlling Environmental Impacts.

If during controlling and extinguishing the fire any fire water run-off enters drains the Site Manager or Site Deputy will notify the appropriate regulatory authority.

The Principal Contractor/Contractor will not notify the regulatory authority directly, the Principal Contractor must inform the Local Authority.

Spillage of Oils, Paints, Solvents etc.

Any person finding a spillage (e.g., paints, oils, and detergents) will use purpose built or makeshift bunding materials to immediately control it. (Using the kits on site)

With consideration to the requirements of the COSHH Legislation they will contain and clean up the spilt materials and bunding and dispose of these spilt materials in accordance with waste disposal procedures.

Under no circumstances should split materials be washed into site drains, watercourses, or the ground.

If any potentially polluting materials enter site drains or watercourses the Site Manager or Site Deputy will notify the appropriate regulatory authority.

The Principal Contractor/Contractor will not notify the regulatory authority directly, the Principal Contractor must inform the client through the designated representative.

Pollution Incident Response

Some construction sites have the potential to cause significant environmental damage and to threaten both water supplies and public health.

Although it is intended to minimise the risk of pollution, there is still the possibility of a residual risk of a spillage or fire causing environmental problems. The run-off generated in the event of a fire can cause serious damage to the environment.

The environmental impact of such an incident may be long-term and, in the case of groundwater, can persist for decades or longer.

The legal consequences of any clean-up can be extremely costly. Rivers, culverts, drains, sewers, and ducts all present a means for pollutants to travel off-site. As a result, the effects of a discharge may not be evident on site but may become apparent some distance away.

The Site Manager must ensure that all Procedures and specialist emergency materials are available on site or within short notice to ensure compliance with the Plan and with the law.

Public Complaints

Any complaints received from the public may indicate an Incident. Any complaint will be dealt with accordingly and a Non-conformance /Incident Report completed.

Any complaint the contractor receives must be immediately communicated to Challenger Building Services Head Office.

Vandalism

On discovery of any vandalism the Site Manager will arrange for the repair of the damage, review site security and implement improvements necessary to prevent re-occurrence.

The site will be fully fenced with Heras fencing or hoarding which will have the necessary Temporary Works Checks completed on it as required.

The Principal Contractor/Contractor will not notify the regulatory authority directly, the Principal Contractor must inform the client through the designated person first.

Where materials storage facilities have been damaged, the Site Manager will arrange for the implementation of suitable temporary facilities until the damaged facilities have been repaired or replaced. All plant and materials must be stored within the site demise.

He/she will notify the appropriate regulatory authority if any potentially polluting materials are suspected of entering site drains or watercourses.

4.8 Wheel Washing Facilities

Due to the works being at the site entrance, the proposal is a road sweeper commissioned as required or jet wash at the site entrance rather than a Wheel Wash.

Methodology

- Vehicles will be inspected for debris and cleaned down before exiting site.
- The operative will inspect the loading area for debris and any loose materials will be swept up and placed back within the excavation area.
- Where possible vehicles to remain on existing hard standing and not in a location where they track over soils to reach loading area.
- Use of temporary haul roads to be assessed based on condition of existing ground.
- Should debris become an issue on public roads then a mobile sweeper will be deployed to clean roads.
- During the operation of the site, a water bowser or similar will be regularly used to dampen down site haul roads to ensure that dust generation (general dust) does not become an issue.
- All vehicles travelling across site will not exceed the 10mph speed limit.

4.9 Asbestos

It is not envisaged any Asbestos will be present on the site following previous demolition works undertaken. If Asbestos is identified during excavation works, A external Asbestos Consultant will be appointed to undertake the safe treatment, disposal, in accordance with the relevant statutory codes in relation to asbestos for disposal at a licensed facility. (Air monitoring will be carried out)

5.0 Checking

5.1 Monitoring and measurement.

The Site Manager will monitor and measure, daily, the key characteristics of its operations that can have a significant environmental impact.

This will include the documenting of information to monitor performance, applicable operational controls and conformity with the established environmental objectives and targets.

The Site Manager will ensure that where necessary calibrated or verified monitoring and measurement equipment is used and maintained and will retain associated records. (Noise / Odour / Vibration / Air Quality).

5.2 Evaluation of compliance

The Site Manager will periodically evaluate compliance with applicable legal requirements.

Records will be kept of the results of the periodic evaluations and the Site Manager will evaluate compliance with other requirements to which Challenger Building Services subscribes.

5.3 Nonconformity, corrective action, and preventive action

The Site Manager or Site Deputy will record any Incident on a Non-conformance/Incident Report form and record as an Environmental Record.

The Site Manager or Site Deputy will then identify and implement any mitigation or prevention measures necessary, including consideration of cost, to reduce or avoid any Environmental Impacts that have occurred or may occur.

The Principal Contractor will inform the client through the designated representative.

5.4 Control of records

The Site Manager will maintain records as necessary to demonstrate conformity to the requirements of the environmental management system and of this procedure, and the results achieved.

The Site Manager will maintain a procedure for the identification, storage, protection, retrieval, retention, and disposal of records.

Records will be and remain legible, identifiable, and traceable.

5.5 Community Consultation

CBSL will issue Monthly Newsletter to all residents and businesses on Albany Road to notify the community of site activities

- Noisey Activities
- Any Large / disruptive deliveries
- Any expected vibrations
- Duration of works
- Works undertaken in up coming period

The Site will be registered for considerates contractors.

5.6 Internal Audit

The Site Manager/Safety Manager will ensure that internal audits of the environmental management system are conducted at planned (Monthly) intervals to:

Determine whether the environmental management system.

- Conforms to planned arrangements for environmental management including the requirements of this procedure, and
- Has been properly implemented and is maintained, and
- Provides information on the results of audits to management.

Selection of auditors and conduct of audits will ensure objectivity and the impartiality of the audit process.

6.0 Procedures Review

After any Incident has occurred the Site Manager or Site Deputy will carry out a review of this procedure to ensure it was satisfactory for managing the Incident concerned. If the procedure is considered inadequate improvements will be identified and the procedure amended.

A review should also take place when new legislation is introduced.

APPENDIX 1

ENVIRONMENTAL ASPECTS IDENTIFICATION REGISTER

Client: Challenger Building Services, Herbert Street, Crewe	
Contract No:	**Description:**

No.:	Identification:	Location	Comments	Signature
1	Emissions to air			
2	Release to water			
3	Release to land			
4	Use of raw materials			
5	Natural resources			
6	Use of energy			
7	Energy emitted			
8	Waste & by-products			
9	Physical attributes			
10	Others			

APPENDIX 2

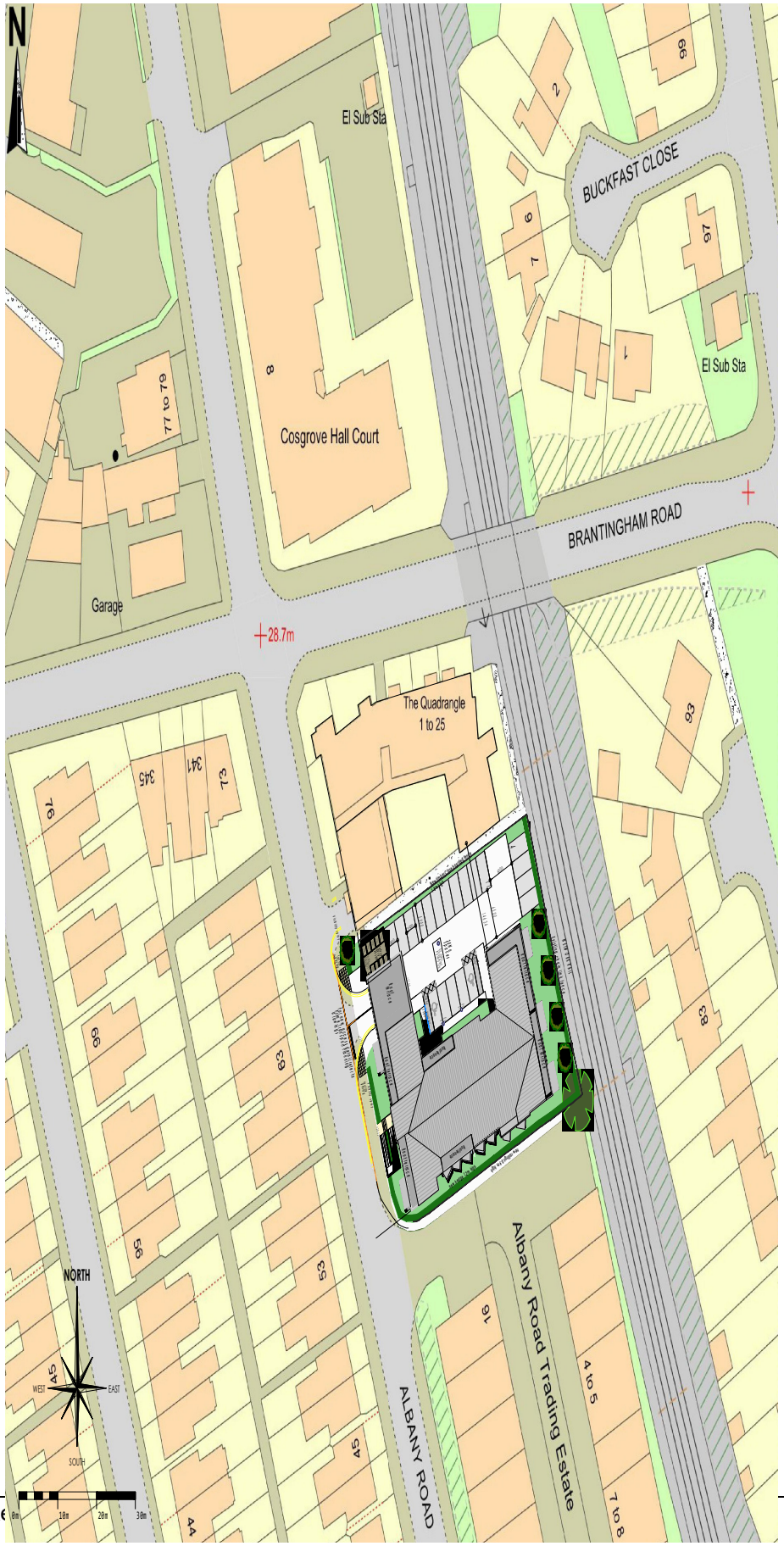
AUDIT / NON-CONFORMITY / COMPLAINT REPORT

Supplier / Department / Procedure / Customer:			
Address / Location:			
Contract No:		**Description:**	

Problem / Complaint / Observation:					
Attached Documents:					
Doc. Ref:	**Rev**	**Date:**	**Description:**		
Name:		**Job Title:**		**Signed:**	
Agreed Corrective / Preventative Action:					
				Date Completed:	
Name:		**Job Title:**		**Signed:**	
Corrective / Preventative Action completed and checked: Comments:					
				Date Completed:	
Name:		**Job Title:**		**Signed:**	

APPENDIX 3

Construction Environmental Management Plan – Albany Road, Chorlton



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SITE AREA
GROSS- 2000sqm - 0.20 Hectares 0.49 Acres

MIX
21 x 1B2P @ 50%
19 x 2B3P @ 50%
40 No TOTAL

SCHEDULE

12No x 1B2P - 538 sqft - 50.0 sqm
01No x 1B2P - 523 sqft - 51.7 sqm
08No x 1B2P - 538 sqft - 53.0 sqm
21No x 1bed

06 No x 2B3P - 656 sqft - 61.4 sqm
12No x 2B3P - 656 sqft - 61.7 sqm
01No x 2B3P - 700 sqft - 65.0 sqm
19No x 2 bed

40No Total
Total - 24213 sqft -2249.5 sqm

GIFA

GROUND	786 sqm
FIRST	799 sqm
SECOND	799 sqm
THIRD	608 sqm
TOTAL GIFA	2992 sqm

NET AREAS

flats	2249.5sqm
circulation/ stores	422.2 sqm@14.5%
ancillary/ refuse	87 sqm
TOTAL NIA	2758.7 sqm

PARKING SCHEDULE

1B2P @ 50%	10
2b3p @ 50%	10
TOTAL	**20 No spaces** @50%

W·D·W architecture
WATKISS DAWSON & WARD
Office 4 Civic Centre, Stourport on Severn DY13 8LU
T: 01952 289076 M: 01952 289076
E: jeremy@wdward.co.uk W: www.wdwa.co.uk

Contract
PROPOSED APARTMENT DEVELOPMENT
ALBANY ROAD CHORLTON

Sheet Title
SITE LAYOUT- APPRAISAL

Client
BOWSALL

Scale
1:250@A2

Date
08.08.22

Drawn By
JDW

Checked By

Drawing Number
2210- P- 01H