CONSTRUCTION PHASE ENVIRONMENTAL MANAGEMENT PLAN

FOR THE ENABLING WORKS PACKAGE

Project Name: Picadilly Wharf

Project Location: 48 Store Street, Manchester, M1 2WA

Project Owner: M1 Developments Ltd

Principal Contractor: Merebridge Construction

Plan Prepared By: Owen Simmons

Date: September 2025

Plan Version: 1

Next Review Date: 6 months

Purpose and Scope

This Construction Phase Environmental Management Plan (CPEMP) establishes a comprehensive framework for environmental protection and compliance throughout the construction process. The plan outlines specific environmental controls, monitoring procedures, and mitigation strategies that will be implemented to minimize environmental impacts and ensure regulatory compliance in accordance with:

- local environmental regulations and statutes
- Permit conditions and regulatory agency requirements
- Company environmental policy and sustainability commitments
- Environmental management system requirements and procedures
- Project-specific environmental objectives and performance targets
- Industry certification schemes and voluntary environmental programs

This CPEMP functions as the authoritative environmental management guide for all project stakeholders, including company personnel, subcontractors, suppliers, and consultants. The document defines clear environmental performance standards, assigns specific responsibilities, and establishes mandatory control measures for environmental protection throughout the construction phase.

Project Overview and Environmental Context

Project Description

Erection of 16 storey building comprising 73 apartments (Use Class C3) with associated residential facilities (residents lounge and terrace and office space), 2 car parking spaces and 73 cycle parking spaces, landscaping, access and associated development.

Site Environmental Baseline

The development will be constructed on an existing derelict site with sloping topography from the rear to the front access of Store Street. There are a number of industrial buildings in the adjoining vicinity, along with existing residential accommodation to the rear.

Environmental Objectives

- Minimise environmental impacts during construction activities
- Ensure full compliance with all applicable environmental legislation and permit conditions
- Protect sensitive environmental areas and ecological resources
- Implement industry best practices for environmental management
- Engage effectively with local communities and stakeholders

Regulatory Framework and Compliance

Applicable Environmental Legislation

Legislation / Regulation / Permit	Requirement / Conditions	Compliance Status
[Environmental Act / Regulation]	[Specific regulatory requirement]	[Compliant / Non-compliant / In progress]
[Permit / License]	[Applicable Permit conditions]	[Compliant / Non-compliant / In progress]

Environmental Management Structure

Position	Name	Contact
Site Manager	Christian Schwartz	Christian@merebridgeconstruction.co.uk
Health & Safety Officer	Alan Doke	alan.doke@merebridgeconstruction.co.uk;
Environmental Manager	Ian Wardle	ian@merebridgeconstruction.co.uk;

Roles and Responsibilities

Project Manager

- Overall accountability for environmental performance
- Resource allocation for environmental measures
- Liaison with regulatory authorities and stakeholders

Environmental Manager/Coordinator

- Daily implementation of environmental controls
- Environmental monitoring and reporting
- Training coordination and compliance oversight
- Incident investigation and corrective action

Site Supervisors

- Implementation of environmental procedures in work areas
- Team briefings and environmental awareness
- Immediate response to environmental issues

All Personnel

- Compliance with environmental procedures
- Reporting of environmental hazards and incidents
- Participation in environmental training

Environmental Control Measures

Air Quality

Dust Control Measures:

- **Water Suppression:** Regular water spraying of active work areas, haul roads, and stockpiles during dry conditions
- **Covering Materials:** All loose materials transported by vehicle must be covered with tarpaulins
- **Speed Limits:** Maximum 15 mph on unpaved surfaces within the construction site
- **Site Access:** Wheel washing facilities at all sites exits to prevent tracking of mud onto public roads
- **Weather Monitoring:** Cessation of dust-generating activities when wind speeds exceed 25 mph

Emissions Control:

- **Equipment Maintenance:** All construction equipment must meet emission standards and undergo regular maintenance
- **Idle Reduction:** Equipment idling limited to 5 minutes maximum
- **Alternative Fuels:** Use of cleaner burning fuels where technically feasible

Monitoring Requirements:

- Daily visual inspections for dust generation
- Community complaint tracking and response
- Air quality monitoring if required by permits

Noise

Noise Control Measures:

- **Equipment Selection:** Use of quieter equipment and methods where available
- **Maintenance:** Regular equipment maintenance to minimize noise from worn components
- **Barriers:** Temporary noise barriers around stationary equipment near sensitive receptors
- **Communication:** Advance notification to adjacent properties of particularly noisy activities

Noise Limits:

Time Period	Noise Limit (dBA)	Measurement Location
Daytime	[65 dBa]	Property boundary
Evening/Weekend	[65dBa]	Property boundary

Water

Water Quality

Surface Water Protection:

- **Sediment Control:** Installation and maintenance of sediment barriers, check dams, and sediment basins
- **Slope Stabilization:** Temporary and permanent stabilisation of disturbed slopes
- **Storm Drain Protection:** Inlet protection devices on all storm drains within and adjacent to work areas
- **Dewatering:** Proper treatment and discharge of construction dewatering in accordance with permit requirements

Spill Prevention:

- **Secondary Containment:** All fuel and chemical storage areas must have appropriate containment
- **Spill Kits:** Spill response materials readily available at all work areas
- **Vehicle Inspection:** Daily inspection of all vehicles and equipment for leaks
- **Maintenance Areas:** Designated areas with proper containment for equipment maintenance

Water Consumption

Water Conservation Measures:

- **Efficient Use:** Use of water-efficient dust suppression methods (misting systems, surfactants)
- **Recycling:** Reuse of water from dewatering operations for dust control where appropriate
- **Monitoring:** Daily tracking of water consumption and identification of conservation opportunities
- **Leak Prevention:** Regular inspection and maintenance of water distribution systems

Fuel and Chemicals

Storage

Storage Requirements:

- **Secondary Containment:** All fuel and chemical storage must have 110% containment capacity
- **Separation:** Incompatible materials stored with appropriate separation distances
- **Security:** Storage areas secured against unauthorized access
- **Labelling:** All containers properly labelled with contents and hazard information
- **Inventory:** Maintain current inventory of all stored materials
- **Location:** Storage areas located away from sensitive environmental areas

Refuelling

Refuelling Procedures:

- **Designated Areas:** Refuelling only in designated areas with appropriate containment
- **Supervision:** Trained personnel must supervise all refuelling operations
- **Equipment:** Use of proper equipment including nozzles with automatic shut-offs
- **Spill Prevention:** Absorbent materials and spill kits present during all refuelling
- **Mobile Refuelling:** When necessary, use of certified mobile refuelling services with proper equipment

Waste Management and Worksite Housekeeping

Waste Hierarchy Implementation:

- **Reduce:** Minimize waste generation through efficient material use and planning
- **Reuse:** Identify opportunities for material reuse on-site or other projects
- **Recycle:** Segregate recyclable materials (metal, concrete, wood, cardboard, plastic)
- **Dispose:** Proper disposal of remaining waste at licensed facilities

Waste Segregation and Storage:

- **Segregation:** Separate collection containers for different waste streams
- **Hazardous Waste:** Special handling and storage for hazardous materials
- **Containment:** Weather-resistant containers to prevent spillage and contamination
- **Regular Removal:** Scheduled waste collection to prevent accumulation

Housekeeping Standards:

- Daily cleanup of work areas and removal of debris
- Proper storage of materials and equipment
- Maintenance of clear access routes and emergency exits
- Regular inspection and maintenance of environmental controls

Energy

Energy Efficiency Measures:

- **Equipment Selection:** Use of energy-efficient equipment and vehicles
- **Right-Sizing:** Selection of appropriately sized equipment for tasks
- **Maintenance:** Regular maintenance to ensure optimal equipment performance
- **Idle Reduction:** Minimize equipment idle time through work planning
- **Alternative Energy:** Use of renewable energy sources where feasible (solar lighting, etc.)

Energy Monitoring:

- Monthly tracking of fuel consumption by equipment type
- Identification of energy reduction opportunities
- Reporting of energy performance metrics

Traffic Management

Traffic Control Measures:

- **Route Planning:** Designated haul routes avoiding sensitive areas and peak traffic times
- **Speed Limits:** Reduced speed limits on construction access routes
- **Signage:** Appropriate warning signs for construction traffic areas
- **Timing:** Scheduling of heavy vehicle movements outside peak traffic hours
- **Vehicle Standards:** Regular inspection and maintenance of all construction vehicles

Community Impact Mitigation:

- Advance notification of road closures or traffic restrictions
- Coordination with local traffic authorities
- Provision of alternative routes where necessary
- Regular communication with affected residents and businesses

Materials

General Purchasing

Sustainable Procurement:

- **Local Sourcing:** Preference for locally sourced materials to reduce transportation impacts
- **Environmental Standards:** Selection of suppliers with environmental certifications
- **Recycled Content:** Specification of materials with recycled content where appropriate
- **Packaging:** Minimize packaging and select reusable/recyclable packaging
- **Hazardous Materials:** Avoid or minimize use of hazardous materials

Contaminated Land

Contaminated Land Management:

- **Pre-Construction Assessment:** Comprehensive site contamination assessment
- **Risk Management:** Implementation of risk-based contaminated land management plan
- **Excavation Protocols:** Proper handling and classification of excavated materials
- **Personal Protection:** Appropriate PPE for workers in contaminated areas
- **Disposal:** Proper characterization and disposal of contaminated materials
- **Monitoring:** Environmental monitoring during contaminated land activities

Unexpected Contamination:

- Immediate work stoppage if contamination is discovered
- Notification of regulatory authorities as required
- Assessment by qualified environmental consultant
- Implementation of appropriate remedial measures

Flora and Fauna

Biodiversity Protection:

- **Pre-Construction Surveys:** Ecological surveys to identify sensitive species and habitats
- **Timing Restrictions:** Work scheduling to avoid sensitive breeding/nesting periods
- **Exclusion Zones:** Physical barriers around sensitive environmental areas
- **Vegetation Clearing:** Minimize clearing and preserve significant trees where possible
- **Restoration:** Revegetation of disturbed areas with native species
- **Wildlife Corridors:** Maintain connectivity between habitat areas

Species-Specific Measures:

- Pre-clearance inspections by qualified ecologist
- Relocation procedures for fauna if required
- Monitoring of environmental protection measures

Vermin Control

Integrated Pest Management:

- **Prevention:** Elimination of food sources and shelter through proper housekeeping
- **Exclusion:** Sealing of entry points and proper waste containment
- **Monitoring:** Regular inspection for signs of pest activity
- **Control:** Use of least-toxic methods for pest control when necessary
- **Professional Services:** Engagement of licensed pest control operators as needed

Specific Measures:

- Secure storage of food waste and organic materials
- Regular removal of construction debris that could harbour pests
- Proper drainage to eliminate standing water
- Use of physical barriers where appropriate

Public Relations and Community Relations

Community Engagement Strategy:

- **Communication Plan:** Regular updates to local community about project progress
- **Complaint Management:** 24-hour contact number for community concerns
- **Public Meetings:** Regular community meetings to address concerns
- **Notification:** Advance notice of activities that may cause disruption
- **Liaison:** Designated community liaison officer

Wheel washing

Wheel Wash Station Setup:

- Establish wheel wash facility at main site exit point
- Install temporary hard standing area with drainage to prevent runoff
- Provide high-pressure hose or mechanical wheel wash system
- Designate trained operative to oversee wheel washing operations
- Install warning signage and traffic management around wash area

Operating Procedures:

- All vehicles must stop at wheel wash station before exiting site
- Driver or designated operative to clean wheels, wheel arches, and undercarriage
- Visual inspection required before allowing vehicle to proceed to public highway
- Record vehicle details and wash times in site log
- Alternative exit route available if wash facility temporarily unavailable

Waste management and removal

Waste Classification & Segregation: Construction waste will be segregated into the following categories at source:

- Metal waste (steel studs, tracks, fixings) - stored in designated metal skip
- Plasterboard waste - separate skip required due to disposal restrictions
- Mixed construction waste (packaging, general debris) - general waste skip
- Hazardous waste (any contaminated materials) - separate licensed disposal required

Waste Storage Locations:

- Primary waste storage area located at Store Street with hard standing surface
- Secondary waste collection points at each work area with mobile containers
- All waste containers clearly labelled with waste type and hazard warnings
- Minimum 5m clearance from site boundaries and 10m from watercourses
- Covered storage for lightweight materials to prevent wind dispersal
- Secure fencing around waste storage areas to prevent unauthorized access

Waste management and removal

Designated Parking Areas:

- Primary parking area for site vehicles located at Store Street.
- Overflow parking area designated at TBC
- Hard standing surface required to prevent damage to landscaped areas
- Minimum 2m clearance maintained from site boundaries and neighbouring properties
- Emergency vehicle access routes must always be kept clear

Stakeholder Communication:

Stakeholder Group	Communication Method	Frequency
Adjacent residents	Door-to-door visits, letters	As needed
Local businesses	Direct contact, meetings	Monthly
Regulatory agencies	Formal reports, meetings	As required
Community groups	Public meetings, newsletters	Quarterly

Environmental Reporting

Reporting Requirements

- **Daily:** Environmental inspection reports
- **Weekly:** Environmental monitoring summary
- **Monthly:** Comprehensive environmental performance report
- **Quarterly:** Community update and stakeholder report
- **As Required:** Incident reports and regulatory notifications

Emergency Response

Emergency Contacts

Emergency Type	Primary Contact	Phone Number	Secondary Contact
Spill/Contamination	[Name]	[Phone]	[Name]
Wildlife Incident	[Name]	[Phone]	[Name]
Regulatory Agencies	[Agency]	[Phone]	[Alternative]

Emergency Response Procedures

Spill Response Protocol:

1. **Immediate Action:** Stop the source of spill if safe to do so
2. **Safety:** Ensure personnel safety and evacuate area if necessary
3. **Containment:** Prevent spread using available spill response materials
4. **Notification:** Notify site supervisor and environmental manager immediately
5. **Assessment:** Evaluate environmental impact and required response
6. **Cleanup:** Execute cleanup using appropriate methods and equipment
7. **Reporting:** Complete incident report and notify authorities as required
8. **Follow-up:** Monitor area and implement corrective actions

Document Control and Review

Plan Updates

This Construction Phase Environmental Management Plan is a living document that will be reviewed and updated regularly to ensure continued effectiveness and compliance. Reviews will be conducted:

- Every 6 months during construction
- Following any significant environmental incidents
- When project scope or conditions change significantly
- When regulatory requirements change
- Upon feedback from monitoring results or audits

Document Distribution

- Site office (controlled hard copy)
- All site supervisors and environmental personnel
- Principal subcontractors
- Regulatory agencies (as required)
- Project stakeholders (summary version)

Record Keeping

All environmental records will be maintained for the duration of the project plus 2 years, including:

- Daily inspection reports and monitoring data
- Training records and competency assessments
- Incident reports and corrective actions
- Waste disposal records and manifests
- Regulatory correspondence and permits

Review & Updates

This CEMP will be reviewed regularly and updated as necessary to reflect changes in site conditions, legal requirements, or best practices.

Conclusion

By adhering to this CEMP, the project team will work to minimise environmental impacts and maintain good relations with the local community while ensuring compliance with legislation and promoting sustainability.

Prepared by: Owen Simmons - Project Manager
Date: 14/09/2025
Signature: _____

LIBRA WHEELWASHERS

EUROWASH ADVANCED

- Quick Installation
- No excavations required
- No driver intervention required
- Closed Loop Water Recycling System

INQUIRE NOW

Standard Size

Wash Area: 6m x 3.5m / Ramps: 4m

Water Recycling Unit

14m x 2.6m

Water Supply

22mm MDPE mains or bowser

Water Capacity

68,000 litres

Electric

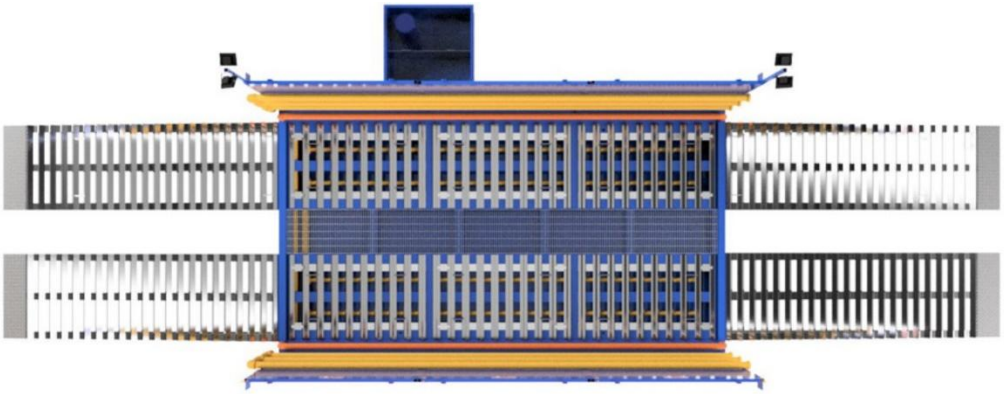
22kw main pump and 6kw re-cycling pump



AUTOMATED HIGH CAPACITY WHEEL WASHING SYSTEM

Surface Mounted Units. No Foundations Required.

Libra's EUROWASH Advanced Series heavy duty wheel washers operate automatically with no operator required and offer large capacity water recycling up to 68,000 litres. The EUROWASH Advanced can be installed on any level hard standing suitable for taking the load of the system and a loaded lorry.



Thorough Cleaning

Our angled rumble grid decks and entry and exit ramps loosen compacted dirt between wheels and in the tire treads as 130 built in sprays provide high pressure full side, wheel and under carriage cleaning. The 6m wash deck covers over 2 full tire rotations, giving you a thorough clean.

High Capacity Water Recycling

Two 3 weir settlement tanks ensure the wheel wash is always ready to perform a wash cycle with clean, filtered water readily available. A secure pump house attached to the end of the water recycling tanks houses the control panel and the 22kw variable speed inverter driven pump with storage space for anything that needs to be locked away.