



24th January 2023

132574/FO/2021 DISCHARGE OF CONDITION 7 FOR THE STABLES, PARADISE WHARF, DUCIE STREET, MANCHESTER

INTRODUCTION & BACKGROUND

Rachel Hacking Ecology Limited was commissioned in 2023 by MC Construction to provide ecology consultancy services for a proposed development at The Stables, Paradise Wharf, Ducie Street, Manchester. The site received full planning permission from Manchester City Council in July 2022 for the erection of four part 4, part 5 storey, three-bedroom townhouses with associated car & cycle parking, recessed balconies and rooftop terraces (planning reference: 132574/FO/2021). As part of the planning permission, several conditions were attached. Condition 7 relates to the ecological management of the site during the construction phase.

Condition 7 states:

"No development shall take place until a construction environmental management plan to protect the Site of Biological Importance has been submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall include the following.

- *Risk assessment of potentially damaging construction activities;*
- *b) Identification of "biodiversity protection zones";*
- *c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements);*
- *d) The location and timing of sensitive works to avoid harm to biodiversity features;*
- *e) The times during construction when specialist ecologists need to be present on site to oversee works;*
- *f) Responsible persons and lines of communication;*
- *g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person;*
- *h) Use of protective fences, exclusion barriers and warning signs.*

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority."

Condition 7 specifically aims to protect the Ashton Canal (West), a Site of Biological Interest (SBI) during the construction works.

This document aims to enable the discharge of Condition 7.

CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN

a) Risk Assessment – Potentially Damaging Operations

Site Clearance

Introduced shrubs and a Himalayan Birch tree exist across an area of hardstanding.

High Risk without mitigation – disturbance to any birds nesting within the tree if the work takes place between 1st March and 31st August inclusive. Pollution risk to the canal with changes to or removal of the hardstanding.

Low risk – other protected species

Site Set-up

Temporary site facilities will be erected on the site. Chemicals and fuels may be stored on the site. The site will be accessed off Ducie Street. Site fencing will be installed to prevent pedestrian access. Artificial lighting may be erected.

High Risk without mitigation - light-spill onto boundary habitats and risk of chemicals, fuels or other pollutants entering the Ashton Canal (West).

Low Risk – to the bare ground on site once clearance takes place.

Demolition

Changes to the hard standing will be made prior to erection of the new building. These changes may cause disturbance to adjacent buildings and Ashton Canal (West). Care should be taken for any hazardous material produced from these processes and assurance should be made that materials do not contaminate the areas surrounding the site.

High Risk without mitigation – noise and disturbance to adjacent properties and Ashton Canal (West). Pollution to the canal from hazardous materials.

Dry and Wet Trades

Ready-mixed concrete may be brought onto site and utilised. Concrete may be mixed on-site.

High Risk without mitigation – Risk of concrete entering the adjacent canal resulting in pollution.

Outdoor Construction

The outdoor construction activities have the potential to create dust, noise and light pollution. Traffic movement into and off the site will be increased.

High Risk without mitigation – dust, noise, pollution, and disturbance to Ashton Canal (West) and surrounding units during works.

b) Identification of Biodiversity Protection Zones

The Biodiversity Protection Zone will be the section of Ashton Canal (West) running adjacent to the southern boundary of the site (see Figure 1). This is the area of most ecological value within the immediate locality and is directly adjacent to the construction zone. The Biodiversity Protection Zone will be buffered by the canal tow path and given additional protection by fencing that will surround the site. In addition to

this, every effort should be made to ensure no building materials, dust or waste enters the canal. Where works take place at a height above the fencing, netting and scaffolding will be installed to prevent any materials falling into the canal. Any sensitive ecological works will require ecological supervision.

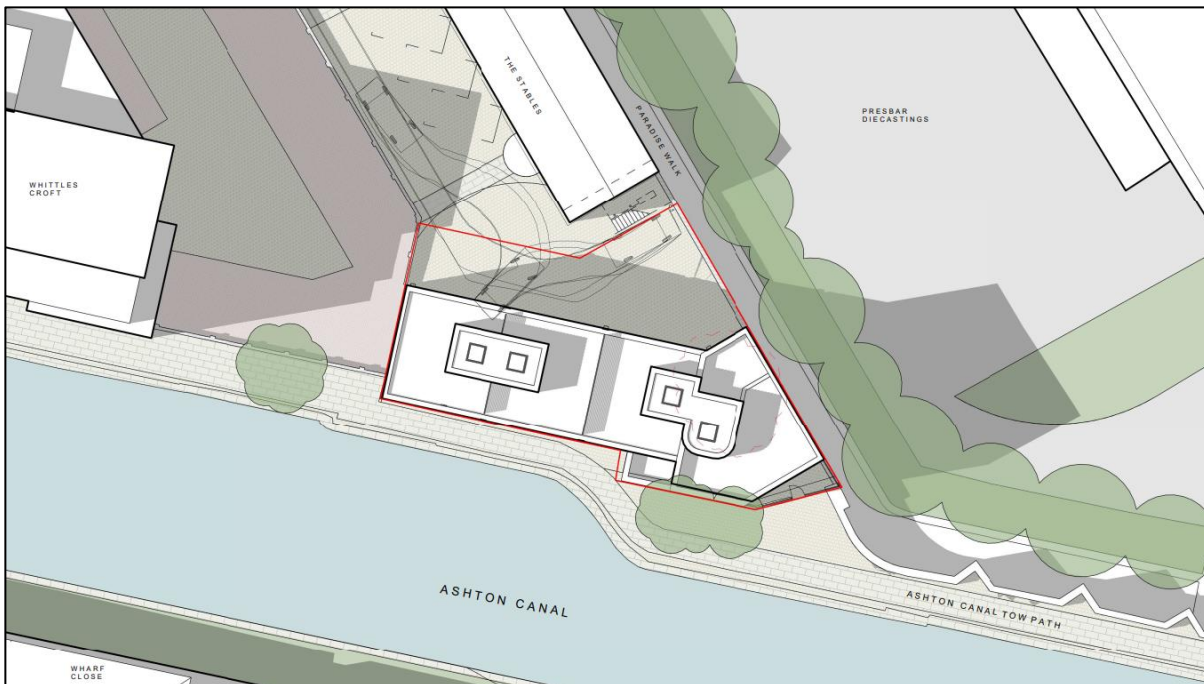


Figure 1 showing the proposed site plan provided by Corstorphine and Wright

c) Practical measures

Siting and timing

The Extended Phase 1 Habitat survey carried out by Rachel Hacking Ecology in 2021 recommended that any vegetation removal should be carried out outside the nesting bird season (generally March – August). This includes the removal of the Himalayan Birch. If it is not possible to carry out the works during this time period, a nesting bird survey by a suitably experienced ecologist (Ecological Clerk of Works) will be required prior to works commencing to check that no active nests are present in any of the vegetation. Nesting bird checks should be undertaken within 48 hours prior to any works commencing.

Temporary storage of equipment and welfare facilities are to be located away from the biodiversity protection zone (Ashton Canal (West) – see “*b) Identification of Biodiversity Protection Zones*”) and should be located near to the site access points.

Fencing

A protective fence will be erected around the site boundary to prevent debris entering the Biodiversity Protection Zone. The fencing will be erected prior to any site clearance work commencing and will remain intact throughout the construction phase.

A sign will be erected on the fence, detailing the reason for the fence and stating that the fence must not be broken or affected by any construction activities. The fence will be regularly inspected by construction personnel i.e. weekly, and any breaches to the fence fixed as soon as possible.

Lighting

Any artificial lighting will be directed away from the southern boundary, to avoid illuminating ecologically valuable habitat. Where lights are required, the lights will be of suitable lumens (<2500 Kelvin) and will be fitted with cowls.

Wildlife Protection

Prior to work commencing, a suitably experienced ecologist will give a toolbox talk to all site personnel, detailing the wildlife protection measures within the CEMP (including the importance of the Biodiversity Protection area, the fence and the lighting scheme) and identification of protected species. If a protected species is found on site, all work is to stop, and an ecologist be contacted.

Any excavations which are to be left open overnight, must be fitted with either a means of escape for wildlife (such as a ladder/plank) or will be fitted with a slab that fits flush to the ground over the excavation.

A site walkover will be undertaken every morning by site personnel to determine if any wildlife has become trapped on the site.

Any Reasonable Avoidance Measures recommended will be implemented throughout the construction phase.

If a protected species is found on site (such as nesting birds), then work must stop in that location and the ecologist will be contacted to provide advice.

A record sheet will be maintained throughout the works, detailing any protected species or other wildlife issue encountered and the results/mitigation.

Dust

Any activities that raise dust will be controlled using constant dampening down. These activities will be restricted to within the construction zone and a fine mist of water will be used to reduce the spread of dust.

Spraying of mist should be directed away from the direction of the Biodiversity Protection Zone.

Fuel and Chemicals

Any fuel/oil/chemicals on site will be stored appropriately in bunded containers more than 10m from the edge of the canal. A spill kit will be available at all times and site personnel will be instructed how to use it. In the event of any pollution incidents, measures to control the pollution will be implemented immediately and the Environment Agency will be informed (Tel. 0800 807060).

Noise

The work will be undertaken during daylight hours, avoiding any works when dark where possible.

Bats

In the unlikely event bats are found during construction works, the contractor will follow these measures:

- If it is safe to do so, carefully replace the material which was covering the bat.
- Stop work in that area and contact a suitably qualified ecologist.
- Do not handle bats

Birds

Any vegetation removal will take place outside of the bird nesting season (which is generally March to August). If this is not possible, a nesting bird survey by a suitably experienced ecologist (Ecological Clerk of Works) will be required prior to works commencing to check that no active nests are located within the works area (generally within 48 hours prior). A four-metre buffer zone will be implemented around any active bird nest until the nest is no longer active.

A record sheet will be maintained throughout the works, detailing any protected species or other wildlife issue encountered and the results/mitigation.

d) Sensitive Works & Timings

Sensitive works shall be any works taking place next to the Biodiversity Protection Zone. No construction waste, dust or building materials will be allowed to enter the canal. Where works take place above the height of the protective fencing, netting and scaffolding will be installed to prevent any materials falling into the canal.

If works to the vegetation on site are to take place during the nesting bird season (which is generally March – August) then a nesting bird check must be undertaken prior to the works (generally within 48 hours prior). If an active nest is found, a 4-metre exclusion zone will be erected around the nest until the nest is declared inactive.

e) Ecological Personnel & Timings

A suitably experienced and suitably licensed (where necessary) ecologist will be appointed as the Ecological Clerk of Works (ECoW) prior to work commencing and communication details will be provided to the site foreman and other site personnel.

The ECoW will be on site during the following times:

- To undertake the nesting bird survey (if required).
- To deliver the toolbox talk prior to any work commencing on site.
- If requested to attend by site manager due to a wildlife issue.

ECoW Details:

Simon Holden MCIEEM

Associate Ecologist

Rachel Hacking Ecology Ltd

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f) Responsible Persons

The construction team must nominate a member of the team to be the contact for implementation of this CEMP and to liaise with the ECoW when required. Any protected species issues that arise during the development period must be communicated to the ECoW in a timely manner.

(g) ECoW Roles and Responsibilities

The ECoW will be responsible for:

- Delivering the toolbox talk to site staff.
- Undertaking any additional checks that may be required (e.g. nesting bird surveys).
- If requested to attend by site manager due to a wildlife issue.

(h) the use of protective fences, exclusion barriers and warning signs;

Fencing

A 1.8 metre-high protective/exclusion fence will be erected around the works boundary (where possible) to protect the public and any wildlife on site.

A sign will be erected on the fencing, detailing the reason for the fencing and stating that the fencing must not be broken or affected by any construction activities. The fencing will be regularly inspected by construction personnel i.e. weekly, and any breaches to the fences fixed as soon as possible.

Fencing will be required to maintain a buffer zone around the Biodiversity Protection Area.

(i)

1) Measures for avoiding the spread of invasive species

At the time of writing the CEMP, no invasive, non-native species, as listed on Schedule 9 of the Wildlife and Countryside Act 1981 (as amended) have been found on the site. Vigilance should be maintained throughout the works to ensure no invasive, non-native species, as listed on Schedule 9, encroach onto the site. If any listed species is found, swift action must be taken to eradicate the plant(s) from the site, such as herbicide application or excavation and careful removal off-site.

2) Avoiding negative impacts on sensitive ecological features during construction

The measures for preventing dust, noise, pollution, run-off and light spill are as follows;

- Light spill - Any artificial lighting will be directed away from the western boundary, to avoid illuminating ecologically valuable habitat. Where lights are required, the lights will be of suitable lumens (<2500 Kelvin) and will be fitted with cowls.
- Dust - Any activities that raise dust will be controlled using constant dampening down. These activities will be restricted to within the construction zone and a fine mist of water will be used to reduce the spread of dust.
- Pollution - Any fuel/oil/chemicals on site will be stored appropriately in bunded containers more than 10m from the edge of the canal. A spill kit will be available at all times and site personnel will be instructed how to use it. In the event of any pollution incidents, measures to control the pollution will be implemented immediately and the Environment Agency will be informed (Tel. 0800 807060).
- Noise - The work will be undertaken during daylight hours, avoiding any works when dark where possible.

(j) sensitive working measures

Prior to work commencing a toolbox talk will be given by the ECoW to construction personnel to include the Biodiversity Protection Zone, nesting birds, bats and the CEMP.

The Biodiversity Protection Zone will be protected from light spill during the construction phase. No night-time work will take place. Bat boxes should be installed on newly erected buildings.

If at any time a bat, evidence of bat or any other protected species is identified, work must temporarily cease at that location and the ECoW be contacted for advice. Further survey work and/or licensing may be necessary.