Construction Environmental Management Plan

Project Name	**Browns Manchester** **1-3 York street** **Manchester** **M2 2AW**
Date:	**27/08/25**

Normal working hours will be: 07:00 to 19:00 hours. Monday to Friday

If required Saturday / Sunday working will be: 07:00 to 13:00 hours.
No works will be undertaken on Sundays or Bank Holidays.

The contents of this Management Plan will be regularly reviewed. On going consultation with Borough Council and the local Residents may result in slight amendments to this plan.

CONTACT DETAILS.

Client
Mitchells & Butlers plc
27 Fleet Street, Birmingham, West Midlands, B3 1JP
[redacted]

Principal Designer
Alison Pike Partnership
7 Buxton road west, Disley, Cheshire, SK12 2AE
[redacted]

Structural Engineer
Eginol
3 Southbourne Road Botanical Gardens Business Centre Broomhill, Sheffield
S10 2QN
[redacted]

Principal Contractor
Togel Contractors
1-3 Hexthorpe Road Doncaster DN4 0AD



Local Authority
Manchester City Council.
Town Hall Albert Square
Manchester
M60 2LA

Environmental Objectives
Togel Contractors Ltd's environmental objectives for this project are:

- To comply with all relevant environmental legislation.
- To minimise the effect of the works on the local environment.
- To prevent (where practical) the discharge of pollutants to the watercourse; to ensure that no untreated discharge is permitted to enter the watercourse and to ensure any discharge complies with the local authority discharge licence requirements.
- To ensure that all staff and operatives, whether Togel employees or sub-contractors employed, are aware of and implement this environmental policy and strategies.
- To minimise waste generation and the depletion of resources.
- To consider the effects upon individuals resulting from construction activity and to inform the local community of these effects.
- To treat the general public with utmost courtesy at all times.
- To swiftly investigate and respond to complaints received from the general public, third parties and regulatory authorities.
- To report and ensure the timely response to all environmental accidents and incidents on site.

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1 Summary of works

Timescale:
Commence: 23/3/2026
Handover: 21/12/2026
Total of 40 weeks

The project is a conversion of 4 storey building above the existing Browns restaurant into 43 bedroom hotel.

The project comprises:

- Hoarding
- Removal of existing flooring, fittings and furniture
- Lighting and power alterations
- Construction of stud walling, plywood flooring, wall panelling
- Decorations
- Installation of furniture and fixtures and fittings
- Handover of area to others for finishing

A Hoarding will be installed to protect third parties from these works
Site manager detail will display on the hoarding.

Facilities and Office Accommodation
All facilities for the site workforce and visitors will be located within the site welfare suite located within the demise of the site. The provision of site welfare facilities for all subcontractors will be located within the site plan.

A health and welfare facility will be provided on site and it will be the responsibility of the Construction Site Manager to maintain the required standard throughout the project in line with the CDM Regulations 2015.
The Principal Contractor will inform all operatives of the welfare arrangement for this contract via the Site Induction.
Welfare provision will be as per schedule 2 of CDM 2015 to include:
Toilet facilities
Washing facilities.
Accommodation for clothing. – Drying room.
Facilities for rest and to eat meals with drinking water and hot water

2 Traffic management

Traffic Management and Vehicle Movements
Traffic management is imperative for the efficient handling of materials and waste for the project but also to ensure a management system for vehicles, passing traffic and pedestrians. The traffic management plan will be controlled by a Site Manager and reviewed regularly. The material deliveries and waste away will be within a hoarding controlled zone. Vehicles will turn off engines when delivering and will be turned away when the loading area is in use to ensure no localised waiting.
On leaving the site vehicles will traverse out the way they entered. All vehicles will be guided away from the site by a banksman.

There is no parking on site for construction personnel and as the area is well served by public transport this will be utilised to best effect, the client will encourage vehicle sharing.

Construction traffic poses a potential risk to pedestrians and cyclists safety, particularly when entering and exiting the site. The safety of pedestrians and cyclists will be ensured by the use of trained traffic marshals during all periods of operation at the site.

Material Deliveries and Waste Removal

All deliveries are to be scheduled to avoid peak traffic times. This will consider localised rush hour traffic and local school pick-up and drop-off timings where associated traffic will likely affect the construction route.
Waste skip materials will be sheeted to prevent materials coming out and causing debris in the surrounding area.

When booking deliveries, the project team will make consideration of the Refuse Collection times for adjoining residences and care will be taken to avoid congestion when calling off deliveries.

Controls for waste to be read in conjunction with the CPP for these works.

Table 1 below outlines the types of vehicles expected during the construction period at the site.

Table 1: Summary of Vehicle Type, Use and Distribution

Vehicle Type	**Use**	**Distribution**
Small Articulated Vehicle **(SAV)**	Plant, steelwork, bricks, Timber and plasterboard	Strategic road network to motorway
Specialised Equipment Low	Occasional Delivery of Plant	Strategic road network to

Loader **(LOW)**		motorway
Vans	service, materials, other consumable suppliers	Distributed to local and strategic network
Cars	Management & supervision, operatives, visitors	Distributed to local and strategic network

There will be van movements associated with plant services, materials and other construction items.

3 Construction works

Environmental Management and Mitigating Measures
The soft strip demolition and construction activities for the project will generate noise and dust which will be controlled and minimised. All demolition and construction works which can be heard at the boundary of the site may only be undertaken within the following hours:
08:00 - 18:00 hours (Monday to Friday)
08:00 - 13:00 hours (Saturday)
No works will be undertaken on Sundays or Bank Holidays.

At all times demolition and construction works shall be undertaken by best practicable means so as to reduce demolition and construction activity noise and dust levels impacting neighbouring properties. Deliveries and removals of materials and plant shall be undertaken during the working hours presented above.
All plant equipment will be silenced where appropriate, and operated to prevent excessive noise. Plant equipment will be certified to meet any relevant EC Directives 1 UK I BS5228 standard. Site hoarding shall be erected around the site boundary, up to a height which, as a minimum, disrupts line of sight between site activities and with noise suppression measures where specific to nearby noise sensitive properties. Noisiest items of plant (e.g. generators) shall be located away from neighbouring properties and acoustic enclosures shall be erected around them. Consideration shall be given to construction of temporary acoustic enclosures or shields around other items of plant. Works shall be programmed so as to reduce the duration of the most intrusive operations close to neighbouring properties. Regular noise monitoring will be executed to ensure the levels are within the approved levels for both Health & safety and local authority restrictions.

All equipment used on site shall be selected on the basis of low noise emissions, in addition to being kept well maintained. Low impact demolition methods shall be used where appropriate. Materials shall be moved carefully (both manually and by machinery) to facilitate the minimum impact on the local environment. Plant engines shall be switched off whilst not in use.

All site welfare facilities effluent and sewage discharge will be via the existing main connections. At no time will any effluent be allowed to discharge directly onto the ground. Any specialist or hazardous waste that is produced or discovered will be disposed of in accordance with regulations.
All Spillage incidents will be recorded on a Site Incident Report and dependent upon the type of incident, notification will be issued to the relevant authority. Actions will be put in place to immediately control the incident and limit the adverse impacts of that incident. The environmental incident will be recorded in the site diary.

4 Noise

The noise generated on site will be by machinery and by operations, such as hammering, drilling and sawing.

All works will be carried out under the guidelines set out in the legislation below.
Public Health Act 1961
Health & Safety at Work act 1974
Control of Pollution Act 1974
Environmental Protection Act 1990
The Noise at Work regulations
British Standard 5228

The plan is to keep noise levels to a minimum. This will be carried out by

1. Ensuring all plant is fitted with the correct and working exhaust mufflers and noise suppression kits.
2. Changing were possible methods and processes to keep noise levels low.
3. Position plant as far away from residential property as physically possible.
4. Limit the hours worked on noisy operations.
5. Make use of acoustic screens (it is expected that the scaffold cover will aid this)

Environmental Strategy – Control of Noise	
Legislation The Environmental Protection Act The Pollution Prevention and Control Act	
Best Practice	**Responsibility**
Every practical measure will be employed on site to minimise noisy activity (e.g. use of less noisy plant – munchers instead of rock breakers; maintenance of plant etc.).	Site Foreman

If alternatives are not viable then consideration will be given to the use of barriers to reduce noise. As much use as possible should be made of existing barriers e.g. material stockpiles and hoarding.	Site Foreman
If this is not possible, then a warning that unavoidable noisy operations will occur on site should be included in community liaison material issued to nearby residents and building occupiers. The reasons why alternatives are not viable and the likely duration of noisy activity should be given.	Site Foreman
For sensitive sites a noise monitoring programme should be put in place to monitor compliance with any planning restrictions and any agreed limits.	Site Foreman
All noise monitoring results should be kept in the site office and available for inspection	Site Foreman
Noisy activity should not take place outside working hours agreed with the local authority and local residents.	Site Foreman

5 Best Practicable Means

Whenever possible the best practical means will be employed to mitigate the effects of noise and vibration generated by essential works programmes associated with the project.
Practical – Means reasonably practicable having regard to local conditions, the current state of technical knowledge and to financial implications.
The Means – to be employed include the design, installation, maintenance, manner and periods of operation of plant & machinery.
A balance will be made between the operational works proceeding unhindered and the need to employ reasonable care to mitigate the environmental impacts arising from the works in order to protect the interests of those in the immediate vicinity.
Method statements will be written & enforced so that the best practicable means are used to control impacts from noise and vibration. The measures within the Method Statement will then be communicated in sufficient detail to the relevant personnel.

Noise surveys will take place if necessary by a competent engineer to ensure that noise levels are kept to a minimum.

6 Dust & Fumes - in line with IAQM Guidance

Togel will work under the guidelines set out under the legislation below.

Health & Safety at Work Act 1974
Control of Pollution Act 1974
The Management of health & Safety at work regulations
The Personal protective equipment at work regulations
The Control of Substances hazardous to health regulations
The Construction Design & Management Regulations 2015

Togel will, where physically possible eliminate the need to use dust producing plant. Where this is not possible dust will be kept to a minimum. This will be carried out by

1. Constant damping down with water.
2. Ensure plant has extraction equipment fitted.
3. Ensure plant is used with an adequate water supply to suppress any dust.
4. Ensure all plant is regularly maintained and is in good working order.

No burning of materials or waste will take place on site.

Environmental Strategy – Control of Dust	
Legislation The Environmental Protection Act The Pollution Prevention and Control Act The Clean Air Act	
Best Practice	**Responsibility**
All reasonable measures will be taken to minimise the creation of dust where appropriate.	Site Foreman
Water bowsers will be used to suppress dust on haul roads and other areas on site where dust is generated (A fine spray is preferable in suppressing dust in order to avoid excessive watering and the creation of mud or the creation of silty run off water	Site Foreman
During sustained periods of dry weather the use of a water retaining binder will be considered as this will reduce the number of passes required per day and the volume of water needed.	Site Foreman

If dust generating activities cannot be avoided, the use of additional screening (e.g. transparent sheeting on bridge crossing sensitive watercourses) for dust will be considered.	Site Foreman
During periods of sustained dry weather, a dust monitoring programme will be initiated	Site Foreman

Vibration

ENVIRONMENTAL AWARENESS

Vibration is not only a health and safety problem it is also an environmental concern.
Vibration mainly occurs from demolition and piling activities within construction.

The following ways to reduce vibration will be considered by Togel at all times:-

- When carrying out demolition work minimise the distance materials can fall as this will help to reduce levels of vibration.

- Ensure you keep good relations and communications with neighbours as they often worry about damage to their property caused by our activities.

Environmental Strategy – Control of Vibration	
Legislation Control of Vibration Regs	
Best Practice	**Responsibility**
It may be necessary to strengthen vulnerable off-site structures.	Site Foreman
High frequency vibrating equipment will be preferred over low frequency vibrating equipment	Site Foreman
For sensitive sites (e.g. city centre sites) a tell tale crack and vibration monitoring programme will need to be initiated to monitor compliance with any planning restrictions or agreed limits.	Site Foreman
All vibration monitoring results should be kept in the site office and available for inspection.	Site Foreman

Notes: While there will be some vibration from traffic movement, it is not anticipated that there will be any major rock breaking activity requiring specific controls for vibration

7 Waste Management

A clean site and working areas are essential when providing an environment which promotes safe working, a controlled environment and removes any potential for fire hazards. The removal of waste from the work site will be carried out on a regular basis with some levels of internal storage where possible to minimise the waste removal collections from the road.

Identification & Location of Recyclable materials on site
On this project segregation of waste will be taking place. Skips on site will be divided into:

- Timber
- Metal
- General Waste.

Collection and Disposal of Waste.
All waste will be removed by fully licensed haulers whose permit allows for collection in the area.
All waste will be disposed of in licensed tips.

Training & Awareness
All staff involved in the project will complete the site induction. Information will be provided by Togel to all personnel on the site via the Site Induction and Toolbox Talks.
All operatives on site will have the relevant cards (CSCS)

Environmental Strategy – Storage and Disposal of Non-Hazardous Waste	
Legislation The Special Waste Regulations The Controlled Waste Regulations	
Best Practice	**Responsibility**
A waste management strategy will be determined at the start of each project. Where recycling is a feasible option, skips will be provided to recycle waste timber and off cuts of steel and ducting	Site Foreman
All other non-hazardous waste will be disposed of in a general waste skip. Skips provided on site will be regularly emptied and the area around the skip will be kept tidy	Site Foreman

Records will be maintained of all skip movements from site	Site Foreman
Only licenced/permitted contractors shall remove non-hazardous waste from site	Environmental Manager/Site Manager
Where feasible any leftover concrete shall be collected back into the lorry and removed off site for re-use by the concrete supplier	Site Foreman
Packaging will be returned to suppliers on delivery to site where possible	Site Foreman
Care will be taken to prevent wind blown litter on site	Site Foreman
Notes:	

10 Avoidance of fire on site

Fire safety within the site is assessed and managed by the implementation of a site fire safety strategy. The site fire plan will identify the measures that will be put in place to protect those working within the construction activities. The fire strategy plan will include the procedure for emergency evacuation and will be produced and displayed prominently on the site. The site will be covered throughout with firefighting equipment.
Regular inspection and audits will take place of the fire and emergency plan on site and up dated as the site develops over time. There will be fire drills and several fire Marshalls appointed to police the site during construction.

11 Ecology

All necessary measures will be implemented to protect local flora and fauna, such as the siting of plant away from tree canopies, and cordoning off endangered or protected plant species.

12 Implementation of this document

It is the Contracts Manager's responsibility to regularly review and amend where appropriate the information held within this document and to ensure appropriate consultation and agreement has taken place before changes are implemented.

The Site Manager will convey the information, once approved, to all relevant parties and ensure that the control measures as set out in this document are followed and implemented as envisaged.