



Bennett Street Manchester, M12 5NL

Construction Environmental Management Plan

July 2022

Location



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1.0 Introduction

Background

- 1.1 This Construction Environmental Management Plan [CEMP] has been prepared by Kellen Homes Ltd.
- 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

- 1.4 Full planning permission for demolition of existing buildings and structures on the site and the erection of 272 homes and a new community building, with associated car parking, access, highways, landscaping and new public realm creation and other associated works
- 1.5 Construction Management Plan

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

- *Display of an emergency contact number;*
- *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:

- 1.6 This CEMP provides the details of the measures that will be implemented to minimise and mitigate the construction impacts on the environment at the development site and the surrounding area. 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.

- 1.7 Kellen Homes Limited 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.
- 1.8 The CEMP has been developed considering the overall environmental objectives of Kellen Homes set out in existing company Environmental Policies and will comply with relevant legislation. Copies of the Kellen Homes' Environmental Policies can be provided on request

Health and Safety Management

- 1.9 Kellen Homes is 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.
- 1.10 The main contractor 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.
- 1.11 All works will be legally compliant and all Codes of Practice and site rules relating to the works will be observed at all times.
- 1.12 Kellen Homes will enter into a BAPA agreement with Network Rail, to monitor the existing railway structure during the project

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 18.00 hours;
 - Saturday between 08.00 and 14.00 hours;
 - No deliveries or piling works to take place outside the hours of 07.30 and 18.00 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 neighbouring occupiers.

(ii) Compound Location and Delivery Route

- 2.5 A copy of the site compound, parking and build direction plan is provided at Appendix 1
- 2.6 The main construction compound is situated on site.
- 2.7 Site entrances will be provided from Bennet St
- 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 Bennett St This will also be used for vehicles egress.

(iii) Loading and unloading of plant and materials

- 2.10 Safe pedestrian crossing points will be provided across the site entrances located on Bennett St
- 2.11 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.
- 2.12 As required, the Banksman will be in communications with the haulage contractors regarding deliveries (e.g. Brick/Block) to ensure there is no back-log of deliveries along York St and internally within the site.
- 2.13 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 to be stored on container roofs at any time unless suitable edge protection is in place and regularly inspected..
- 2.14 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 and display of contact details.

- 2.15 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.

- 2.16 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.
- 2.17 The site will have out of hour's security. This it is expected will reduce any threat of crime and damage.
- 2.18 Emergency contact details will be place at the site entrance should a member of the public require assistance or to notify Kellen Homes of any issues.

(v) Measures to prevent dirt on the highway.

- 2.19 All vehicles leaving site will have visual inspection prior to leaving the site.
- 2.20 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.
- 2.21 All deliveries to site and construction traffic are to utilise hard-standing areas. This will negate any material being tracked throughout existing roads.
- 2.22 Road sweeps are to be booked as and when required.
- 2.23 Vehicles transporting dirt / material from site to be fitted with covers.

(vi) Measures to control dirt and dust.

- 2.24 Dust monitoring stations will be set up and the inclusion of a Monaflex netting on the fencing will reduce the potential for dust leaving the site. 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 within the site, examples of which are provided in Appendix 3.
- 2.25 In addition to the above, the following measures are also to be implemented:
- Wetting down of cutting processes
 - Enclosure of skips where practicable.
 - Covering of wagons with sheets leaving the site when necessary

(vii) A scheme for recycling / disposing of waste

- 2.26 Sub-contractors are responsible for removal of their own waste from site, this is to be discussed at procurement/pre-start.
- 2.27 Waste Disposal Policy Kellen Homes
- ❖ All timber is to be placed in a timber only skip provided by Kellen.
 - ❖ All Plasterboard is to be placed in plaster only skip provided by Kellen.

- ❖ 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 that has a crusher.
- ❖ A pallet collection scheme is in operation
- ❖ All metal will be collected by Prestige Metal Fabrication

(viii) Measures to prevent noise & disturbance

- 2.28 Operational hours generating noise and vibration will be restricted to:
- Monday - Friday 07.30 - 18.00
 - Saturday 08:30 - 14.00
- 2.29 No deliveries or piling will take place outside the hours of 07.30 to 18.00 Monday to Friday or 08.30 to 14.00 on a Saturday.
- 2.30 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 neighbouring occupiers.
- 2.31 Vibration monitors will be installed whilst the piling works are carried out. If the trigger levels are hit, work would be stopped until further notice.
- 2.32 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.
- 2.33 The drainage connections will be undertaken within the site to existing drainage and Bennett St. Similarly, utility connections (gas / electric / water) will be undertaken within the existing footpaths adjacent to the proposed development.
- 2.34 Stockpiles of materials on site to be damped down to prevent dust.
- 2.35 It is proposed to 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.
- 2.36 The use of floodlights during winter months will be considered, and floodlights if used will be pointed away from residential properties, and into the site to prevent disturbance.

(ix) Measures to prevent the pollution of watercourses;

- 2.37 Plant will be refuelled in designated areas on an impermeable surface approved by site management.
- 2.38 Refuelling will occur in designated areas on an impermeable surface away from any drains or watercourses.
- 2.39 A number of spill kits will be available in the event of an accident and will be kept in the refueling area.

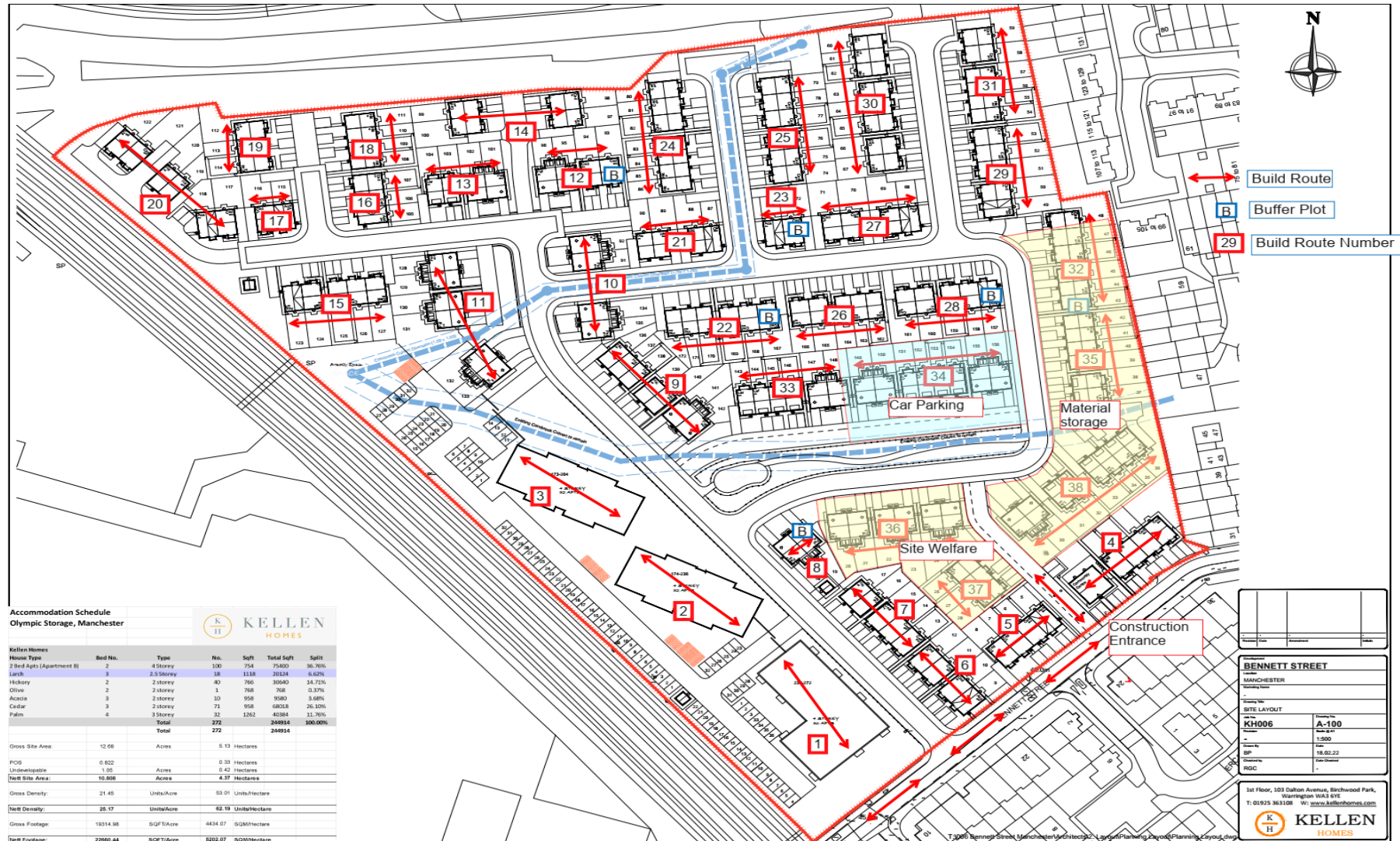
(x) Community Engagement Strategy

- 2.40 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.
- 2.41 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 Kellen Homes will carry out a presentation 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.
- 2.42 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.
- 2.43 The areas to be covered by the letter drop are to be confirmed.

3.0 Conclusion

- 3.1 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 – Build Route & Compound Details



Appendix 2, Heras Fencing with Monaflex Sheeting



Appendix 3, Damping Down to prevent dust

