Mount Road, Manchester, M18 7SU

Construction Environmental Management Plan and Construction Traffic Management Plan

May 2024

Location: Land off Mount Road, Manchester, M18 7SU



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1.0 Introduction

Background

1.1 This Construction Environmental Management Plan [CEMP] has been prepared by Kellen Homes Ltd and Greater Manchester Youth Federation in order to mitigate and manage the associated environmental impacts relating to the development of land at Mount Road, Gorton.

1.2 The management of construction activities that can have significant environmental impacts will be required as part of the proposed development. This CEMP provides a framework for planning and implementing remediation, construction and service utility activities in a way which prevents, minimises, and controls their potential environmental impacts.

1.3 The document also highlights responsibility and accountability for the management of the Plan.

Proposed Development

"Full planning application proposing the erection of a youth, sports and community hub (Use Class E(d)(g)), F2(b)), 2no football pitches combined netball and basketball court, cricket strip (Use Class F2 (c)), a three storey apartment building comprising 36no apartments for young person's accommodation (Use Class C3) and 267no dwellinghouses (Use Class C3a), with associated landscaping, public realm, ecological mitigation, refuse storage, drainage, car parking and other associated works, with access from Wembley Road and Mount Road".

A Construction Environmental Management Plan will be developed to include the following but will not be limited to the inclusions of:

- *Display of an emergency contact number(s);*
- *Details of suggested Wheel Washing/management;*
- *Dust suppression measures;*
- *Compound locations where relevant;*
- *Location, removal and recycling of waste;*
- *Routing strategy and swept path analysis;*
- *Consultation with local stakeholders for the duration of the construction period;*
- *Parking of construction vehicles and maintenance of supply chain deliveries to prevent congestion as far as practicable.*
- *Sheeting over of construction vehicles when leaving site as necessary.*

Objectives of this CEMP:

This CEMP provides the details of the measures that will be implemented to minimise and mitigate the construction traffic and the associated environmental impacts from the development. The primary objective of the CEMP is to ensure that the relevant provisions set out by Manchester City Council are met and the amenities of neighbouring stakeholders are protected during the works.

Kellen Homes Limited and Greater Manchester Youth Federation is committed to ensuring measures are in place to minimise and mitigate any potential impacts on the environment during the construction phase and development of the scheme.

The CEMP has been developed considering the overall environmental objectives of Kellen Homes in association with Greater Manchester Youth Federation set out in existing company Environmental Policies and will comply with relevant legislation. Copies of the Kellen Homes' Environmental Polices can be provided on request.

Health and Safety Management

1.4 Kellen Homes and Greater Manchester Youth Federation are committed to promoting a positive safety culture. The enforcing authority for health and safety on construction sites is the Health and Safety Executive who will be notified of all construction works prior to their commencement on site.

1.5 The main contractors will maintain a register of accidents, incidents, near misses and complaints. Contractors failing to maintain the required safety standards will be excluded from the approved tender list for future work.

1.6 All works will be legally compliant and all Codes of Practice and site rules relating to the works will be observed at all times.

2.0 Construction Environmental Management Plan

2.1 This section of the report addresses the key elements relating to construction management protection measures.

(i) Timing of construction activities;

2.2 All construction activities at the site will be limited to the following hours;

- Monday to Friday between the hours of 07:30 and 17:00 hours;
- Saturday between 08:00 and 14:00 hours;
- No deliveries or piling works to take place outside the hours of 07:30 and 17:00 hours Monday to Friday;
- No deliveries or piling works to take place outside of the hours of 08:30 and 16:00 hours on Saturday;
- No working on Sundays or Bank Holidays.

2.3 There may be limited occasions where working is required outside of the above hours however this will only take place with formal prior agreement from the LPA. All local residents would be informed of any changes by way of a letter drop in accordance with the community engagement strategy.

2.4 Quieter activities which are carried out inside buildings such as electrical works, plumbing and plastering may take place outside of the agreed working times so long as they do not result in significant disturbance to neighboring occupiers.

(ii) Compound Location and Delivery Route

2.5 A copy of the site compound, parking and build direction plan has been submitted as part of this application.

2.6 The main construction compound is situated on site.

2.7 Site entrances will be provided from Mount Road and Wembley Road

2.8 A limited amount of car parking will be situated on site where possible, some off-site parking may have to be sought to accommodate all of the vehicles.

2.9 All delivery vehicles will access the site from Mount Road and Wembley Road. This will also be used for vehicles egress.

2.10 The access along Wembly road will be temporary and will permit construction traffic turning right into the site only. All construction traffic leaving the Wembley Road access will turn left out of the site. This reduces congestion as vehicles will be traveling with the flow of Traffic.

2.11 The above is outlined in Appendix 1

(iii) Loading and unloading of plant and materials

2.12 Safe pedestrian crossing points will be provided across the site entrances located on Mount Road and Wembley Road.

2.13 All vehicles must be brought into site in a forward gear and leave in a forward gear where possible. If a vehicle has to reverse into or out of the site, banksmen will be used to marshal vehicles in or out.

2.14 As required, the Banksman will be in communication with the haulage contractors regarding deliveries (e.g., Brick/Block) to ensure there is no backlog of deliveries along (1) Mount Road, (2) Wembley Road and internally within the site.

2.15 The communications company will arrange for deliveries to occur outside of peak AM and PM school collection times. This further minimizes congestion along Mount Road and Wembley Road.

2.16 If deliveries are anticipated to clash with school drop off and pick up, the banksman will guide the vehicle out of the site and the vehicle will be required to leave site in the direction of traffic flow.

2.17 Bulk material storage is to be provided within the compound area. The fuel storage tank is to be located adjacent to the bulk material storage areas and will be double bunded and with a drip tray to stop leaks complete with spill kits. No materials are to be stored on container roofs at any time unless suitable edge protection is in place and regularly inspected.

2.18 All lifting operations will be carried out under the supervision of certified Slinger/Banks man (CITB Construction Skills CPCS). They must be provided by the appointed sub-contractor. Abnormal loads and deliveries should be agreed in advance with the site management.

(iv) Erection And Maintenance of Site Hoardings, Display Of Contact Details And Signage.

2.19 The site will be enclosed by standard, hard wearing Heras fencing with a Monaflex covering along all road frontages. An example of the type of fencing to be used is shown in Appendix 2 of this document. This hoarding will be set back by 1.5m from the existing highway to prevent visibility splays for construction vehicles when exiting the site.

2.20 The extent and condition of the fencing will be checked on a daily basis by the site manager/construction team on site with any broken or missing panels being replaced and made good prior to the end of the corresponding day.

2.21 The site will have out of hour's security. This it is expected will reduce any threat of crime and damage.

2.22 Emergency contact details will be placed at the site entrance should a member of the public require assistance or to notify Kellen Homes of any issues.

2.23 Construction traffic warning signage will be placed outside Gorton Primary School on Mount Road and outside of Manchester Boxing Centre of Excellence. Additional

signage will be placed outside of house 67 on Wembley Road and on the Holmcroft road/ Wembley Road Junction. Signage will also be placed on Harlow Drive junction in order to notify residents that construction traffic will be passing along Wembley Road. This will inform the general public that construction traffic associated with the development will be using Mount Road and Wembley Road and a plan outlining this can be seen in Appendix 4.

(v) Measures to prevent dirt on the highway.

2.24 All vehicles leaving site will have visual inspection prior to leaving the site.

2.25 Any vehicles which are found to be holding excessive dirt will have their wheels cleaned and the dirt removed using a jet wash, once the vehicle is deemed suitably cleaned it will be allowed to leave site.

2.26 All deliveries to site and construction traffic are to utilise hard-standing areas. This will negate any material being tracked throughout existing roads.

2.27 Road sweeps are to be booked as and when required.

2.28 Vehicles transporting dirt / material from site to be fitted with covers.

2.29 Photographic dilapidation surveys of the highway and public highways will also take place fortnightly by the site manager to ensure that public highways are free from dirt.

(vi) Dust and Air Quality Control Measures.

2.30 Dust monitoring stations will be set up and the inclusion of a Monaflex netting on the Heras fencing will reduce the potential for dust leaving the site.

2.31 During dry spells care will be taken to dampen down parts of the site and stockpiles of material by way of a water reservoir fitted to a forklift truck.

2.32 Mobile Sprayers will also be implemented to dampen down the Monaflex covering and stockpiles, examples of the above are provided in Appendix 3.

2.33 To further manage air quality, all dust complaints will be recorded and actioned by site management. If subcontractors are not adhering to HSE and COSHH regulations regarding dust suppression, disciplinary action will be taken.

2.34 In addition to the above, the following measures are also to be implemented:

- Wetting down of cutting processes.
- Impose and signpost a maximum-speed-limit of 15mph on surfaced and 10mph on unsurfaced haul roads and work areas.
- Ensure all engines from construction vehicles are switched off and not idling.
- Stakeholder Engagement plan in the form of letter drops to notify nearby residents that construction work will be undertaken at given time periods.
- Enclosure of skips where practicable.
- Ensure Monaflex Sheeting is clean and damped down regularly.
- Covering of wagons with sheets leaving the site when necessary.
- Road sweeping where appropriate.

(vii) A scheme for recycling / disposing of waste

2.35 Sub-contractors are responsible for removal of their own waste from site, this is to be discussed at procurement/pre-start.

2.36 Waste Disposal Policy Kellen Homes and Greater Manchester Youth Federation

- All timber is to be placed in a timber only skip.
- All Plasterboard is to be placed in plaster only skip.
- All Brick / Rubble etc. is to be stockpiled on site until a sufficient amount can be brought to a crusher to generate 6F2, or to be moved by wagon to an adjacent site to be crushed.
- A pallet collection scheme is in operation.
- All metal will be collected by and recycled where appropriate.

(viii) Measures To Prevent Noise & Vibration;

2.37 The Noise and Vibration strategy has been formulated in accordance with Best Practice Means as defined in Section 72 of the Control of Pollution Act 1974 and Section 79 of the Environmental Protection Act 1990 as those measures which are:

- *"Reasonably practicable having regard among other things to local conditions and circumstances, to the current state of technical knowledge and to financial implications".*

2.38 The overarching principle is the noise and vibration control at source with the selection where possible, of, quiet and low vibration equipment, a review of construction methodology to consider quieter methods, the location of equipment on site, the control of working hours, the provision of acoustic enclosures and the use of less intrusive audible warnings such as broadband vehicle reversing alarms.

2.39 For this development the following approach is considered appropriate:

- The Contractor's Site Manager will oversee the employment of measures for the control and monitoring of noise and vibration.
- Operational hours generating noise and vibration will be restricted to:
- Monday - Friday 07:30 – 17:00 and Saturday 08:30 – 14:00.
- No deliveries or piling will take place outside the hours of 07:30 to 17:00 Monday to Friday or 08:30 to 14:00 on a Saturday.

2.40 Noise and vibration will be controlled and limited so far as reasonably practicable so that sensitive receptors are protected from excessive noise and vibration arising from construction.

2.41 The use self-charging generators on the site to prevent noise being generated through the night by being able to switch from diesel to stored electric power.

2.42 Acoustic enclosures may be required in sensitive locations such as near generators.

2.43 Hydraulic plant will be used in preference to pneumatic plant where possible.

2.44 Plant and equipment will be maintained in good working order and fitted with silencers and acoustic panels where appropriate.

2.45 Certain activities may extend outside of normal working hours to enable safe working or because of unforeseen events. The Environmental Health Team will be contacted to agree the activities if required.

2.46 Quieter activities which are carried out inside buildings such as electrical works, plumbing and plastering may take place outside of the agreed working times so longas they do not result in significant disturbance to neighbouring occupiers.

2.47 Vibration monitors will be installed whilst the piling works are carried out. If thetrigger levels are hit, work would be stopped until further notice.

The principles of Best Practicable Means will help to minimise the noise levels during construction in accordance to the recommendations for control of noise and vibration on construction sites as set out in BS: 5228.

(ix) Surface Water Run-Off;

2.48 Measures will be implemented, maintained, and monitored in order to comply with the Water Regulations Act (1991) section 85 and associated Regulations.

2.49 All surface water drainage from impermeable areas and roads shall pass through trapped gullies prior to being discharged into any watercourse. These drains will be blocked with straw bales or terram.Kerbing or temporary bunds will be provided to prevent run-off to nearby watercourse.

2.50 There shall be no discharge of foul or contaminated drainage from the site into either groundwater or any surface waters, whether direct or via soakaways. No pumped water shall be discharged into the live drainage system without having been filtered through a silt interceptor.

2.51 If dewatering is required as part of the construction process, pumped surface water should be disposed of appropriately according to EA Pollution Prevention Guidelines.

2.52 Any disposal of surface water generated on site during construction to controlled waters will require consent from the EA.

(x) Measures To Prevent the Pollution Of Watercourses;

2.53 Refueling will occur in designated areas on an impermeable surface away from anydrains or watercourses. Spill kits will be available in the event of an accident and will be kept in the refuelling area.

2.54 Off-site works such as drainage and utility connections will be undertaken by responsible sub-contractors with the correct ‘Road Opening Notices’ in place, alongside the associated Method Statements.

2.55 The drainage connections will be undertaken within the site to existing drainage along Mount Road and Wembley Road. Similarly, utility connections (gas / electric / water) will be undertaken within the existing footpaths adjacent to the proposed development.

(xi) Community Engagement Strategy:

2.56 Any complaints will be logged in a dedicated file and will be actioned by the Site Manager. If not resolved by the Site Manager then the complaint will be escalated to the Construction Director then the Managing Director.

2.57 Prior to the commencement of the development a letter drop will take place to all local residents, nearby businesses, outlining the following;

- Proposed start date for construction and anticipated duration of build.
- Proposed hours of construction.
- Contact details (Name/Position/Contact number or email where appropriate) for any issues or complaints to be logged and for in the event of emergencies.
- If required a presentation will be undertaken to any primary school in the area of the site to confirm the “dangers on a construction site” this presentation it is hoped will encourage children to stay away from the site.

2.58 During the course of the development, letter drops will occur at key milestones, for example when piling activity is taking place or when deemed necessary by the business to inform residents of any changes to work practices.

2.59 The areas to be covered by the letter drop are to be confirmed.

2.60 In addition to the above measures, prior to the development and during the development period, photographic dilapidation surveys are to be undertaken periodically by the site manager to ensure that carriageways abutting the site are kept clean and free of slip hazards.

Emergency Contact

To be provided

3.0 Conclusion:

2.61 The overall objective of this Construction Environmental Management Plan has been developed to ensure that throughout the construction process, the following fundamental goals are all met so far as practicable: exemplary environmental practice; protection of the interests of local residents, amenity; and efficient, economic and timely construction practice.

Appendix 1 – Temporary Construction Access:



Appendix 2 - Heras Fencing with Monaflex Sheeting.



Appendix 3 - Damping Down to prevent dust.







Appendix 4 - Construction Traffic Management Plan: Mount Road and Wembley Road.



Appendix 5 - Silt Fence & Area cordoned off for tree felling.



Appendix 6 – Handover of Football Pitches and Community Centre.

