

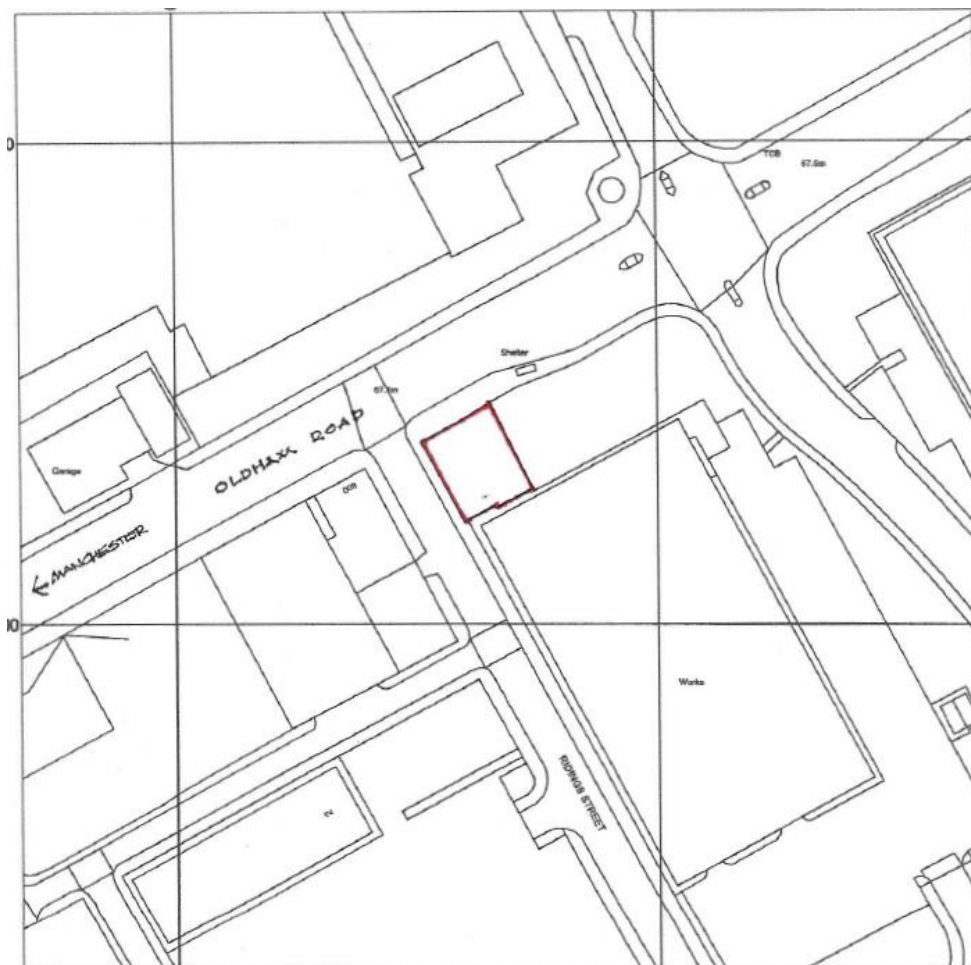


CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN

Site: 804-806 Oldham Road, Manchester M40 2AB

Proposal: Erection of a two-storey building comprising showroom, with ancillary offices and storage (sui generis), with external yard area and boundary treatment

Planning Application Ref: 127962/FO/2020



Prepared on behalf of

Mr G Armstrong – Armstrong Office Furniture, 29 Penny Meadow, Ashton

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Introduction

The purpose of the Construction Environmental Management Plan is to outline the approach of Mr G Armstrong & Elite Portal Frames (Site Owner and Developer) to managing the construction of the erection of a two-storey building comprising showroom, with ancillary offices and storage (sui generis), with external yard area and boundary treatment.

Full planning permission (Ref. 127962/FO/2020) was submitted to the Council on 19 November 2021.

As a condition of the Planning permission, the Local Planning Authority (Council) have requested a detailed Construction Environmental Management Plan that covers details of how the site is going to be operated and managed during the building works so that users of Oldham Road/Ridings Street will not be inconvenienced and protected from potential harm as a result of the building work from the construction site related matters detailed in the list below, and these measures will be adhered to throughout the construction process:

- i. the parking of vehicles of site operatives and visitors
- ii. loading and unloading of plant and materials
- iii. site compound set-up including the storage of plant and materials used in constructing the development
- iv. the erection and maintenance of security hoarding / fencing protecting the site
- v. wheel cleaning facilities, including measures for keeping the highway clean
- vi. measures to control the emission of dust, dirt, noise and vibrations during construction
- vii. a scheme for recycling / disposing of waste resulting from demolition and construction works.
- viii. hours of construction activity.
- ix. Emergency Contact details for the site.

This document includes specific comment on site establishment, logistics and the process of managing the overall environment surrounding the site. This is a relatively small development site, and the developer will endeavour to ensure that the works cause the minimum disruption to the occupiers of the house facing the old workshop by achieving a safe working and living environment. Particular attention will be paid to ensure that the neighbours are kept informed of progress and future works on the project.

This plan will be constantly reviewed and any changes and or improvements will be added and agreed with the Council and the plan revised and re-issued.

1.0 **Scope of Works / Phasing**

- 1.1 The scheme involves the erection of a two-storey building comprising showroom, with ancillary offices and storage (sui generis), with external yard area and boundary treatment.
- 1.2 The site location and proposed plans for the development are included in Appendices A and B of this document for reference.
- 1.3 The health, safety and welfare of the site will be managed in accordance with The Construction (Design and Management) Regulations 2015 (CDM 2015).
- 1.4 The first phase of the development will involve the clearance of the site which is currently overgrown with wild plants, weeds and other vegetation. There are no existing trees on the site that are being retained that require protection in accordance with BS5837-2012. The second phase will involve the commencement of the building works on the site which include laying drains and erecting a steel portal frame.

2.0 **Enabling Works / Formation of Site Perimeter**

2.1 At commencement of the site clearance / development works, the building site will be securely protected with a 2.0 metre high metal Heras style fence (as per photograph examples below). A gated section of fencing will be inserted in the fencing at the site entrance / exit point to facilitate the necessary access. This will secure the construction site and prevent any unauthorised access from the general public. The security fencing will be kept in a clean and tidy condition throughout the duration of the works. All necessary site signage will be erected and displayed in accordance with HSE requirements.



2.2 The site is level and already contains a tarmac hard surfaced highway in front of the existing workshop roller-shutter doors and therefore the developer will need to apply to the council for a hoarding licence. A site office and welfare facilities will be provided in the farmhouse facing the site which is owned by the applicant.

3.0 Site Parking and Storage of Plant and Materials

- 3.1 All contractors' will be requested to park on the site within the designated parking area shown on the accompanying plan (Appendix D). It is envisaged that there will be no more four staff on site at any one time and the parking facility will reflect this (3 spaces along Ridings Street). All operatives will be encouraged to vehicle share, use public transport or use sustainable transport options such as bicycles or to walk to work where possible. There is no availability to park directly on Oldham Rod outside the site as the highway is a principle route into the City centre with parking restrictions. Contractors will be instructed not to park outside any nearby neighbouring houses or any other nearby highways that are not restricted. As this is not a major construction site, there will be no dedicated space provided and available for any visitors who come to the site.
- 3.2 As the development evolves and progresses, the number of contractors on the site will likely gradually reduce.
- 3.3 All construction related materials and plant will be stored within the fenced site area. Materials such as cement, fuels, oils, and any other hazardous type substances will be stored in a secure site cabin.

4.0 **Management of Vehicle Access / Egress and Deliveries**

- 4.1 Access to the site will be taken directly off Oldham Road via the Ridings Street.
- 4.2 The existing shrubbery to the side of the access point will be cut back and removed to provide additional width and visibility and improve the overall safety and access situation for the site.



(Entrance to proposed contractor parking along Ridings Street)

- 4.3 Ridings Street is an adopted highway maintainable at public expense i.e. properly constructed tarmacked roadway and will be used for the parking of contractors' vehicles, delivery vehicles and other construction related traffic. A dedicated hardstanding area will be provided within the site curtilage kept clear for delivery vehicles to utilise, so they are able to be un-loaded off the public highway (See Appendix D).
- 4.4 To minimise disruption to the flow of traffic during rush-hour on nearby highways, deliveries will be scheduled to avoid the rush hour and school drop

- 4.5 Deliveries will be managed on a 'just-in-time' basis. They will be carefully planned, pre- booked and managed on site to ensure no back up of vehicles on Dewsnap Lane or the adjacent roads and timed to minimise disruption to neighbours.
- 4.6 Delivery vehicles will be met at facing the site entrance on Ridings Street and accompanied onto the site by a banksman who will be in advance of the wagons at all times.
- 4.7. Construction traffic routes will be kept a safe distance from any excavations / trench works at all times.
- 4.8 With regard to members of the public using the adjacent roads and footpaths a banksman will be in place to control traffic accessing and leaving the site parking area. Signals and signage used to control vehicles and pedestrians shall comply with the requirements of the Health and Safety (Safety Signs and Signals) Regulations 1996 (when required).

5.0 Wheel Cleaning Facility

- 5.1 Prior to leaving the site, all construction vehicles will be inspected so that no mud or other waste is deposited on to the public highway. The site operative in charge of the site will be given strict instructions to manage this procedure and to stop any vehicle entering the public highway if it is not clean.
- 5.2 The contractor will manage the risk of any road contamination by regular monitoring. Should the highway become contaminated any debris will be removed manually by a site operative with a spade and jet wash and then swept clean. Any debris would likely occur during the formation of the proposed parking places which is facing the contractors car park (conversion of the workshop is not likely to generate potential mud or debris on the highway).
- 5.3 It is not considered necessary to employ the services of a road sweeping company to sweep Oldham Road and Ridings Street or adjoining highways on a regular basis; however, the established emergency call procedure in place can and will enable the site supervisor to instruct this periodically, should the need arise.

6.0 Management of Dirt and Dust

- 6.1 If dust emissions are generated in dry condition periods the contractor will use water spray to wet the material and suppress the dust.
- 6.2 The site manager will take account of weather conditions and prevailing wind directions when organising construction related operations to prevent and minimise dust nuisance to neighbouring properties. All cutting operations will be dampened down. Operatives will wear dust masks when cutting blocks, etc.
- 6.3 All site staff will be trained and be made fully aware of the Dust Management Strategy.
- 6.4 The service and loading / unloading area within the site is to be stoned up to provide a good clean working platform and prevent highway contamination.
- 6.5 All site staff will have appropriate PPE to protect them from the effects of dust.
- 6.6 All skips on site will be securely covered
- 6.7 All loads delivered to or collected from the site will be covered where appropriate.
- 6.8 There will no on-site bonfires.
- 6.9 In the event of a complaint being received from a neighbouring property in respect of dust nuisance then their concerns will be fully considered and action will be taken (where appropriate and justified) to prevent any future occurrence.

7.0 **Excavation and Groundworks**

7.1 Location of underground services

- Prior to commencing excavations, the site area will be checked for overhead and underground services.
- Service plans will be obtained from Utility providers and the site area will be checked using a locating device.
- Once identified, service routes will be clearly marked on the site. Markings will be maintained throughout the duration of the construction works.
- Works will be undertaken in accordance with the HSE Guidance Document – Avoiding danger from underground services.

7.2 Excavations

- Trenches / excavations with a depth exceeding 1 metre will be either battered back or suitably shored and the shoring maintained.
- Trenches / excavations will be regularly inspected and any excess groundwater will be pumped out during poor weather conditions.
- Vehicle plant and machinery will be kept a safe working distance from any trenches / excavations on site to prevent potential collapse.
- No site operatives will work below an excavator or similar plant / machinery.

8.0 Protection of any retained trees

8.1 Protection will be provided to all trees required to be retained as part of the development (where applicable). Any such tree protection measures will be undertaken in accordance with BS5837-2012 requirements (Trees in relation to design, demolition and construction). Heras fencing will be sited around the trees to prevent any site operations from impacting / affecting the root system at a minimum distance of half the height of the tree or to the extent of the canopy of the tree, whichever is greater. The tree protection measures will be maintained for the duration of the construction works.

9.0 **Waste and Material Management**

9.1 All waste materials will be removed from site by a licensed waste contractor, using skips or lorries. All waste from this site will be dealt with in accordance with the waste duty of care in Section 34 of the Environmental Protection (Duty of Care) Regulations 1991 (b).

9.2 Materials will be handled efficiently and waste managed appropriately. We aim to minimise waste and to recycle as much material as possible.

- The Site Manager will be responsible for identifying and segregating waste on site.
- Resultant hard core will be re-used where possible in the substructure.
- Re-useable materials will be identified on site and removed for storage and re-sale.
- Recyclable materials will be removed from site for processing in licensed facilities.

10.0 **Noise Control**

- 10.1 The works shall be undertaken in accordance with the recommendations in BS.5228-1 Clause 9.3, the Code of Practice for Noise Control on Construction and Demolition Sites, to minimize noise levels during the execution of the construction works.
- 10.2 The close proximity of residential housing has been noted and there will be no operation of heavy plant or machinery etc taking place on site outside of the proposed construction working hours for the site which are detailed in Section 11.
- 10.3 All vehicles and mechanical plant used for the purpose of the works shall be fitted with effective exhaust silencers and shall be maintained in good and efficient working order. Operators of noisy machinery will wear ear defenders.
- 10.4 Machines in intermittent use shall be shut down in the intervening periods between work or throttled down to a minimum.
- 10.5 Any vibratory type equipment shall be used in a mode which minimises the incident vibration at nearby residential and other sensitive properties.
- 10.6 In the event of a complaint being received from a neighbouring property in respect of noise or vibration related nuisance then their concerns will be fully considered and action will be taken (where appropriate and justified) to prevent any future occurrence.

11 **Working Hours**

- 11.1 The working hours for the site will be 08.00 – 17.30 Monday to Friday, and 09.00 – 13.00 Saturdays. There will be no working on Sundays and Bank Holidays. These restrictions will also include vehicle and plant movements, loading and unloading.
- 11.2 However, should the need arise to undertake any emergency out of hours works at the site, then developer will liaise directly with the Council's Planning and Environmental Health Services about this and provide the necessary prior notification.

12 Emergency Procedures

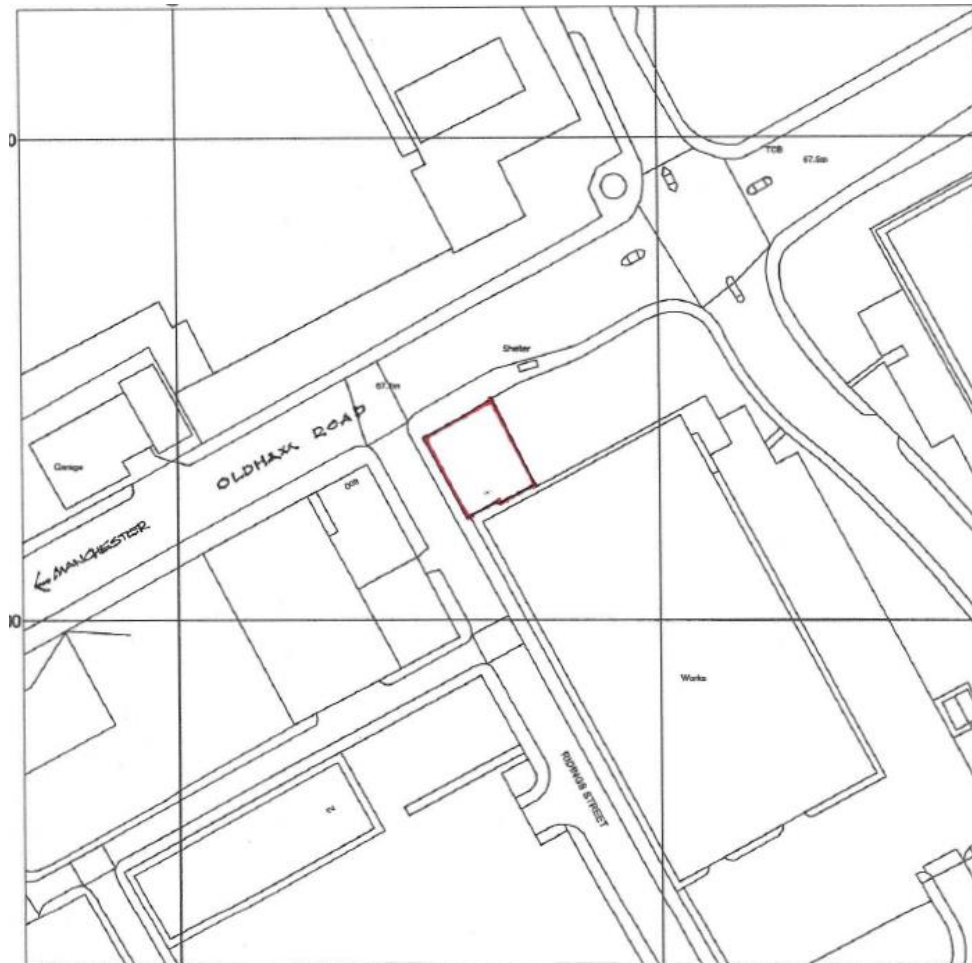
12.1 The Contact name and telephone number for the developer and main contractor will be made available in case of ‘out of hours’ emergencies relating to the site. This information will be displayed at the site entrance.

The developer and main contractor is:

Contractor: Elite Portal Frames

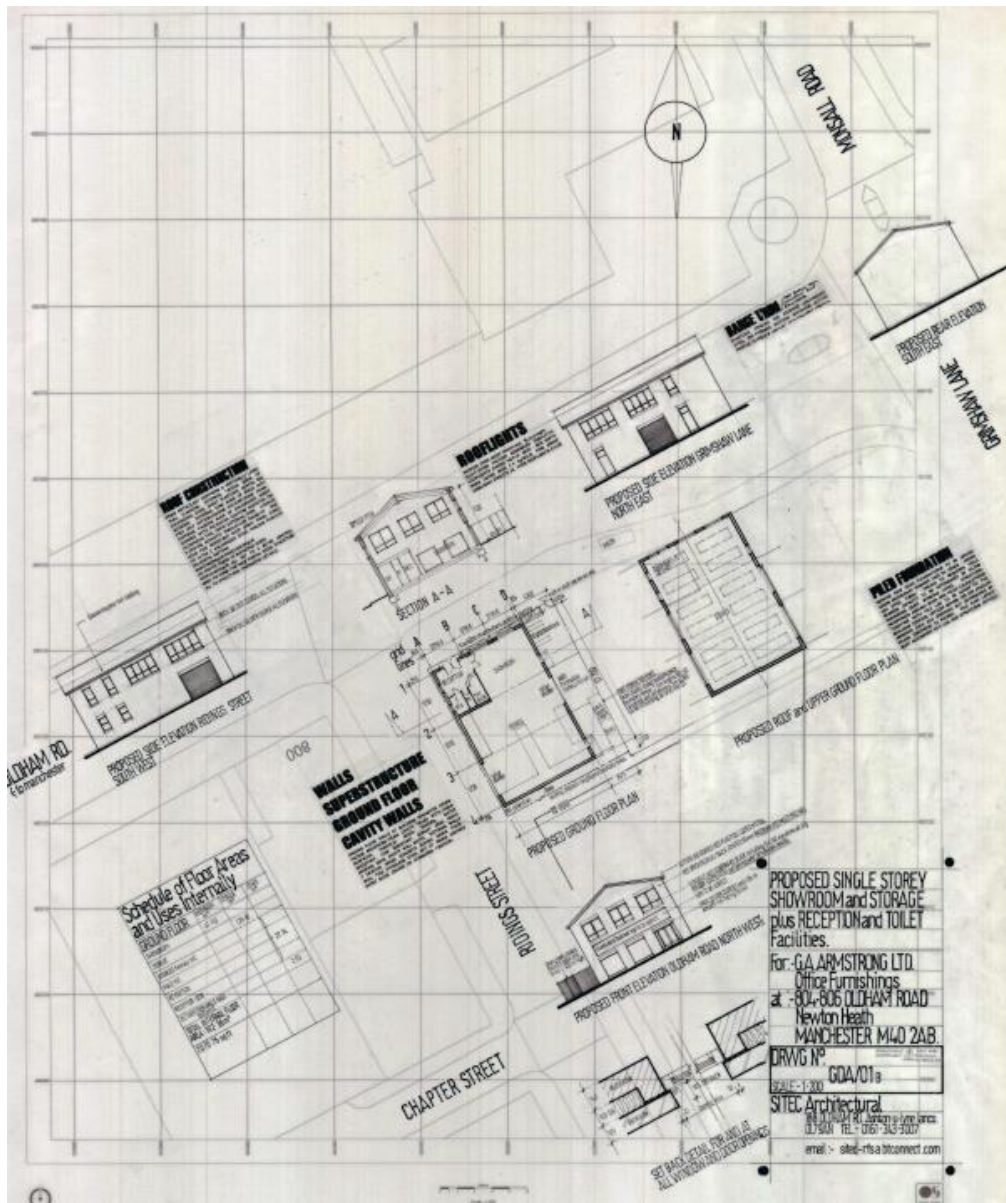
Email: info@elite-portal-frames.co.uk

Telephone: 0161 931 9195

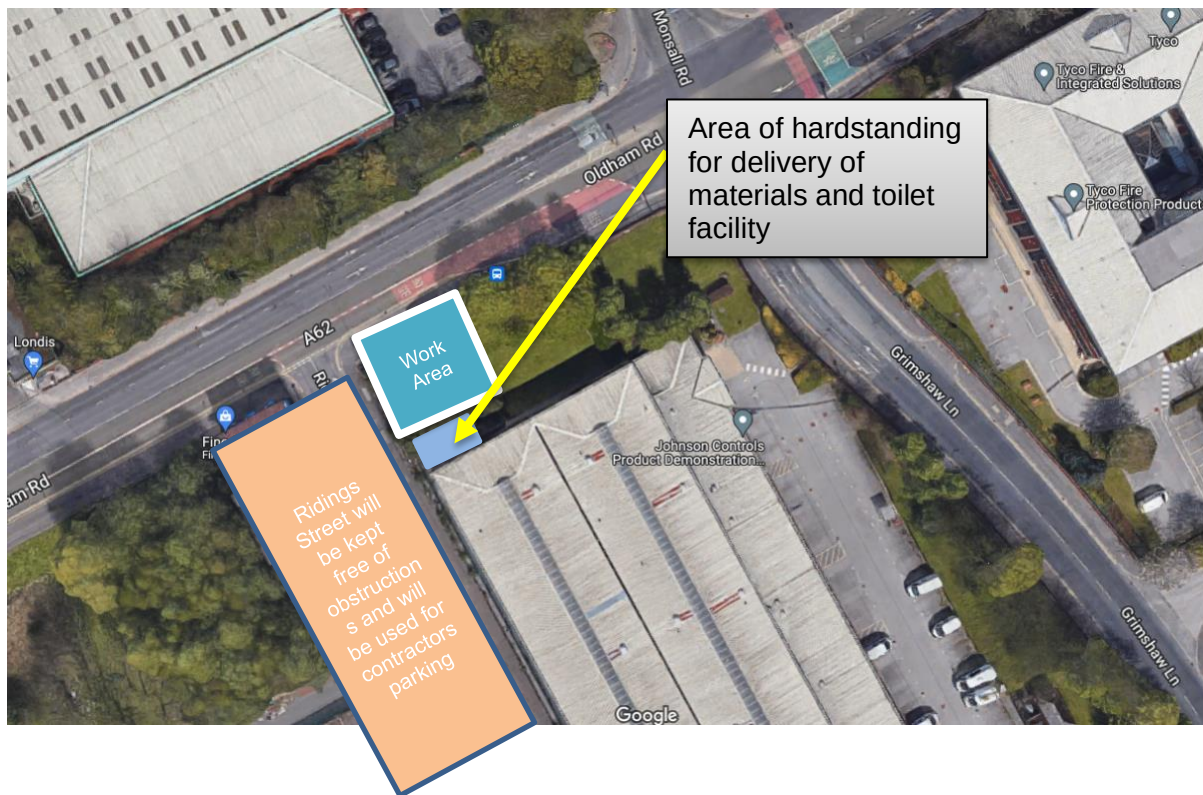
APPENDIX A – Site location plan and aerial photograph

APPENDIX B - Proposed site layout plan and floor plans / elevations of houses

Proposed Elevations and Floor Plans



APPENDIX C - Plan showing the site set-up including operative car parking, vehicle loading / unloading area and storage areas.



APPENDIX D - Plan showing the route delivery vehicles will make when visiting the site.

