Construction & Environmental Management Plan

Seddon Construction Ltd

Elsa Road

Levenshulme, Manchester

December 2025

Project overview

The project consists of 50nr new build dwellings for our client Southway Housing, which will be built using 'traditional brick and block construction. This will include new infrastructure and services and re-surfacing of the existing private road to bring up to adoptable standards.

Site Welfare Facilities

The site welfare will be located by the shared driveway to the north of the site. The fire muster point will be at the site entrance. Separate temporary water & power will supply the site accommodation, until such time a silenced generator may be used.

Fencing & Site Parking

The site perimeter will be secured by a mixture of weldmesh type fencing, hears fencing and hoarding.

Fencing will be installed to a temporary works design, it will then be checked daily, with a full recorded check carried out by a temp works coordinator once a week or after any adverse weather

It is proposed that the parking will be in a temporary car park created within the site compound area near the site cabins. A full dilapidation survey of the surrounding roads and pavements will be undertaken in conjunction with the local authority highways department prior to the development commencing.

We have a policy of encouraging vehicle sharing which has the dual purpose of keeping the number of vehicles visiting site to a minimum whilst also benefitting the overall site carbon footprint.

Exit Strategy

The cabins will be situated so that they will only need to be removed right at the end of the project, site will then switch to a self-contained unit for the last few weeks of the programme.

Traffic management

Site Access is off Barlow Road and down Elsa Road and onto the newly constructed road. The site is 4.5 miles from Manchester city centre. Deliveries would be possible using articulated lorries to minimise the number of journeys, coming in via Hyde Road.

Site deliveries will be restricted to between 9.30am to 3pm Monday to Thursday and 9.30 am to 3pm of Fridays. Local supply chain will be used where possible to reduce the site carbon footprint. Timetables for the local railway and buses will be displayed on site and van share policies will be displayed & encouraged on the scheme.

The scheme traffic management plan will be developed with all contractors engaged on site and be displayed in the site office and confirmed to all operatives at the time of their induction. The traffic management plan will ensure that all vehicles leaving the site do so in a controlled manner. Where any works need to be carried out outside of the site boundary it will be necessary for us to implement

a system of traffic management which will be carried out in full consultation with the local authority highways department and in accord with the current legislation regarding traffic management.

Loading, unloading and storage of plant and materials

The loading or unloading of materials or plant will be carried out onsite using a telehandler or manual handling depending on size and quantity. They will be stored either in storage containers, compound or stacked neatly outside the plots themselves and any weather protective covering utilised. A forklift truck will be utilised to load up daily material usage requirements, predominantly for bricks, blocks, mortar, and roofing materials.

Pedestrian access to work on the properties will be to the fronts of the properties. Vehicles and pedestrians will be segregated from each other on site using identified walkways utilising red and white barriers with highlighted crossing points where necessary.

Ecological Considerations.

Arboriculture.
The site is made up of overgrown grass, trees and bushes; Southway housing will engage with the local authority to remove all relevant trees prior to the nesting season. All trees that are to stay will be protected subject to any planning conditions including fencing, signage and monitoring.

Breeding birds
Consideration must be given during bird nesting season, as there are trees nearby to the site, any trees that need to be removed outside of nesting season will have a survey carried out prior to be removed. We will also have a bat survey carried out before we cut down any trees.

Scaffolding & Superstructure build

The construction of the properties on this scheme is to be timber frame. The scaffolding will start to be erected after the slabs are poured and will then progress with the build of the superstructure.
Our scaffolds are all system scaffold, generally by Plettec or Layher, and include staircases to each block for safe passage of personnel to their place of work and loading bays where masonry products can be loaded at the various levels prior to fixing.
Each working lift of scaffold will have brick guards installed and debris netting (fire retardant) as well if needed. We will commission a fire risk assessment for the scheme and any fire barriers / screens deemed necessary will be installed.
All personnel will be reminded at induction that the use of radios outside is prohibited and that the needs and consideration of all neighbours must be respected.

Control of track out from site

Remediation will be one of the first tasks undertaken on the project. Due to the layout of the site, the material that is dug off is to be formed in an area on site. It will be then stockpiled; the arising will then be loaded onsite to keep the surrounding roads clean this will vastly reduce the chance of spoil getting onto the vehicle's wheels and then onto the public highway. Any materials brought in at the

early stages will tip just inside the site entrance and can then be moved by site-based plant. All deliveries will drive onto site, we will arrange a lay down area where material can be off loaded and then moved by the onsite telehandler.

We also encourage van sharing for our workforce to reduce our carbon footprint, which will also assist with minimising vehicle usage and thus parking. Throughout the scheme the local roads will be closely monitored by our Site Manager and road sweepers may be used to ensure that the surrounding roads are kept clean. During the early stages of site strip and reduced level excavation a road sweeper may be utilised when excavated material is being removed from site to ensure that the local roads stay clean. Site will utilise a jet wash to clean wheels of the telehandler and any deliveries to ensure all arising are washed off before exiting site. Site has numerous areas of concrete on site that we will crush and used as haul roads to ensure that deliveries are clean when leaving site

Local resident's collaboration and complaints procedure

Prior to start of activities on site and at regular intervals through the course of the scheme a local newsletter will be distributed to neighbouring dwellings and businesses to keep all informed of progress on the scheme and any activities that may impact on the local environment over the forthcoming period, especially any road works.

Contact will be made with local community groups, schools, and colleges to see what level of engagement can be undertaken to encourage local learning and participation surrounding the scheme itself and local community projects. The nearest schools are not near to the project and should not be affected by any of the construction works. All construction activity and deliveries for the site will be undertaken within the working hours of 8.00am to 5.00pm Monday to Friday. Saturday working will be restricted to between the hours of 8.00am and 2.00pm and only following advance written notice to the LPA of not less than 7 days. There shall be no Sunday or Bank Holiday working on this scheme.

In the event of a complaint relating to the site, there will be adequate placement of contact details for our head office and an open-door policy for the site. All complaints will be taken very seriously and dealt with accordingly. In line with our Considerate Constructor Scheme registration, all complaints will be logged and closed out at the earliest opportunity. Our monthly newsletter to residents will also have the Site Manager and the Contracts Manager contact details included for reference.

Minimising Disturbances / Nuisances

Higher than usual noise/vibration will be limited to the hours between 9am-4.30pm Monday to Friday and 9am-2pm Saturday only (no working on Sundays or Bank Holidays). Quieter activities which are carried out inside buildings such as electrical works, plumbing and plastering may take place outside of agreed working times so long as they do not result in significant disturbance to neighbouring occupiers. All Heavy Good Vehicles shall be limited to between 8am-6pm Monday to Friday and 8am-1pm Saturday only (no working on Sundays or Bank Holidays).

Any traffic management measures required on the highway to be communicated to the local authority highways department with as much lead in time as possible. The site workforce is to park within the on-site parking areas, no obstruction or parking off site in such a manner as to restrict

residents and businesses. Local businesses & residents shall be consulted if there is a need of the works to impact on local accesses.

Temporary Site Lighting.

Temporary site lighting to the site compound may be provided for reasons of safety and security. Lighting will be mains electricity powered except during periods when mains connections have not been made. So far as is practicable, lights will be placed at low level consistent with effective use and be angled so as not to directly face or illuminate adjacent residential properties.

Lighting will be minimised to a level consistent with safety and security and if appropriate will be controlled to illuminate only when persons are present. It is not anticipated that exterior lighting would remain on overnight.

Material Management Plan

As of writing, an MMP and cut & fill model have yet to be developed for this project, due to surveys and foliage that needs to be removed

Measures to prevent the pollution of watercourses

Fuel shall be stored in bunded bowsers that have a 120% capacity of the storage. Items of plant that run on fuel shall be placed on drip trays to avoid fuel contact with the ground. The drip trays shall be covered when not in use to prevent being filled with rainwater. Spill kits shall be put in place in strategic locations around site to be used by trained and competent operatives should there be any on site spillages. Concrete washout shall be via a filtration system that segregates the aggregate out and the remaining water is then be treated to neutralise the pH levels.

Noise and dust suppression

Noise - In respect of noise all plant, tools & equipment shall be regularly maintained to ensure that they are working to their best efficiency in terms of performance and noise outputs. Should an operation prove to become noisy to a point unavoidably above acceptable levels as noted in the Construction, Design and Management Regulations, then protection in the form of baffles will be introduced to protect members of the public and nearby workers and personal protective equipment for the plant operators will be introduced to reduce noise to an acceptable level. Our Site Manager will be responsible for monitoring noise levels on site and implementing the mitigation measures when required.

Noise Risk Assessment

Activity producing noise	Receptor	Control Measures	Responsible person	Residual Risk

Excavators & heavy plant for excavation	Neighbouring properties & passing pedestrians	All plant is to be in good working order and checked daily If noise is a continual problem or sustained, then screens will be erected around excavators. If noise is still a continual problem, then acoustic baffles will be fitted to machines.	Plant operator will log all checks in plant inspection book on site. Site Manager will monitor the noise via the spot checks with a boundary sound meter.	Low
Site Staff	Neighbouring properties & pedestrians	Induction given to all site users will include respecting neighbours and keeping noise levels down. No radios will be allowed on site.	Site Manager	Low
Handheld plant	Neighbouring properties and pedestrians	All plant will be checked before use and be in good working order. Any cutting on site will be reduced to a minimum i.e. where possible cut bricks will be done off site. Works will be undertaken in normal working hours Cutting undertaken indoors with appropriate extraction equipment.	Plant operative and Site Manager	Low
Generator for cabins	Neighbouring properties and pedestrians	During the site set up and mobilisation period a 'silent' generator will be	Site Manager	Low

		used until the temporary electric supply is connected. We will obtain the temporary electric connection early to reduce the time the generator will be required. The generator will only be operational in stated working hours.		

Dust - It is anticipated that the site will be a low dust emission producing area. In consideration of the potential of dust being created by the site, we will consider the three most pertinent activities which will create dust in accordance with the works, which are initially earthworks and track out and then leading to construction of the new properties.

Dust Risk Assessment

It is anticipated that the risk of dust impacts from this site will be medium for all activities on the scheme using table 6 within the IQAM guidance. This is due to the distance of the houses from the site and the operations which we will be undertaking. Note that all activities and control measures below will be supervised by the Site Manager & Contracts Manager who will be trained to SMSTS as a minimum.

Activity	Dust Emission Magnitude	Receptor	Control Measures	Who is? respons ible	Residual Risk
EXCAVATIONS	Medium	Pedestrians and residents of houses & adjacent buildings	1. Works undertaken in winter/spring conditions – wet ground will not produce dust. In the event of dry weather, then the ground will be damped down as required in order to minimise dust production 2. Red debris netting installed wherever solid boundary doesn't exist. 3. Newsletter distributed to residents to advise of progress / key activities which will raise awareness – we have an open-door policy and the site manager's name will be displayed on the hoarding.	SM	Low

			4. All machines when stationary will have their engines switched off. 5. There will be a speed limit of 5 mph imposed on site.		
TRACK OUT					
1.Moving excavated material from site via wagons	Medium	Pedestrians and residents of houses & adjacent buildings	1. All wagons removing spoil from site, where possible, will be sheeted to prevent dust. 2. The new road and drainage is to be installed as the first activity, therefore producing a hard standing and reducing the need for wagons to leave a tarmac surface and pick up mud on their wheels. 3. The main way in which the roads and footpaths will be cleaned will be via road sweepers which will be employed when required. 4. Wheel wash station to be utilised.	SM	Low
2.Removing skips from site	Medium	Pedestrians and residents of houses & adjacent buildings	All skips will be sheeted to prevent any materials falling and to reduce dust emissions.	SM	Low
3.Site staff vehicles	Medium	Pedestrians and residents of houses & adjacent buildings	1.Both own labour and subcontractors to be encouraged to car share to reduce the amount of vehicle movements to site 2. There are local railway and bus routes which site staff will be made aware of with timetables displayed in the site office and discussed at inductions. 3. The parking area for site vehicles will be in the site car park areas. This will negate the need for vehicles to leave firm surfaces and track out any material and thus reduce the risk of dust	SM	Low

			being created by vehicle movements.		
3. Deliveries of materials	Medium	Residents and pedestrians	1. All materials will be ordered in bulk and have delivery schedules to reduce the amount of deliveries to site whenever possible. 2. Mortar deliveries for the silo will be via enclosed tankers as opposed to daily mortar deliveries.	SM	Low
CONSTRUCTION					
1.Cutting of materials	Medium	Residents, pedestrians and site operatives	1. All plant is checked and inspected before use to ensure optimal performance. 2. Plant will be selected in conjunction with the task, the most appropriate method will be used to suit the activity. 3.Dust suppression will be used on all plant whilst cutting masonry products 4.Cutting will be done away from the site boundary 5. Debris netting will be fixed to scaffolding where adjacent to neighbouring buildings. 6. Offsite manufacture of brickwork cuts to the apexes of the gables to again reduce the dust produced from site.	SM	Low
2.Storage of materials	Medium	Residents, pedestrians and site operatives	1. Materials are to be stored adjacent to the hard-surfaced site road thus facilitating swift and safe offloading in a controlled manner or alternatively to the site compound area. 2. Materials delivered in bulk will be covered over in windy conditions. 3. All powder materials delivered in bags moved into the properties as soon as delivered or sheeted up to protect from wind and rain.	SM	Low

A specific site risk assessment will be carried out for each contractor on the site, this will highlight the way Dust will be stopped or controlled during each construction process for the site,

A site dust assessment using the AQM guidance will be completed. Once all working methods and contractors are procured and agreed with consultants

Site will use dust/Vibration/sound monitoring equipment as required. These logs will be kept onsite for the council to have access to if needed. Exact equipment to be added to the plan once agreed

Waste management and recycling

A site waste management plan will be compiled prior to commencement of the scheme utilising the BRE online SMART Waste SWMP template. A waste hierarchy will be followed on the premise of Reduce, Reuse, Recycle, Recover and last option of Dispose.
We will utilise our own company, Circle Plant, to provide skips to our site for removal of waste. Any waste plaster products are kept separate from other waste and is recycled direct via British Gypsum. The contents of our general waste skips are segregated at our waste management facility with over 95% of contents being recycled to avoid landfill. All waste movements are carried out utilising the correct waste transfer licences, tip licences and we will retain waste transfer notes for all waste streams removed from site.

Site Construction Team

Operations Manager – Lee Makin –

Contracts Manager – Leighton Frawley

Site Manager – TBC

Quantity Surveyor –

All Site contact details will be displayed at the site entrances during the construction period

Correspondence address

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