Outline Construction Management Plan

Robert Street, Manchester

Client: Rani Developments Ltd

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This Outline Construction Management Plan has been prepared to support a planning application for a part 10, 11, 14 and 20 storey building within the Great Ducie Street regeneration area. The Outline CMP provides a framework for managing and minimising potential adverse environmental effects during the construction of the proposed development, and will inform future detailed CMPs.

1. Introduction

1.1 This Outline Construction Management Plan ('CMP') has been prepared by Zerum on behalf of the Applicant, Rani Developments Limited, to support a full planning application for the demolition of existing structures and erection of a residential development proposed at land bound by Robert Street and Dutton Street, hereafter referred to as 'the Site'. The description of development is as follows:

> *"Demolition of existing structures and erection of a part 10, part 11, part 14 and part 20 storey residential building comprising 189 units with associated residents' amenity space, servicing and public realm."*

1.2 The purpose of this Outline CMP is to provide a framework for managing and minimising potential adverse environmental effects during the construction of the Proposed Development. It also outlines how the commitments made in the planning application will be implemented, controlled, and monitored during the construction phase.

1.3 Once appointed, the Principal Contractor(s) will prepare detailed CMP(s) in line with the Outline CMP which are specific to the enabling, demolition and construction works for the redevelopment of the Site. These would be agreed with Manchester City Council (MCC) before works commence as appropriate. It is expected detailed CMP(s) would be secured through suitably worded planning conditions

SITE AND SURROUNDING AREA

1.4 The Site is approximately 0.3 ha and is located to the north of Manchester City Centre, within the City Centre Fringe in Cheetham Hill Ward. It is a rectangular shape which protrudes into a point at the junction of Dutton Street and Robert Street, to the south. The red line boundary also includes a section of Robert Street at the east.

1.5 The existing building on Site is a large industrial warehouse in use as a Padel facility (Use Class E(d)) known as Pure Padel. The building is 8m in height to its eaves and 10m to the apex. It accommodates six indoor padel courts and associated amenities including bar/café and meeting rooms at mezzanine level. The building meets the site boundaries to the north, east and west; and there is a car park with 18 no. spaces in the southern triangle.

1.6 **Figure 1.1** shows the Site's location (indicated by red dot) in the wider context.



Figure 1.1: The Site indicated by red dot (Source: Google Earth)

1.7 The Site's surroundings are largely characterised by large industrial buildings and vacant plots, to the north and east. In the immediate vicinity there is a range of uses in addition to light industry and distribution including a supermarket, Travelodge hotel, offices, climbing wall and charities (the Booth Centre). A number of clothing and textile businesses are still in operation on Ducie Street to the west. The wider area includes arts, cultural and educational facilities such as the White Hotel and the Manchester College on Great Ducie Street.

1.8 However, the Site's immediate surroundings are changing with recent residential developments including Waterhouse Gardens on Dutton Street in construction with some phases complete. This is a red brick development which reflects the architectural context of the surroundings, dominated by low rise red brick buildings and metal clad industrial units.

1.9 The Site's surroundings are as follows:

- To the north, the Site is bound by a smaller warehouse occupied by a wholesaler.
- Robert Street lies to the east, with light industry/warehouse buildings on the other side.
- The junction of Dutton Street, Robert Street and Park Road is to the south-east, with the new development known as Waterhouse Gardens in construction along Dutton Street.
- To the west the land is occupied by a used car dealer with access from Cheviot Street.

OVERVIEW OF THE PROPOSED DEVELOPMENT

1.10 The Proposed Development would deliver 189 units in a building ranging from 10 to 20 storeys, public realm at the junction of Robert Street/Dutton Street, amenity space for residents including lounges, outdoor terraces and podium level garden and provision of servicing bays and two disabled spaces on Robert Street.

1.11 A full planning application is submitted.

DOCUMENT STRUCTURE

1.12 The remainder of this Outline CMP is structured as follows:

- **Section 2:** Environmental Management Framework
- **Section 3:** Roles and Responsibilities
- **Section 4:** Site Management
- **Section 5:** Environmental Control Measures
- **Section 6:** Conclusion

2. Environmental Management Framework

TRAINING AND AWARENESS

2.1 Environmental training and awareness program will be provided for all employees and contractors. These programs will cover key environmental policies, procedures, and good practices relevant to the project. Participation in environmental initiatives will be encouraged, and a culture of environmental responsibility will be promoted. Efforts contributing to environmental sustainability will be recognised and rewarded.

2.2 Contractual arrangements will require all contractors to provide suitably qualified staff to manage and execute their responsibilities. The Principal Contractor will ensure that all employees demonstrate appropriate awareness of local sensitivities (e.g., stadium visitors, local residents and businesses), relevant legislation, codes of practice and guidance.

2.3 The Principal Contractor will develop the details of the training regime and set them out within the detailed CMP(s). This may include:

- Site Inductions
- Toolbox Talks and Method Statement Briefings

2.4 All training records will be maintained and filed on-site. The records shall include the content of the courses, record of attendance and schedules of review.

EMERGENCY RESPOND AND ENVIRONMENTAL INCIDENTS

2.5 Protocols for handling emergencies and environmental incidences will be set out in the detailed CEMP(s). Upon appointment, the Principal Contractor will develop an Emergency Preparedness Plan (EPP).

2.6 2.2.2 Once the EPP is completed, all site personnel will be trained and informed about it. In the event of an incident, the Principal Contractor's Environmental Health and Safety Team and the Applicant will be notified.

STAKEHOLDER ENGAGEMENT

2.7 The Applicant and Principal Contractor will develop a Stakeholder Engagement Plan which will set out proposed engagement with statutory authorities, the local community and other interested parties before and during the demolition and construction phases. This plan will be part of the detailed CEMP(s) and will cover:

- Statutory Authorities and Interested Parties: The Principal Contractor will liaise with statutory and non-statutory authorities on environmental matters and coordinate with nearby residents to avoid conflicts related to demolition and construction activities.
- Local Community Engagement: The Principal Contractor will appoint a community relations representative to engage with the local community and

stakeholders, advise on activities and address environmental concerns. This representative will respond to issues or complaints. Efforts are likely to include website, newsletters, fliers, and site boards with project information and contact details. Regular updates on the project's environmental performance and initiatives will be provided.

- Complaints Management: A formal complaints procedure will be established. A named construction manager will handle complaints, with their contract information displayed for quick response. Complaints will be logged, along with records of the responses and action taken.

CONSIDERATE CONSTRUCTORS SCHEME

2.8 The Principal Contractor will register the Site under the Considerate Constructors Scheme (CCS). Registered construction sites must conform with the CCS Code of Considerate Practice, ensuring operations are safe and considerate toward pedestrians, road users, neighbouring properties and other sensitive receptors.

2.9 The Project will aim align with industry best practice and target a CCS score of at least 35 out of 50.

2.10 The Code outlines three key aspirations: respect the community; care for the environment; and value the workforce. The Code's high-level expectations include:

- Managing the impact on neighbours and the public to support a positive experience of construction.
- Minimising environmental impact and enhancing the natural environment;
- Creating a supportive, inclusive, and healthy workplace.

2.11 A Scheme Monitor will visit the Site twice a year to ensure compliance with the Code. After each visit, a report will be produced on the performance and areas for improvement.

MONITORING, RECORDS, AUDITS AND CORRECTIVE ACTION

2.12 The detailed CEMP(s) will define procedures for the management of potential environmental impacts arising during demolition, enabling works and construction. A robust monitoring programme to track performance and potential environmental effects and ensure compliance with environmental standards will be implemented to agreed requirements. This programme would:

- Track emissions, waste management, and resource usage to ensure adherence to environmental standards;
- Evaluate the effectiveness of environmental mitigation, and identify environmental issues and appropriate responses at an early stage;
- Ensure works are carried out in accordance with the management plans;

- Identify and implement any environmental improvements that would contribute to the overall environmental performance of the Proposed Development; and
- If required, regularly report on environmental performance to stakeholders and regulatory bodies

2.13 Detailed records of training sessions, environmental performance, and compliance activities will be maintained.

2.14 Regular site inspections and formal audits will be conducted to assess compliance with environmental policies, regulations and the agreed management plans. These audits will help identify areas of non-compliance and opportunities for improvement.

2.15 If non-compliance or potential issues are identified, corrective actions will be implemented to address the root cause and prevent recurrence. This may involve developing and executing action plans to rectify deficiencies.

REVIEW AND CONTINUOUS IMPROVEMENT

2.16 The detailed CMP(s) will define timescales for periodic reviews of the environmental management framework. It is a dynamic system that will evolve based on feedback, audit findings, and changing environmental regulations. Reviews will be conducted to evaluate its effectiveness and identify areas for improvement.

3. Roles and Responsibilities

CONSTRUCTION (DESIGN AND MANAGEMENT) REGULATIONS 2015

3.1 According to the Construction (Design and Management) Regulations 2015 (CDM Regulations), the Applicant must appoint a Principal Designer and Principal Contractor before starting on-site work. If the Applicant fails to appoint either role, they must assume those duties in compliance with the CDM Regulations.

KEY ROLES AND RESPONSIBILITIES

3.2 The specific roles and responsibilities of team members are not detailed in this Outline CMP. They will be confirmed by the Applicant and Principal Contractor and included in the detailed CMP(s).

3.3 The building will use a fob system to reduce the risk of unauthorised entry from the foyer into all other parts of the building. The reception area will be manned by a concierge during the day and evening, and a post room is proposed to reduce parcel theft. The cycle stores proposed are secure.

3.4 Key roles and responsibilities during the demolition and construction phase for managing environmental impacts may include:

- Site Manager: Responsible for all on-site activities and will be based on-site full-time.
- Construction Project Manager: Ensures all elements in the CEMP and all environmental legal and other requirements are implemented, resourced, managed, reviewed, and reported.
- Environment Manager: Manages environmental aspects on-site, ensuring compliance with environmental legislation and best practices. Oversees environmental monitoring, conducts regular site inspections, and responds to incidents or non-compliance. Liaises with relevant environmental bodies and third parties.
- Community Relations Representative: Leads discussions with the local community and stakeholders, and acts as the primary contact for queries or complaints.

3.5 The Principal Contractor will be responsible for monitoring sub-contractors' environmental performance, acting as a point of contact for consultation and feedback, and developing mechanisms to resolve on-site issues as needed.

3.6 All sub-contractors must produce method statements demonstrating adherence to procedures, regulations, and best practices regarding environmental control. These method statements will be reviewed for adequacy by the Principal Contractor before work commences. Contractor method statements must be supported by suitable and sufficient safety, health, and environmental risk assessments addressing relevant impacts associated with the work activities.

4. Site Management

LAYOUT AND MANAGEMENT OF CONSTRUCTION AREAS

4.1 The Principal Contractor will ensure the following measures are detailed in the CMP(s) to minimise environmental incidents or nuisances:

- Hoardings: Erect hoardings around demolition and construction areas to demarcate between occupied and construction areas, providing an acceptable visual outlook and displaying information about the development and construction progress. Hoardings may include temporary turnstiles to provide spectator access during construction work.
- Site Layout and Environmental Risk Drawing: Prepare a site environmental risk drawing showing key areas (e.g., loading and unloading areas, material storage, plant / equipment storage, spill kits, waste storage, drains, welfare facilities, parking areas) and place it on site notice boards.
- Lighting and Security: Implement appropriate lighting to reduce visual intrusion and adverse effects on sensitive receptors. Include security measures such as CCTV.
- Positioning of Equipment: Carefully position storage, machinery, equipment, and temporary buildings to reduce disruption and environmental impacts.
- Drain and Sewer Management: Remove, stop, and seal drains and sewers taken out of use, and prevent Site runoff discharge without appropriate authority approval.
- Welfare Facilities: Provide adequate welfare facilities, designated smoking areas, and waste containers.
- Fire Prevention: Prohibit open fires and implement measures to reduce fire risks.
- Wheel Washing: Install wheel washing facilities for vehicles leaving the construction areas.

SITE RULES

4.2 Site rules will include environmental controls where applicable and will be displayed in on-site offices and welfare facilities. Key rules include:

- Induction Training: All personnel must complete induction training prior to accessing the Site.
- Communication and Cooperation: Maintain clear communication with your team and supervisors, and ensure cooperation for health and safety. Use of audio equipment is not permitted on-site, except in designated areas.

- PUWER Compliance: Ensure all plant / equipment complies with Provision and Use of Work Equipment Regulations 1998 (PUWER), with maintenance and relevant certificates retained on-site.
- COSHH Compliance: All substances to be used or handled on-site must have Control of Substances Hazardous to Health (COSHH) assessment available on-site for staff members to consult.
- Safety and Conduct: Follow safety method statements, abide by safety signs, and maintain safe and responsible behaviour.
- Tools and Equipment: Only use tools and equipment that you are trained and authorised to use.
- Personal Protective Equipment (PPE): Wear standard PPE at all times, with additional PPE as needed for specific tasks.
- First Aid: A qualified First Aider must be present on-site at all times.
- Clean Welfare Facilities and Work Areas: Maintain cleanliness and functionality. Ensure free of debris.
- Signage: Work areas must have clear, well-maintained signage.
- Fire Safety: Maintain appropriate firefighting equipment on-site. No fires are permitted.
- Waste Management: Collect and remove waste regularly. Offenders will be removed and permanently excluded from the Site.
- Securing Access: All means of access, e.g. steps, ladders, must be secured/removed at the end of the day to prevent unauthorised persons and accessing hazardous areas.
- Report Hazards Immediately: Report any unsafe conditions or hazards to the site manager immediately.
- Emergency Procedures: Be familiar with and follow the site's emergency procedures.
- Smoking and Substance Use: Smoking is allowed only in designated areas. Possession or use of alcohol and drugs are prohibited.
- Violence and Threats: Zero tolerance for threats or violence.

WORKING HOURS

4.3 Works will take place during site hours to be agreed with MCC. It is anticipated the core site working hours for the demolition and construction works will be as follows:

- 07:30 to 18:00 weekdays and 08:30 to 14:00 Saturday; and
- No working on Sunday or Bank Holidays.

4.4 There will be appropriate management of working hours for noisier tasks.

SECURITY

4.5 The Principal Contractor will ensure the following measures are included in the detailed CMP(s) to ensure the Site is safe and secure:

- **Hoardings and Access:** Erect construction hoarding around the perimeter before work begins, with gated access. Banksmen will assist HGVs entering and exiting the Site, managing gate operations.
- **Authorised Personnel and Visitor Requirements:** Only authorised personnel are permitted on-site. Visitors must enter through the main entrance, report to the Construction Manager/Site Manager, and sign in and out to track the number of people on-site in case of an emergency. Visitors must undergo induction training, wear necessary PPE (safety helmet, hi-visibility attire, safety footwear), and be accompanied by a representative at all times.
- **Daily Checks:** Check hoardings and storage areas daily to ensure they are in good condition and secure. Keep all entrance and exit gates secure at all times.
- **Equipment Security:** Park all mobile plant/equipment safely and lock them in a designated area to prevent tampering. Keep keys to all plant/equipment in a secure location.

5. Environmental Control Measures

5.1 This section outlines the mitigation and management measures to be included in the detailed CMP(s). It also identifies proposed monitoring to assess the effectiveness of these measures.

CONSTRUCTION TRAFFIC MANAGEMENT

Access Routes

5.2 During construction, it is expected vehicles will access the Site via the A665 Cheetham Hill Road / Great Ducie Street onto Park Street. The Principal Contractor will confirm construction vehicle routing once appointed, depending on local conditions.

Site Parking

5.3 The labour force will be encouraged to use sustainable transport modes, including carpooling and crew buses, as well as local buses. On-site parking for construction workers will be restricted and made available to those construction personnel who need to carry heavy equipment or materials to the Site.

5.4 Limited parking spaces will be provided in the Fullerton Car Park which will be controlled using a permit system. Unapproved parking on public roads will not be allowed

Loading and Unloading

5.5 All goods deliveries will be directed to a designated area on-site where all vehicles will be unloaded and the materials taken to the appropriate storage area.

Vehicle Cleaning Facilities

5.6 Wheel washing facilities and other appropriate means will be used for vehicles leaving the Site to minimise the amount of mud and debris deposited on the road.

WASTE MANAGEMENT

5.7 Waste produced on-site will be subject to the Duty of Care under the Environmental Protection Act (1990)i as well as the waste hierarchy. It is the joint responsibility between the Principal Contractor and the Applicant to ensure that waste produced on-site is disposed of in accordance with relevant legislation. The transportation of waste to and from the Site twill also comply with the Duty of Care requirements.

5.8 The Proposed Development will seek to maximise the reuse of materials generated on-site, where possible, in order to minimise waste disposal. Additional intrusive site investigations may be required prior to construction commencing to identify any areas of contamination present on-site. Further soil sampling during construction activities will be undertaken for classification and disposal of waste soils, if required, and will follow the methodology described in the following two Environment Agency publications: Outline for the Classification of Contaminated Soils in Hazardous Wastes 2004, and Waste Acceptance at

Landfills: Guidance on waste acceptance procedures and criteria 2010. All soil sampling and testing will be undertaken in accordance with BS 10175: Investigation of Potentially Contaminated Sites: Code of Practice.

5.9 Waste materials will be disposed of by the contractor/s to appropriate recycling facilities or appropriately licensed landfills. The appropriate landfill for the disposal of any contaminated soil off-site will depend on the waste classification determined from the chemical analysis or Waste Acceptance Criteria testing, as necessary. The Site Manager will audit waste carriers and disposal facilities and maintain documentary evidence that these requirements are being met, including a register of waste carriers, disposal sites (including transfer stations) and relevant licensing details for each waste stream. Waste contractors who remove waste should be registered with the EA.

5.10 Materials used during the construction works such as oil, chemicals, cement, cleaning materials and paint have the potential to cause serious pollution. Therefore, the EA's Guidance for Pollution Prevention (GPP) notes and other relevant guidance will be followed during the handling, storage and use of such materials.

5.11 Procedures will be set in place to respond to any emergency incidents which may occur on the Site.

5.12 Waste from the construction phase will aim to meet the following targets:

- Non-hazardous construction waste construction waste (excluding demolition and excavation waste) not to exceed resource efficiency benchmark of 6.5 tonnes (or 7.5 sqm) of construction waste per 100 sqm of gross internal floor area;
- At least 80% (tonnage) of non-demolition construction waste to be diverted from landfill; and
- At least 90% (tonnage) of demolition waste to be diverted from landfill

5.13 A Resource Management Plan (RMP) will be developed, defining:

- Target benchmarks for resource efficiency in accordance with best practice;
- Procedures and commitments to minimise non-hazardous construction waste at design stage;
- Procedures for minimising hazardous waste; and
- Monitoring, measuring, and reporting of hazardous and non-hazardous site waste production.

5.14 All relevant contractors will be required to investigate opportunities to minimise and reduce waste generation in line with the Government aim of "Work towards eliminating all avoidable waste by 2050" through:

- Agreements with material suppliers to reduce the amount of packaging or to participate in a packaging take-back scheme;
- All work areas shall be maintained in a state of good housekeeping and no litter removed from all work areas. Regular maintenance of work and laydown areas

shall be undertaken to remove waste, wind-blown debris and dust or loose materials from footpaths and carriageways;

- Implementation of a 'just-in-time' material delivery system to avoid materials being stockpiled, which increases the risk of their damage and disposal as waste;
- Use of standard size components in design detailing to eliminate risk at source where possible to do so;
- Attention to material quantity requirements to avoid over-ordering and generation of waste materials;
- Re-use of materials wherever feasible, e.g. re-use of excavated soil for landscaping;
- Segregation of waste at source where practical;
- Re-use and recycling of materials off-site, where feasible, and where re-use on-site is not practical (e.g. through use of an off-site waste segregation facility and re-sale for direct re-use or re-processing);
- Skips will be colour coded and signposted to reduce risk of cross contamination and covered to prevent dust and debris blowing around the Site, these will be cleared on a regular basis; and
- Burning of wastes or unwanted materials will not be permitted on-site.

NOISE AND VIBRATION

5.15 All works must comply with BS 5228: Noise and Vibration Control and the construction and Open Sites Part 1: Noise and Part 2: Vibration. A regime of noise monitoring will be adopted by the appointed contractor over the duration of the works, above which consideration would be given to the use of alternative techniques and / or other means of controlling noise levels, if required by MCC. Readings will be recorded and kept on-site, and made available for review by MCC, if requested.

5.16 The primary method for the control of noise will be a Section 61 consent under the Control of Pollution Act 1974 ("COPA") with MCC. A Section 61 consent enables a contractor to carry out works which it is considered would exceed the agreed noise limits or must occur at times when such work is otherwise not approved.

5.17 The Principal Contractor and other contractors shall be required to plan their works to minimise noise where possible and implement further mitigations appropriate to their scope if noise limits are breached. Contractors shall notify the Principal Contractor in advance of any construction work associated with the Works which may generate elevated levels of noise. Should it be necessary at any time to exceed permitted or recommended noise limits, the LPA shall be notified in writing with details of any procedure which will exceed the stipulated noise levels and the duration of such procedures. If the period is expected to last more than 24 hours then local residents in noise sensitive locations shall be informed stating the reasons for the noise and expected duration.

5.18 In the event of any complaints, the procedure detailed in the CEMP shall be followed, and if necessary additional noise and / or vibration monitoring shall be carried out. Monitoring shall be carried out.

5.19 The following measures will be adopted to reduce noise and vibration during the works:

- Noisy plant or equipment will be situated as far as possible from noise sensitive buildings and orientated in such a way that noise is directed away from sensitive areas wherever possible;
- Application of the principle of Best Practicable Means as defined in Section 72 of the Control of Pollution Act 1974, by carrying out all work in such a manner as to reduce any disturbance from noise to a minimum;
- All plant brought on-site will comply with the relevant EC / UK noise limits applicable to that equipment or will be no noisier than would be expected based the noise levels quoted in BS 5228-1;
- Plant is to be properly maintained and operated in accordance with manufacturer's recommendations. Electrically powered plant is preferred, where practicable, to mechanically powered alternatives;
- Vehicles shall be required to comply with speed limits and roads shall be well maintained;
- When appropriate all mechanically powered plant will be fitted with suitable silencers. Items of plant on-site operating intermittently are to be shut down in the intervening periods between use;
- Where feasible, all stationary plant would be located so that the noise effect at all occupied residential and commercial properties is minimised and, if practicable, every item of static plant when in operation is to be sound attenuated using methods based on the guidance and advice given in BS 5228-1;
- Trade contractors would at all times apply the principle of Best Practicable Means as defined in Section 72 of the COPA and carry out all work in such a manner as to reduce any disturbance from noise and vibration to a minimum;
- The Proposed Development phase(s) or works will be surrounded by a hoarding, generally 2.4m high, which provides some acoustic shielding at ground level. The hoarding consists of plywood sheets or similar, with all knotholes, cracks and other joints sealed to minimise the escape of noise. It may be moved from time to time to suit the progress of the works;
- Siting of delivery compounds away from receptors where practicable and use of low noise techniques;
- Barriers (e.g. huts, acoustic sheds or partitions) will be used to reduce the levels of noise reaching noise sensitive receptors;
- Vehicles and mechanical plant used for the purpose of the works shall be fitted with effective exhaust silencers, maintained in good and efficient working order and operated in such a manner as to minimise noise emissions. The

contractor shall ensure that all plant complies with the relevant statutory requirements;

- Machines in intermittent use should be shut down or throttled down to a minimum when not in use;
- Compressors should be fitted with properly lined and sealed acoustic covers which should be kept closed whenever in use. Pneumatic percussive tools should be fitted with mufflers or silencers of the type recommended by the manufacturers;
- No part of the works nor any maintenance of plant shall be carried out in such a manner as to cause unnecessary noise except in the case of an emergency when the work is absolutely necessary for the saving of life or property or the safety of the works;
- In the event that it is not possible to erect hoarding around the Site due to the nature of the works, i.e. earth works, mobile hoarding will be erected to reduce the effect on receptors;
- The use of sufficient clear signage to ensure that construction vehicles use only designated routes;
- Strict control to prevent temporary parking on kerbside in the vicinity of noise sensitive receptors near the Site;
- Shouting and raised voices shall be kept to a minimum;
- Vehicles will not wait on the public highway with engines running;
- The site layout will be designed to minimise the need for reversing;
- Toolbox talks will instruct workers on noise and vibration issues; and
- A Site inspection will be undertaken daily to identify and rectify any issues which may increase noise and/or vibration.

LIGHT

5.20 Standard environmental management measures to minimise light pollution shall include, but may not be limited to:

- Use of controlled light distribution and luminaires with optic lens or shielding to limit undue light spill onto adjacent and surrounding areas;
- Use of luminaires with no distribution above 90 degrees; and
- Use of luminaires with limitation on visible light sources and use of luminaires projecting light in the horizontal plane. Use of luminaire shield where applicable to limit direct light onto sensitive receptors

CLIMATE CHANGE AND GREENHOUSE GASES

5.21 Standard environmental management measures to minimise any construction-related climate change and greenhouse effects shall include, but may not be limited to:

- Use of low (or zero) emission demolition and construction vehicles, plant and equipment in preference to high emission vehicles, plant and equipment;
- Use of modern, high efficiency luminaires throughout the construction compound;
- Prevention of vehicle, plant and equipment idling where practicable;
- Use of low carbon construction methods (e.g. avoidance of pallets, packaging) where practicable;
- Use of low embodied carbon construction materials where practicable; and
- Segregation of construction materials for re-use and recycling in preference to segregation for waste for energy recovery and/or waste for landfill, where practicable

AIR QUALITY, DUST AND ODOUR

5.22 The following good practice mitigation measures will be implemented to minimise the effects of dust produced during construction works which will be included within the detailed CMP(s). These include:

- Vehicles carrying loose aggregate and workings to / from site will be sheeted at all times;
- A dust management plan will be produced and adhered to;
- Implementation of design controls for construction equipment and vehicles and the use of appropriately designed vehicles for materials handling;
- Ensure all vehicles switch off engines when stationary within the Site so that there are no idling vehicles;
- Completed earthworks will be covered, seeded, or vegetated where appropriate and practicable;
- Regular inspection and, if necessary, cleaning of local highways and Site boundaries to check for dust deposits (and removal if necessary);
- Minimise surface areas of stockpiles (subject to health and safety and visual constraints regarding slope gradients and visual intrusion) to reduce area of surfaces exposed to wind pickup;
- Where appropriate, windbreak netting / screening will be positioned around material stockpiles and vehicle loading / unloading areas, as well as exposed excavation and material handling operations, to provide a physical barrier between the Site and the surroundings;

- During dry or windy weather, material stockpiles and exposed surfaces will be dampened down using a water spray to minimise the potential for wind pick-up;
- Use of dust-suppression techniques such as water sprays or local extraction, e.g. suitable local exhaust ventilation systems, for all operations;
- Ensuring that all construction plant and equipment is maintained in good working order and not left running when not in use. Avoid the use of diesel or petrol powered generators and use mains electricity or battery powered equipment where practicable;
- Restrict on-site movements to well within Site and not near the perimeter, if possible;
- No unauthorised burning of any material anywhere on-site; and
- Record all dust and air quality complaints and make complaints log available to MCC when asked.

ASBESTOS

5.23 In the event asbestos is suspected during work activities, work in the vicinity shall stop and the incident reported to the Principal Contractor. The area will be isolated and the process detailed in AA 426 41: Management of Excavation Works and Contaminated Land shall be followed.

ECOLOGICAL MANAGEMENT

5.24 Measures for the protection of ecological and arboricultural resources that will be adopted during construction works include the following:

- Demolition of building on site to be carried out in accordance with the Ecology report and recommendations.
- Construction Working Method Statements will be followed to ensure any impacts on species e.g. bats and nesting birds are not impacted.
- Should any ecological issues be identified during the course of development, consultation with the relevant statutory and advisory bodies such as Natural England (NE) and the EA will be undertaken as appropriate; and
- Construction lighting will be kept to a minimum by time and season to avoid impacts on nocturnal animals, notably bats.

5.25 Prior to the start of works commencing, all construction Site members will receive a briefing on the species and habitat protection measures by the Site Manager/Ecologist and will include reference to the following legislation

- Schedule 1, Part 1, of The Wildlife and Countryside Act 19811 (and amendments) lists birds protected by special penalties at all times. It prohibits intentional killing/injuring, taking, possessing, disturbing and selling (including parts and

derivatives, eggs, nests, etc. as applicable) as well as damaging, destroying or disturbing nests in current use or dependent young, etc.;

- Schedule 5 of The Wildlife and Countryside Act 1981 (and amendments) prohibits deliberate killing, injuring, taking, possessing, disturbing and selling (including parts and derivatives) as well as damaging, destroying or obstructing any structure or place of refuge of listed fauna, such as bat species;
- Under the Conservation of Habitats and Species Regulations 20172 it is illegal to kill, disturb, destroy eggs, breeding sites or resting places, to pick, collect, take cuttings, uproot or destroy in the wild as well as keep, transport, sell/exchange and offer for sale/exchange species listed;
- The Countryside and Rights of Way Act 20003 increases the protection given by The Wildlife and Countryside Act 1981 (and amendments). The offence to intentionally damage any structure or place that a wild animal listed in Schedule 5 of the Act uses for shelter or protection or deliberately disturbing any such animal while in such a structure or place is extended so that the offence also covers reckless damage or disturbance; and
- The Natural Environment and Rural Affairs Act 20064 Section 14 provides a list of Priority Habitats and Species that will be specially protected by the construction activities.

5.26 If during the construction works, any protected species (including, but not limited to badger, bats, reptiles, and nesting birds) are found on-site, work will cease, and the project ecologist will be contacted immediately.

5.27 To prevent the spread of invasive non-native species, any such species identified within or immediately adjacent to the Site during the construction works will be treated with caution and will be removed or avoided (with suitable barriers installed where necessary) as is deemed most appropriate.

5.28 Any construction lighting should be carefully installed to minimise potential disturbance and fragmentation impacts on sensitive receptors, with full details on lighting requirements and positions to be outlined within the Site-specific CEMP. Examples of good practice include:

- Avoiding lighting outside of construction hours or otherwise limiting to the minimum necessary;
- Limiting the lighting period to from one hour after sunrise until one hour prior to sunset to minimise disturbance to nocturnal species;
- Implementing controls to ensure lighting is only active when needed, with the use of timers or motion sensors as appropriate;
- The use of low-level bollard lighting in preference to columns, with consideration given to directional lighting to reduce light spill, e.g. by installing bespoke fittings or using hoods or shields. For example, downlighting can be used to illuminate features such as footpaths whilst reducing the horizontal and vertical spill of light; and

- Consideration of lamp specification, with preference given to warm white directional LED luminaires that have a maximum Colour Correlated Temperature (CCT) of 3000K, thereby reducing the levels of blue light which are known to be determinantal to bats.

MATERIALS MANAGEMENT, SOIL HANDLING AND LAND CONTAMINATION

5.29 The Site shall be handed over to the Principal Contractor with a construction platform ready for piling to commence. Spoil from excavations shall be deposited at an agreed location with the Principal Contractor. Handling of materials shall be in accordance with the Site Materials Management Plan and in line with good practice as detailed in AA 426 41 Management of Excavation Works and Contaminated Land.

5.30 Spillages and soil erosion will be minimised and controlled. Specific mitigation measures will include, but not be limited to:

- Storage of fuel, oils and chemicals will be within suitable bunded container on impermeable surface in accordance with GPP2ii and GPP8iii;
- Static machinery and plant will, where practicable, have integral drip trays of 110% of the capacity of the fuel tank;
- Subject to the nature of the material, stockpiled materials should be on an impermeable surface and covered when not in use;
- Dampening exposed soils and other measures as appropriate;
- Settled solids will be regularly removed and disposed of by an appropriate licensed contractor;
- The use of biodegradable oils and lubricants will be used, where practicable;
- Refuelling will be undertaken in a designated and lined refuelling area;
- Use of track mats to prevent unnecessary soils compaction, damage to vegetation, and/or erosions;
- No stripping of soils and / or vegetation clearance during periods of extreme rainfall (as defined by Met Office severe weather warnings);
- Machinery will be routinely checked to ensure it is in good working condition to reduce the risk of leaks;
- Any tanks and associated pipe work containing oils and fuels will be double skinned and be provided with intermediate leak detection equipment; and
- Any visual/olfactory signs of contamination encountered during excavation should be reported and investigated.

5.31 Ongoing liaison will be maintained with relevant regulators including MCC and the Environment Agency. This will ensure that, in the unlikely event of an accidental spillage, surface and groundwater will remain protected.

5.32 Control of sediments and potential pollution will be controlled by ensuring that:

- Sediment control measures, drains and potholes will be regularly inspected and cleared / infilled/ repaired;
- Covers will be used by lorries transporting materials to or from the Site;
- Where reasonably practicable, precast concrete will be used in preference to wet pouring of concrete;
- No concrete batching will be permitted within the Site. A washout facility will be available on-site for concrete delivery vehicles;
- Smaller equipment washout will occur in a lined and bunded area and all resulting liquid will be managed in the line with the Environment Agency's RPS 235;
- Cement/concrete mixes will be calculated to ensure that sufficient quantities are supplied (without needing to dispose of any excess) and that the cement/sand mix ratio will be monitored for consistency and suitability;
- Pouring of concrete for foundations will take place within well shuttered pour to prevent egress of concrete from the pour area; and
- Pouring of concrete or cement bound sand during adverse weather conditions will be avoided, where possible.

5.33 Welfare facilities will be provided on-site for construction workers. The flows will be collected and tankered from the Site for treatment and disposal at a suitably licenced facility.

5.34 A spill procedure will be documented, and spill kits kept in the vicinity of potentially hazardous materials storage areas. All staff will be trained on the use of these spill kits.

6. Conclusions

6.1 This Outline CMP outlines the mechanisms, management systems, plans and procedures to control environmental effects during the Proposed Development's construction. As an initial document, it will be updated with additional details once the Principal Contractor is appointed and construction methods are confirmed. Detailed CMP(s) will be produced in line with this Outline CEMP after planning permission is granted and will be agreed upon with MCC and relevant statutory consultees before starting the works.