



**CONSTRUCTION ENVIRONMENTAL
& WASTE MANAGEMENT PLAN
(CEMP)**



**LAND AT LOUISA STREET
OPENSHAW, MANCHESTER**

**August 2022
Version B – 20.01.2023**

Introduction

This document has been produced to be read in conjunction with the CEMP drawing 1020-CEMP-01. The CEMP document contains information relating to the site setup (including vehicle parking, emergency contact details, dust mitigation measures road cleaning provision etc.). The drawing is included within Appendix 1 of this document.

An additional section on demolition and construction waste management has been added as required by the Manchester City Council Planning Validation Team.

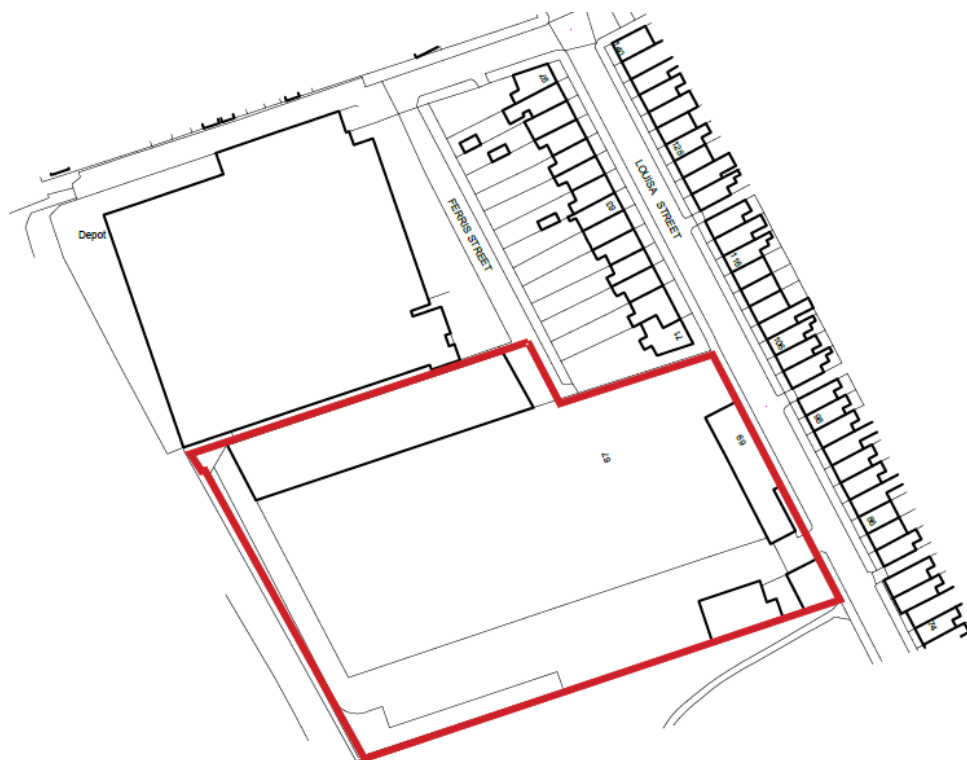
Background

The Construction Environmental Management Plan (CEMP) outlines some of the site and construction management system for the proposed re-development works. It sets out the policies and environmental controls required to ensure that the environmental impacts are minimised.

It intends to identify specific risks, propose general control measures, and makes reference to control documentation where utilised. All items specifically required in the CEMP are covered.

Site Location & Description

The site is situated within a residential area in Openshaw. Having a former industrial past, it is predominantly hardstanding with some buildings that remain and will require demolition as part of the redevelopment of the site.



Access is off Louisa Street via A635 Ashton Old Road, a major A-route linking Manchester City Centre to Ashton Under Lyne, where the M60 junction 23 links to the wider parts of the NW.

Tracking has been produced within the Transport Assessment to demonstrate that the roads will be capable of allowing large vehicles to turn around within the curtilage of the site. This plan is included within Appendix 5 of this document.

Demolition

As noted in the previous part of the report some demolition is required prior to the new construction works of the houses & Apartments. 4 buildings are present on the current site and are indicated on the Demolition Plan in Appendix 2 of this report.

Demolition works will be undertaken by a specialist, experienced contractor who will be required to adhere to the general and specific notes contained within this report and will develop a detailed method statement and risk assessment to ensure the safe working practices as part of the enabling works programme.

Ground Conditions

Earth Environmental have completed an intrusive site investigation earlier this year. The exploratory holes generally encountered Made Ground to a maximum depth of 2.90m. Underlying the Made Ground in all exploratory boreholes were superficial deposits of variable Clay and Sand to a maximum depth of 15.00m bgl.

The work identified some exceedance of soil trigger levels in terms of asbestos sampling. Risk from contamination to groundworkers during development has been classed as Moderate to Low.

No exceedances of chemical trigger levels was identified in groundwater samples and the SI .

Pollution Control

There are no open water bodies on or in close proximity to the proposed development which would need to be protected from the construction operations on the site. Nearby land uses are residential to the west, retail to the north and recreation to the west and south.

Any soil exceedance will need to be delineated and either removed from site or placed beneath a suitable clean cover system on site subject to the approval of Manchester City EHO.

The predominant issue will be the control of Noise and Dust which is discussed later in this document.

Sources from Existing / Previous Site Activities

Reference should be made to the development Site Investigation Report prepared by Earth Environmental. This will be supplemented by a remediation strategy in consultation with Manchester City Council.

Hydrocarbon chemical exceedance and asbestos has been identified in the made ground (to a depth of 2m) across the site.

Sources & Measures from Development Site Activities

Prevention of potentially polluting materials from entering groundwater, surface water or waterbodies as well as into the air will be a priority of the site management team.

The following precautionary measures will be employed as part of the development construction works

- All oils and fuels will be stored in compliance with the Control of Pollution (oil storage) Regulations 2001 and subsequent amendments from 2015 onwards.
- Fuel shall be stored in dedicated bunded areas, situated away from drains and watercourses. Bunds will be capable of holding 110% of their capacity.
- Containers with <200l capacity will be stored on drip trays capable of holding 25% of it's maximum capacity.
- Refuelling of mobile plant is undertaken in a designated area. Above ground oil storage tanks shall comply with the requirements of Pollution Prevention Guideline PPG2. A spill kit shall be kept on site, adjacent to the designated refuelling area.
- Bowsers shall be double skinned
- Small mobile plant shall be placed on drip trays.
- Spill kits will be available at various points around the site and located next to bowsers and drums.

In the unlikely event that a spill should occur the following will be implemented;

- Work will be stopped immediately.
- All possible ignitions will be extinguished if the spillage is flammable.
- The source will be identified and sealed as soon as practically possible.
- The spill will be contained using spill kits
- The spill will be reported to the office and the geo-environmental engineers

- Any granular material and pads from the spill kits and any containment items will be treated as a hazardous waste and disposed of accordingly.

Silt Control

The site is predominantly hardstanding and construction vehicles and visitors will be directed to remain on hardstanding areas. As much of the hardstandings will be kept for as long as practically possible. By remaining on solid clean hardstanding surfaces, the risk of generation of silt is limited and mitigated.

On completion of the roads and sewers, road gullies will be filled with straw to prevent any silt contaminated water from entering the surface water drainage system.

The existing drainage outfalls into the UU public sewer network will be utilised where possible and will be protected from any silt generation by good site management methods and a competent ground working contractor.

By utilising machinery on existing predominantly hardstanding areas, building up levels with granular materials (pile mats and road formation etc) and undertaking groundworks and infrastructure predominantly in summer months, silt generation will be kept to a minimum. Straw bales will be part of the contractor-specific proposals for the management of any silt that does occur.

Road sweeping of the immediate surrounding highways will be undertaken as and where necessary as mitigation in the event of any silt being taken off site.

Dust Control

Water bowsers and/or hosepipes with water spraying facilities will be provided to carry out dust suppression for any construction activities carried out during dry windy conditions, which are likely to create visible dust emissions.

The site Manager will monitor all activities and damping down will be carried out as and when conditions dictate.

Noise Control

An acoustic Report has been produced to support the planning application to redevelop the site at Louisa Street, Openshaw.

Working hours will be agreed with the Council through the planning process and will be strictly adhered to in order to prevent noisy construction activities impacting adversely on the local residents.

Waste Management

Demolition Contractors will be appointed to take down existing buildings and recycle as much material as can be re-used both from inside the buildings and externally.

There is a large quantity of hardstanding across the site which will be re-cycled by crushing to a 6F2/MOT grade specification that can be used under roads, drives, piling/scaffold mats, drainage and general groundworks activities.

Westchurch Homes employ specialist Waste Management Contractors who provide skips that allow segregation of the materials and maximise recycling opportunities. Monthly reports are provided by the specialists which demonstrates tonnage and levels of recycling vs any materials that need to be sent to landfill, this option being the absolute last resort. Targets will be agreed to ensure that the specialist contractor will have minimal waste to landfill, and will have regular meetings with site managers to ensure that skips are being properly utilised and managed in the most efficient and effective way.

The end-users of the site will be provided with all of the necessary disposal bins for the following;

General Waste	– 1 wheeled bin
Pulpable Recycling	– 1 wheeled bin
Mixed Recycling	– 1 wheeled bin
Garden Waste	– 1 wheeled bin
Food Waste	– Suitably sized caddy

The apartments will have sufficient bin storage facilities to facilitate the necessary volume of waste generated by the apartments. Appendix 4/E of the report demonstrates the provision proposed across the site

Emergency Contact Details

The site manager should be contacted in the first instance as a consequence of any activities on the site. contact details will be displayed on the site board, visible to the public.

in case of urgent attention, contact details for the Westchurch Homes Construction Manager will also be displayed on the site board.

Conclusion and Summary

This document, read in conjunction with the CEMP drawing (Appendix 1), Demolition Plan (Appendix 2) and Construction Build Route Plan (Appendix 3) as well as the Earth Environmental site investigation report provides information relating to environmental & health matters associated with the redevelopment of the existing site.

Site teams and contractors will be required to draw up detailed method statements and risk assessments (Including COSHH assessments) that specifically address potential pollution and siltation issues. The Westchurch Homes site management team

will visually inspect dust and silt levels and will respond accordingly, but will ensure that method statements are being adhered to by individuals to prevent issues arising in the 1st instance.

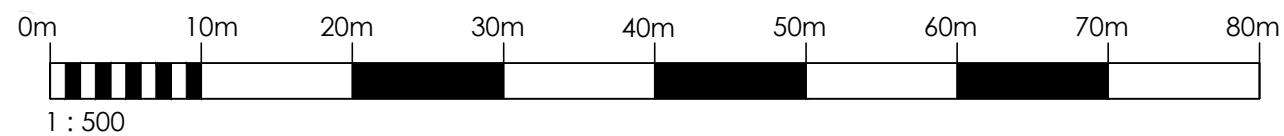
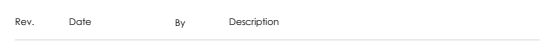
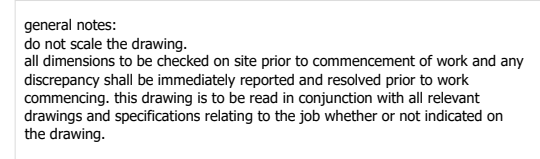
Waste Management will be scrutinised and managed using specialist contractors through the construction process and the demolition contractors will recycle and re-use all materials where it is possible to do so. End users will be given space and provision to recycle their waste in line with Manchester City Council requirements.

APPENDIX 1

CEMP PLAN

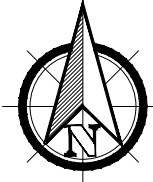
APPENDIX 2

DEMOLITION PLAN



APPENDIX 3

CONSTRUCTION BUILD ROUTE PLAN



Depot

FERRIS STREET

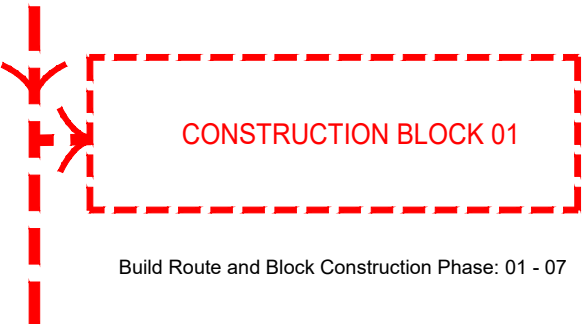
STREET

LOUISA STREET



general notes:
do not scale the drawing.
all dimensions to be checked on site prior to commencement of work and any discrepancy shall be immediately reported and resolved prior to work commencing. this drawing is to be read in conjunction with all relevant drawings and specifications relating to the job whether or not indicated on the drawing.
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Key: -



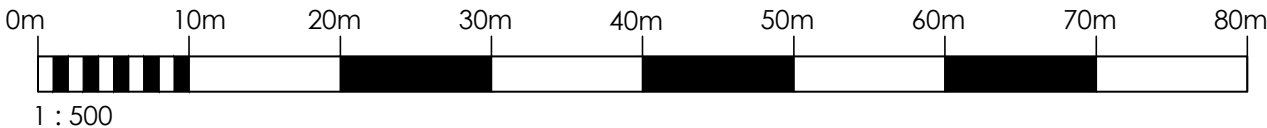
Rev.	Date	By	Description
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Project:
LOUISA STREET
OPENSHAW

Drawing Title:
CONSTRUCTION BUILD ROUTE PLAN

Drawn: SL	Checked:	Scale: 1:500 @ A2	Date: 24.08.2022
Job No: 1020	Drawing No: CBR01	Rev:	



APPENDIX 4/E

Waste Management Strategy Pro-Forma

Appendix E Proforma for Planning Applications



**MANCHESTER
CITY COUNCIL**

Planning Application – Waste Management Strategy

Planning Application Number:

Date Submitted:

Estimated volumes/ m² required by the development

Low Rise Domestic

Waste Types	Capacity Required (litres)	Number of bins required per household	Confirm what is to be provided
General refuse	140 / 240	1 x wheeled bin	29
Pulpable Recycling	140 / 240	1 x wheeled bin	29
Mixed Recycling	140 / 240	1 x wheeled bin	29
Garden Waste	140 / 240	1 x wheeled bin	29
Food Waste	23	1 x 23 litre caddy	29

High Rise Apartment Developments

	Yes/No - how much space has been provided?
0.43m ² has been provided per apartment for the container space. Space to manoeuvre and access containers individually has also been provided so that each container can be accessed and removed for collection individually.	Yes - 30sqm has been provided across 42 apartments

Commercial Developments

Please state number of bins you propose, showing calculations where appropriate.

General Waste -
Pulpable Recycling -
Mixed Recycling -
Food Waste -
Industrial Waste -

Has / will a contract be obtained with a licenced waste carrier?

☐

Mixed Use Developments

Are the stores for residential and commercial separate from each other?

☐

Internal Stores (Residential and Commercial)

Please provide details of internal stores / segregation of waste and recycling.

N/A

Storage Areas for Waste Containers (Residential and Commercial)

Please provide details of container stores, attaching plans if appropriate.

Please see proposed site plan and
Design and Access Statement which locates container stores.

Ensure all bins in the store are accessible

☒

Ensure recycling facilities are as easy to access as general refuse

☒

Please confirm details of waste store ventilation and hygiene / cleaning proposals

Ventilation - Refuse store will be passively ventilated

Hygiene - Refuse store will be designed to be washed down

Please provide details of who will be responsible for placing the bins at the collection point and returning them to the store / property promptly e.g. resident / management company

Management Company

Please ensure that you have attached:

Detailed plans of waste stores	☒
Location plans showing stores	☒
Location plans showing the proposed collection point and the route the collection vehicle will take	☒

Please ensure that you have completed this form in accordance with our GD04 Waste Storage and Collection Guidance for New Developments

APPENDIX 5

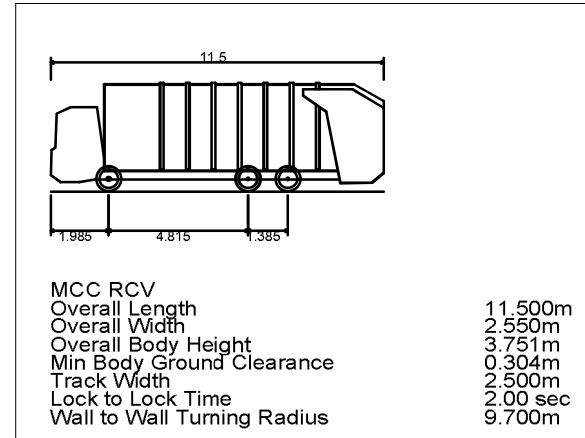
LARGE VEHICLE TRACKING (EXTRACT FROM TRANSPORT ASSESSMENT)



THIS DRAWING MAY BE USED ONLY FOR
THE PURPOSE INTENDED AND ONLY
WRITTEN DIMENSIONS SHALL BE USED

NOTES

Vehicle Profile



Revision Details		By	Date	Suffix
		Check		

Drawing Number
SK22231-004

Louisa Street, Openshaw

Drawing Title
Swept Path Analysis MCC Specification Refuse Collection Vehicle

Scale at A3
1:500

Drawn	Approved
JAT	LGS

Check	Date
LGS	19.08.22