RENAKER

CONSTRUCTION ENVIRONMENT MANAGEMENT PLAN.

PLANNING CONDITION 5

Planning application number :- 136170/FO/2023

Revision D – September 2023

RENAKER

Construction Environmental Management Plan (Planning condition 5)

1.0 Introduction

This document describes the proposed management strategy for construction and the programme duration for key activities to be carried out on the site at First Street (House of social)

The main aim throughout the build is to minimise impact on the surrounding residential properties and businesses and on the local highway and public space around the development.

The following narrative explains in detail this strategy and timescales envisaged at the time of planning prior to more detailed liaisons with specialist subcontractors as and when they are procured. This detailed proposal will describe our approach to Project Management, Health and Safety, Human Impact, Environmental management, security, site waste management, logistics and traffic management.

2.0 Community consultation strategy.

During the construction of the development Renaker will ensure that signs are located on the site hoarding and on the main gates, displaying an emergency 24 hr a day telephone number. This number is **0845 076 6405.** Details of the call will be handled by our trained and briefed customer care call centre, and the appropriate Renaker Build Ltd member of staff will be notified, a response to the complainant will be provided within 12 hours. All calls are recorded and logged by the care centre and on our internal incident reporting system, these complaints are reviewed by Senior Management who then agree the appropriate action, an important part of this process is the constant engagement with the complainant to ensure all parties are satisfied with the actions taken and that the complaint is resolved. Items raised on this system are reviewed at our monthly Directors Project Meeting to act as a lessons learnt and to enable sharing across our Projects.

Local residents will be engaged firstly through a mail drop, explaining the development, initial works, impending logistics around the site, and advising our intent to setup a neighbour's forum. The neighbours forum will be created at the start of the Project and will include the following as a minimum :- Macintosh Mills & Cambridge Street. Regular presentations and meetings will be held throughout the duration of the Project and updates for the scheme will be provided via these forums and regular newsletters.

3.0 Working Hours

Noise to be minimal for the first hour inc Saturday

4.0 Location, removal and recycling of waste.

Renaker will develop a scheme for the recycling and disposal (reduced quantities) of construction waste. This will commence at the design stage, with workshops being held to identify means for waste minimisation and material selection which may suit recycling. Renaker will then engage with sub-contractors and suppliers to identify both waste minimisation actions and/or on or offsite re-use or recycling actions. RBL will estimate the volume of waste that a typical trade would produce, e.g. plasterboard and brickwork, we will then put a tracker in place to monitor planned v actual.

Skips will be kept on site and collected on a daily basis by a reputable waste company to be segregated at their transfer station. We will receive monthly reports showing waste diverted from landfill and percentage recycled.



5.0 Construction Phase Dust Mitigation Plan.

Good practice measures will be adopted at First Street to control the generation and dispersion of dust such that significant impacts on all permanent and transient stakeholders is minimised.

The hierarchy for mitigation will be:

- Prevention
- Suppression
- Containment

A dust management plan has been prepared which is in accordance with the measures set out within chapter 6 of the environmental statement.

The following table provides further detail on the management and monitoring of dust during the undertaking of construction works on site :-

Table 6-1: Construction Mitigation Measures- Site Management

Site Management		Compliance
1.	Display the name and contact details of person(s) accountable for air quality pollutant emissions and dust issues on the site boundary.	Site signage will be put in place
2.	Display the head or regional office contact information.	24/7 number will be displayed on hoarding
3.	Record and respond to all dust and air quality pollutant emissions complaints.	-
4.	Make a complaint log available to the local authority.	In place
5.	Carry out regular site inspections to monitor compliance with air quality and dust control procedures, record inspection results, and make an inspection log available to the local authority.	Regular weekly inspections to be planned from start date
6.	Increase the frequency of site inspections by those accountable for dust and air quality pollutant emissions issues when activities with a high potential to produce dust and emissions and dust are being carried out, and during prolonged dry, or windy conditions.	Agreed
7.	Record any exceptional incidents that cause dust and air quality pollutant emissions, either on or off the site, and the action taken to resolve the situation is recorded in the log book.	Agreed
8.	Develop and implement a **stakeholder communications plan** that includes community engagement before work commences on-site.	Letter drop to be completed and residents meeting to be set up
9.	Develop a **dust management plan**.	Agreed
10.	Hold regular liaison meetings with other high-risk construction sites within 500 m of the site boundary, to ensure plans are co-ordinated and dust and particulate matter emissions are minimised.	On going (Two meetings already held)

Table 6-2: Construction Mitigation Measures- Preparing and Maintaining the Site

Preparing and Maintaining the Site		Compliance
11.	Plan site layout: machinery and dust causing activities will be located away from receptors.	Agreed
12.	Erect solid screens or barriers around dust activities or the site boundary that are, at least, as high as any stockpiles on-site.	Agreed
13.	Avoid site runoff of water or mud.	Hardstanding to be adopted during construction

14. Fully enclose site or specific operations where there is a high potential for dust production and the site is active for an extensive period.	Agreed
15. Keep site fencing, barriers, and scaffolding clean using wet methods.	Agreed
16. Remove materials from site as soon as possible.	Agreed
17. Cover, seed, or fence stockpiles to prevent wind whipping.	N/A
18. Agree monitoring locations with the local authority.	Propose Macintosh Mill
19. Where possible, commence baseline monitoring at least three months before phase begins.	This will be set up as soon as we start on site, 3 months is not possible due to programme
20. Put in place real-time dust and air quality pollutant monitors across the site and ensure they are checked regularly.	On going
21. Carry out regular dust soiling checks of buildings within 100 m of site boundary and, if necessary, cleaning to be provided.	Agreed
22. Consider, if practical, installation of green walls, screens, or other green infrastructure to minimise the impact of dust and pollution.	N/A

Table 6-3: Construction Mitigation Measures- Operating Vehicle/Machinery and Sustainable Travel

Operating Vehicle/Machinery and Sustainable Travel	Compliance
23. Ensure all non-road mobile machinery (NRMM) complies with relevant local standards.	Agreed
24. Ensure all vehicles switch off engines when stationary – no idling vehicles.	Agreed
25. Avoid the use of diesel or petrol-powered generators and use mains electricity or battery powered equipment.	Power order has been placed – Due in Sept 2023. Generators in place until this date
26. Implement a **Travel Plan** that supports and encourages sustainable travel (public transport, cycling, walking, and car-sharing).	Agreed
27. Produce a **Construction Logistics Plan** to manage the sustainable delivery of goods and materials.	Agreed
28. Impose and signpost a maximum-speed-limit of 10 mph on surfaced haul routes and work areas (if long haul routes are required these speeds may be increased with suitable additional control measures provided, subject to the approval of the nominated undertaker and with the agreement of the local authority).	Agreed – Sign ordered

Table 6-4: Construction Mitigation Measures- Operations

Operations	Compliance
29. Only use cutting, grinding or sawing equipment fitted or in conjunction with suitable dust suppression techniques such as water sprays or local extraction, e.g., suitable local exhaust ventilation systems.	Agreed
30. Ensure an adequate water supply on the site for effective dust/particulate matter mitigation	Water sourced and will be used for dust mitigation
31. Use enclosed chutes, conveyors, and covered skips.	Agreed

32. Minimise drop heights from conveyors, loading shovels, hoppers, and other loading, or handling equipment, and use fine water sprays on such equipment.	Agreed
33. Ensure equipment is readily available on-site to clean any dry spillages and clean up spillages as soon as reasonably practicable after the event using wet cleaning methods.	Agreed

Table 6-5: Construction Mitigation Measures- Waste Management Activities

Waste Management	Compliance
34. Reuse and recycle waste to reduce dust from waste materials	Agreed
35. Avoid bonfires and burning of waste materials.	Agreed

Table 6-6: Construction Mitigation Measures- Demolition Activities

Measurement Specific to Demolition	Compliance
36. Ensure water suppression is used during demolition operations.	N/A
37. Avoid explosive blasting, using appropriate manual, or mechanical alternatives.	N/A
38. Bag and remove any biological debris or damp down such material before demolition.	N/A
39. Soft strip inside buildings before demolition (retaining walls and windows in the rest of the building where possible, to provide a screen against dust).	N/A

Table 6-7: Construction Mitigation Measures- Earthworks Activities

Measurement Specific to Earthworks	Compliance
40. Consider re-vegetating earthworks and exposed areas/soil stockpiles to stabilise surfaces.	N/A
41. Consider the use of hessian, mulches, or trackifiers where it is not possible to re-vegetate or cover with topsoil.	N/A
42. Only remove secure covers in small areas during work and not all at once.	Agreed

Table 6-8: Construction Mitigation Measures- Construction Activities

Measurement Specific to Construction	Compliance
43. Ensure sand and other aggregates are stored in bunded areas and are not allowed to dry out, unless this is required for a particular process, in which case ensure that appropriate additional control measures are in place.	Agreed
44. Avoid scabbling (roughening of concrete surfaces) if possible	Agreed
45. Ensure bulk cement and other fine powder materials are delivered in enclosed tankers and stored in silos with suitable emission control systems to prevent escape of material and overfilling during delivery.	Agreed
46. For smaller supplies of fine powder materials ensure bags are sealed after use and stored appropriately to prevent dust.	Agreed

Table 6-9: Construction Mitigation Measures- Trackout Activities

Measures Specific To Trackout	Compliance
47. Regularly use a water-assisted dust sweeper on the access and local roads, as necessary, to remove any material tracked out of the site.	Road sweeper on call
48. Avoid dry sweeping of large areas.	Agreed
49. Ensure vehicles entering and leaving sites are securely covered to prevent escape of materials during transport.	Vehicles will be covered
50. Implement a wheel washing system	Wheel washing system will be put in place

Measures Specific To Trackout	Compliance
51. Record all inspections of haul routes and any subsequent action in a site log book.	Agreed
52. Install hard surfaced haul routes, which are regularly damped down with fixed or mobile sprinkler systems and regularly cleaned.	Agreed
53. Inspect haul routes for integrity and instigate necessary repairs to the surface as soon as reasonably practicable;	Agreed
54. Ensure there is an adequate area of hard surfaced road between the wheel wash facility and the site exit, wherever site size, and layout permits.	Agreed
55. Access gates to be located at least 10 m from receptors where possible.	Agreed
56. Apply dust suppressants to locations where a large volume of vehicles enter and exit the construction site.	Agreed

6.0 Parking of construction vehicles and staff.

We have identified that there is a need to alleviate where possible the parking burden on Manchester City centre, during the construction of HOS, parking at our Crown Street development will be available for staff and visitors all other personnel will be advised to park in the pay and display street parking surrounding the site.

Site personnel who are not allocated a parking space will be encouraged to utilise the extensive array of public transport options available to them.

7.0 Loading and Unloading of plant and materials.

All loading and unloading is planned to be undertaken within the site boundary and compound. Materials will be unloaded at designated unloading/loading bays by tower crane or forklifts. There will be no requirement to lift materials outside of the boundary, materials lifted by forklifts can be transported to various storage areas and hoists with only a minimum distance to traverse on the private road between the compound and the site

8.0 Storage of plant and materials.

Material storage for the development will be generally contained in our storage compound opposite site, within a hoarded and secure area on site.

The site will have 24hr security and plant will be returned close to the security hut at night and will be locked with keys removed and cab guards in place.

9.0 Security Hoarding.

Protecting the public from risks to their health and safety arising from the construction work is a high priority. Every care will be exercised to prevent risk to members of the public and appropriate action, including the erection of perimeter fencing to a specified standard, will be taken.

Vandalism and theft of plant, equipment, materials and fuel is possible throughout the duration of the development. Renaker Build will take appropriate action, as described in previous sections, to

ensure the site is secure at all times from unauthorised access. As described previously, the site will have metal turnstile access system controlled by an individual fingerprint system.

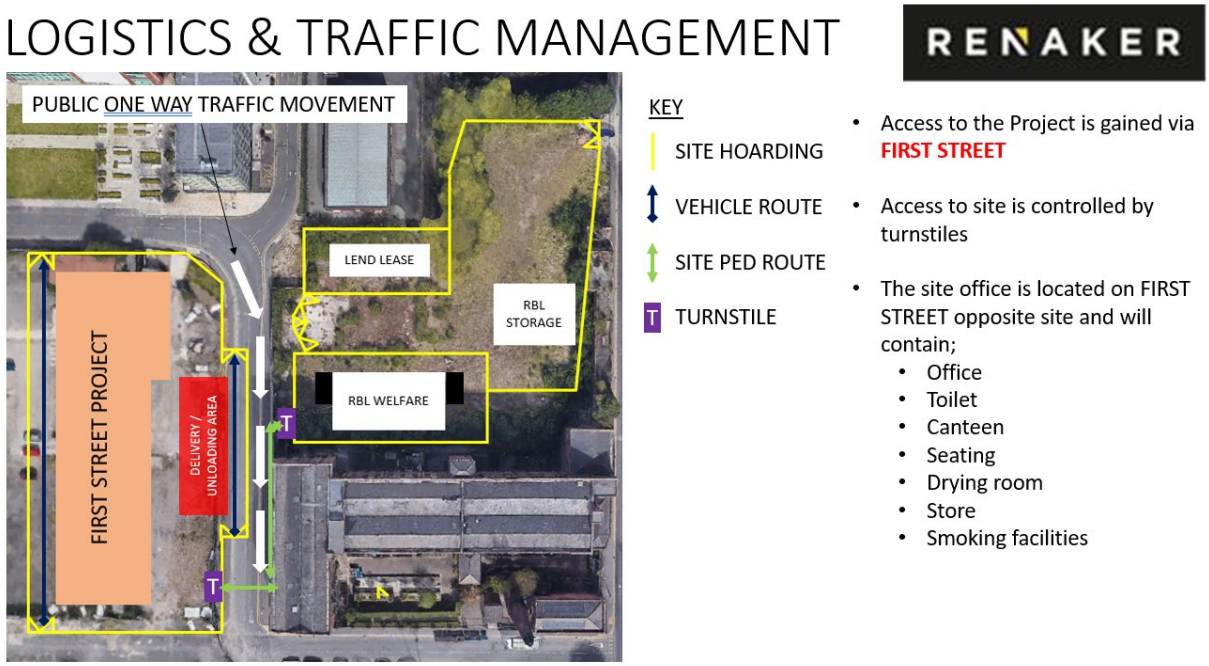
We will be utilising the provision of CCTV to cover the perimeter of the site and compound areas to assist in the prevention of unauthorised activities.

The hoarding to the perimeter of site along River Street will interface with vehicle traffic, therefore we have selected water filled red and white crash barriers with corrugated steel panels (50% mesh and 50% solid). The panels will be fixed to posts inserted into sockets in the red and white crash barriers, this will create a minimum 2.4m hoarding.

Renaker have a monthly monitoring system which all qualified staff undertake, a hoarding inspection is a weekly check, it is also a temporary works item which is subject to a statutory 7 day inspection. Any findings arising from these inspections are dealt with immediately.

10.0 Routing Strategy

The site will be accessed from a turnstile which is located via a uncontrolled pedestrian crossing point at the bottom of River Street shown below in the blue dashed mark line.



Both the access and egress will be manned gates to prohibit unauthorised access to the site.

The following layout has been submitted for approval and Liaisons are in progress with the highways owner regarding the above.

11.0 Wheel Wash System

A wheel washing system will be implemented on site, this will be managed by having a jet wash on site. When applicable Renaker will instruct gateman to wash any goods vehicles wheels which have dust and mud prior to leaving site.

Renaker will also deploy road sweepers when relevant along our internal haul road, compound and River Street to pick up any remaining debris from wheel wash system process.