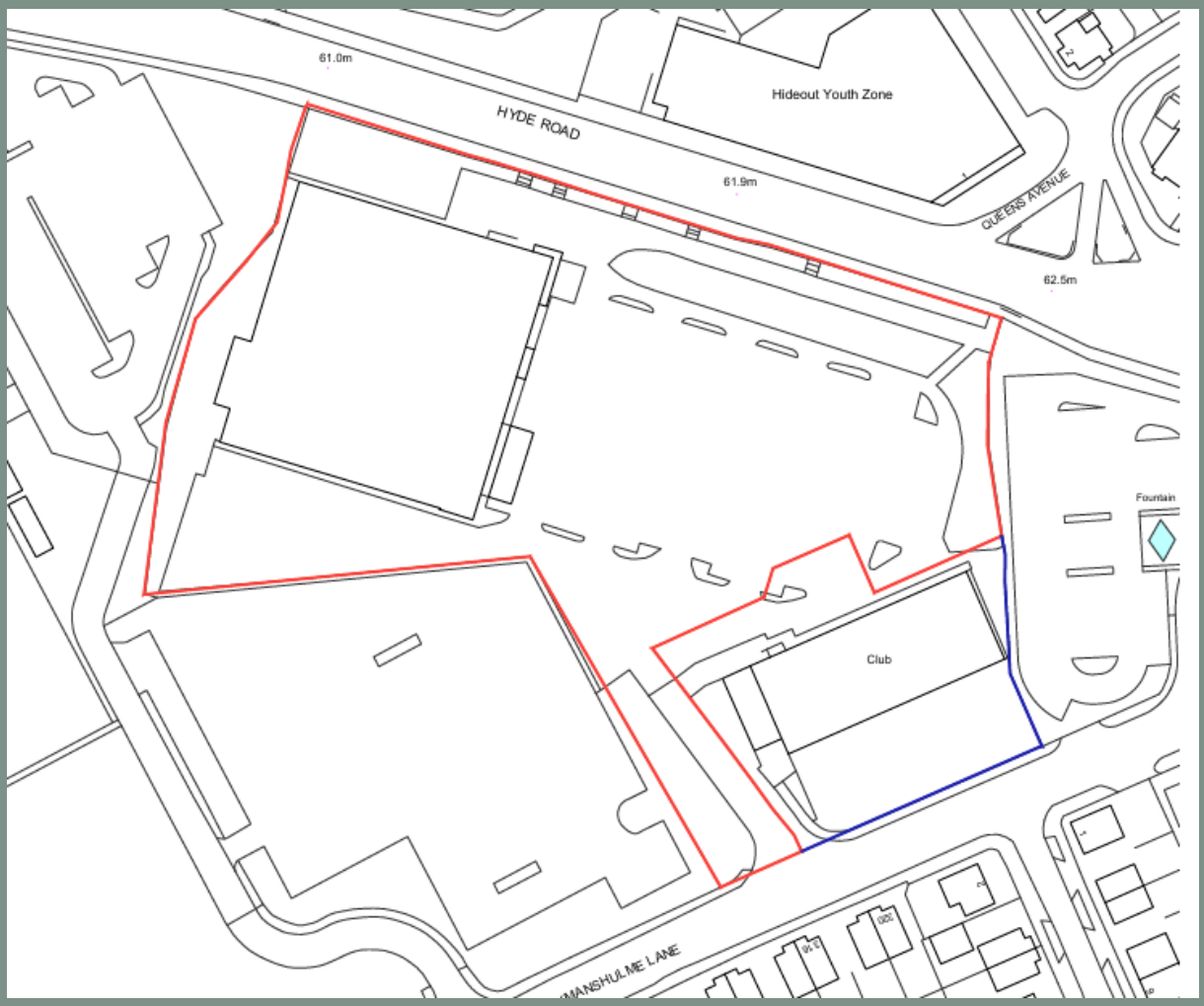
Buzz Bingo

Construction Environmental Management Plan

May 2026

Location: Kirkmanshulme Lane, Manchester, M18 7BA



KELLEN HOMES

Homes for Everyone

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1.0 Introduction

Background:

1.0 This Construction Environmental Management Plan [CEMP] has been prepared by Kellen Homes Ltd in order to mitigate and manage the associated environmental impacts relating to the development of land at the former Buzz Bingo site off Kirkmanshulme Lane , Manchester, M18 7BA.

1.1 The management of construction activities that can have significant environmental impacts will be required as part of the proposed development. This CEMP provides a framework for planning and implementing remediation, construction and service utility activities in a way which prevents, minimises, and controls their potential environmental impacts.

1.2 The document establishes the principles that will be incorporated into the development.

1.3 The practices outlined in this CEMP will be applicable for the remediation of the site, and the development of c.152 residential dwelling.

1.4 A development layout can be seen in Appendix 1

Proposed Development:

Erection of a residential development comprising 152 dwellings (Use Class C3a) together with landscaping, sustainable drainage features, pedestrian footways and highways, parking provision and other associated works

A Construction Environmental Management Plan will be developed to include the following butwill not be limited to the inclusions of:

- *Display of an emergency contact number(s).*
- *Details of suggested Wheel Washing/management.*
- *Dust suppression measures.*
- *Compound locations where relevant.*
- *Location, removal and recycling of waste.*
- *Routing strategy and swept path analysis.*
- *Consultation with local stakeholders for the duration of the construction period.*
- *Parking of construction vehicles and maintenance of supply chain deliveries to prevent congestion as far as practicable.*
- *Sheeting over of construction vehicles when leaving site as necessary.*

Objectives of this CEMP:

This CEMP provides the details of the measures that will be implemented to minimise and mitigate the construction traffic and the associated environmental impacts from the development. The primary objective of the CEMP is to ensure that the relevant provisions set out by Manchester City Council are met and the amenities of neighbouring stakeholders are protected during the works.

Kellen Homes Limited committed to ensuring measures are in place to minimise and mitigate any potential impacts on the environment during the construction phase and development of the scheme.

The CEMP has been developed considering the overall environmental objectives of Kellen set out in existing company Environmental Policies and will comply with relevant legislation. Copies of the Kellen Homes' Environmental Policescan be provided on request.

Health and Safety Management:

1.5 Kellen Homes are committed to promoting a positive safety culture. The enforcing authority for health and safety on construction sites is the Health and Safety Executive who will be notified of all construction works prior to their commencement on site.

1.6 The main contractors will maintain a register of accidents, incidents, near misses and complaints. Contractors failing to maintain the required safety standards will be excluded from the approved tender list for future work.

1.7 All works will be legally compliant and all Codes of Practice and site rules relating to the works will be observed at all times.

1.8 Notices will be placed on the site entrances, and these will provide the public with details of emergency contact information. Details of the site manager and health and safety director will be provided on notices at the entrance of the site.

2.0 Construction Environmental Management Plan:

2.0 This section of the report addresses the key elements relating to construction management protection measures.

(i) Timing of construction activities.

2.1 All construction activities at the site will be limited to the following hours.

- Monday to Friday between the hours of 07:30 and 18:00 hours.
- Saturday between 08:30 and 14:00 hours.
- No deliveries or piling works to take place outside the hours of 07:30 and18:00 hours Monday to Friday.
- No deliveries or piling works to take place outside of the hours of 08:30 and 14:00 hours on Saturday.
- No working on Sundays or Bank Holidays.

2.2 There may be limited occasions where working is required outside of the above hourshowever this will only take place with formal prior agreement from the LPA. All local residents would be informed of any changes by way of a letter drop in accordance with the community engagement strategy.

2.3 Quieter activities which are carried out inside buildings such as electrical works, plumbing and plastering may take place outside of the agreed working times so long as they do not result in significant disturbance to neighbouring occupiers

(ii) Compound Location and Delivery Route:

2.4 A copy of the site compound and parking plan has been submitted as part of this application (see Appendix 7 and 8).

2.5 The site entrances will be provided along the existing site access on Kirkmanshulme Lane.

2.6 A limited amount of car parking will be situated on site where possible, some off-site parkingmay have to be sought to accommodate all of the vehicles.

2.7 All delivery vehicles will access the site from Kirkmanshulme Lane . This will also be used for vehicles egress.

2.8 Vehicle egress out of the site will be onto Kirkmanshulme Lane and then left onto Hyde Road. Access out of the site will be assisted by a banksman when required.

2.9 A swept path analysis has been undertaken for the access into site and is shown in appendix 9.

(iii) Compound Location and Delivery Route:

2.10 Vehicle egress out of the site will be onto Kirkmanshulme Lane and then onto Hyde Road. Access out of the site will be assisted by a banksman when required.

2.11 All vehicles must be brought into site in a forward gear and leave in a forward gear where possible. If a vehicle has to reverse into or out of the site, banksmen will be used to marshalvehicles in or out.

2.12 As required, the Banksman will be in communication with the haulage contractors regardingdeliveries (e.g., Brick/Block, plant and materials) to ensure there is no backlog of deliveries along Kirkmanshulme Lane and internally within the site.

2.13 The Site Manager will arrange for deliveries to occur outside of peak AM and PM school collection times. This further minimizes congestion along Kirkmanshulme Lane.

2.14 If deliveries are anticipated to clash with school drop off and pick up, the site manager will reschedule the delivery outside of peak traffic flow times.

2.15 Bulk material storage is to be provided within the compound area. The fuel storage tank is to be located adjacent to the bulk material storage areas and will be double bunded with a drip tray to stop leaks complete with spill kits. No materials are to be stored on container roofs at any time unless suitable edge protection is in place and regularly inspected.

2.16 All fuel storages will be double bunded and with drip trays. No fuel storage will be permitted over culverts to prevent the spillage of fuels into culverted water courses.

2.17 All lifting operations will be carried out under the supervision of certified Slinger/Banks man(CITB Construction Skills CPCS). They must be provided by the appointed sub-contractor. Abnormal loads and deliveries should be agreed in advance with the site management.

(iv) Erection and Maintenance of Site Hoardings, Display of Contact Details and Signage:

2.18 The site will be enclosed by standard, hard wearing Heras fencing with a Monaflex covering along all road frontages. An example of the type of fencing to be used is shown in Appendix 2 of this document. If required, this hoarding will be set back by 1.5m from the existing highway to prevent visibility splays for construction vehicles when exiting the site.

2.19 The extent and condition of the fencing will be checked on a daily basis by the site manager/construction team on site with any broken or missing panels being replaced and made good prior to the end of the corresponding day.

2.20 The site will have out of hour's security. This will reduce any threat of crime and damage.

2.21 Emergency contact details will be placed at the site entrances should a member of the public require assistance or to notify Kellen Homes of any issues.

2.22 Additional emergency contact details will be placed along the Kirksanhulme Lane and Hyde Road boundary.

2.23 Construction traffic warning signage will be placed along Kirkmanshulme Lane. This will inform residents and the public of construction traffic along this route

(v) Measures to prevent dirt on the highway:

2.24 All vehicles leaving site will have visual inspection prior to leaving the site.

2.25 Any vehicles which are found to be holding excessive dirt will have their wheels cleaned and the dirt removed using a jet wash inside the compound, once the vehicle is deemed suitably cleaned it will be allowed to leave site.

2.26 All deliveries to site and construction traffic are to utilise hard-standing areas. This will negate any material being tracked throughout existing roads.

2.27 Road sweeps are to be booked as and when required.

2.28 Vehicles transporting dirt / material from site to be fitted with covers to prevent excess dirt from being spread onto the highway.

2.29 Photographic dilapidation surveys of the highway and public highways will also take place fortnightly by the site manager to ensure that public highways are free from dirt.

(vi) Dust and Air Quality Control Measures:

2.30 Photographic dilapidation surveys of the highway and public highways will also take place fortnightly by the site manager to ensure that public highways are free from dirt.

2.31 Monaflex netting on the Heras fencing will be used in order to reduce the potential for dust leaving the site. This netting will be dampened down to catch dust.

2.32 During dry spells care will be taken to dampen down parts of the site and stockpiles of material by way of a water reservoir fitted to a forklift truck.

2.33 Mobile Sprayers will also be implemented to dampen down the Monaflex covering and stockpiles, examples of the above are provided in Appendix 3.

2.34 To further manage air quality, all dust complaints will be recorded and actioned by site management. If subcontractors are not adhering to HSE and COSHH regulations regarding dust suppression, disciplinary action will be taken.

2.35 In addition to the above, the following measures are also to be implemented:

- Wetting down of cutting processes.
- Impose and signpost a maximum-speed-limit of 15mph on surfaced and 10mph onunsurfaced haul roads and work areas.
- Ensure all engines from construction vehicles are switched off and not idling.
- Stakeholder Engagement plan in the form of letter drops to notify nearby residents that construction work will be undertaken at given time periods.
- Enclosure of skips where practicable.
- Ensure Monaflex Sheeting is clean and damped down regularly.
- Covering of wagons with sheets leaving the site when necessary.
- Road sweeping where appropriate.

(vii) Dust and Air Quality Control Measures:

2.36 Sub-contractors are responsible for removal of their own waste from site, this is to be discussed at procurement/pre-start.

- All timber is to be placed in a timber only skip.
- All Plasterboard is to be placed in plaster only skip.
- All Brick / Rubble etc. is to be stockpiled on site until a sufficient amount can be broughtto a crusher to generate 6F2, or to be moved by wagon to an adjacent site to be crushed.
- A pallet collection scheme is in operation.
- All metal will be collected by and recycled where appropriate.

(viii) Measures to Prevent Noise & Vibration:

The principles of Best Practicable Means will help to minimise the noise levels during construction in accordance to the recommendations for control of noise and vibration on construction sites as set out in BS: 5228.

2.37 The Noise and Vibration strategy has been formulated in accordance with Best Practice Means as defined in Section 72 of the Control of Pollution Act 1974 and Section 79 of the EnvironmentalProtection Act 1990 as those measures which are:

- *"Reasonably practicable having regard among other things to local conditions and circumstances, to the current state of technical knowledge and to financial implications".*

2.38 The overarching principle is the noise and vibration control at source with the selection where possible, the use of, quiet and low vibration equipment, a review of construction methodology to consider quieter methods, the location of equipment on site, the control of working hours, the provision of acoustic enclosures and the use of less intrusive audible warnings such as broadband vehicle reversing alarms.

2.39 For this development, the following approach is considered appropriate.

- The Contractor's Site Manager will oversee the employment of measures for the control and monitoring of noise and vibration, all operations which are prone to noise levels in excess of 65-75 Db will have noise monitors at the boundary and all reasonable measures to minimise the noise will be employed , all construction activities on site will adhere to Manchester City Council's construction hours.

2.40 For this development the following approach is considered appropriate:

- The Contractor's Site Manager will oversee the employment of measures for the controland monitoring of noise and vibration.
- Operational hours generating noise and vibration will be restricted to:
- Monday - Friday 07:30 – 18:00 and Saturday 08:00 – 14:00.
- No deliveries or piling will take place outside the hours of 07:30 to 18:00 Monday to Friday or 08:30 to 14:00 on a Saturday.

2.41 Noise and vibration will be controlled and limited so far as reasonably practicable so that sensitivereceptors are protected from excessive noise and vibration arising from construction.

2.42 The use of self-charging generators on the site to prevent noise being generated through the night by being able to switch from diesel to stored electric power.

2.43 Acoustic enclosures may be required in sensitive locations such as near generators.

2.44 Hydraulic plant will be used in preference to pneumatic plant where possible.

2.45 Plant and equipment will be maintained in good working order and fitted with silencers and acoustic panels where appropriate.

2.46 Certain activities may extend outside of normal working hours to enable safe working or becauseof unforeseen events. The Environmental Health Team will be contacted to agree the activities if required.

2.47 Quieter activities which are carried out inside buildings such as electrical works, plumbing and plastering may take place outside of the agreed working times so longas they do not result in significant disturbance to neighbouring occupiers.

2.48 Vibration monitors are on all Piling Rigs. Piling triggers on plant are set at 8mms and 10mms. Works will stop if triggers exceed 10mms.

(ix) Surface Water Run-Off:

2.49 Measures will be implemented, maintained, and monitored in order to comply with the Water Regulations Act (1991) section 85 and associated Regulations.

2.50 All surface water drainage from impermeable areas and roads shall pass through trapped gullies prior to being discharged into any watercourse. These drains will be blocked with straw bales or terram Kerbing or temporary bunds. These will be provided to prevent run-off to nearby watercourse.

2.51 There shall be no discharge of foul or contaminated drainage from the site into either ground water or any surface waters, whether direct or via soakaways. No pumped water shall be discharged into the live drainage system without having been filtered through a silt interceptor.

2.52 If dewatering is required as part of the construction process, pumped surface water should be disposed of appropriately according to EA Pollution Prevention Guidelines.

2.53 Any disposal of surface water generated on site during construction to controlled waters will require consent from the EA.

(x) Measures To Prevent the Pollution of Watercourses:

2.54 Refuelling will occur in designated areas on an impermeable surface away from any drainsor watercourses. Spill kits will be available in the event of an accident and will be kept in therefuelling area.

2.55 Off-site works such as drainage and utility connections will be undertaken by

responsible sub-contractors with the correct 'Road Opening Notices' in place, alongside the associatedMethod Statements.

2.56 The drainage connections will be undertaken within the site to existing drainage along Kirkmanshulme Lane. Similarly, utility connections (gas / electric / water) will be undertaken within the existing footpaths adjacent to the proposed development.

(xi) Community Engagement Strategy:

2.57 Any complaints will be logged in a dedicated file and will be actioned by the Site Manager. If not resolved by the Site Manager, then the complaint will be escalated to the Construction Director, Health and Safety Director then the Managing Director.

2.58 Prior to the commencement of the development a letter drop will take place to all localresidents, nearby businesses, outlining the following:

- Proposed start date for construction and anticipated duration of build.
- Proposed hours of construction.
- Contact details (Name/Position/Contact number or email where appropriate) forany issues or complaints to be logged and for in the event of emergencies.
- If required a presentation will be undertaken to any primary school in the area to highlight the "dangers on a construction site" this presentation will encourage children to stay away from the site.

2.59 During the course of the development, letter drops will occur at key milestones, for example when piling activity is taking place or when deemed necessary by the business to inform residents of any changes to work practices.

2.60 The areas to be covered by the letter drop are to be confirmed.

2.61 In addition to the above measures, prior to the development and during the development period, photographic dilapidation surveys are to be undertaken periodically by the site manager to ensure that carriageways abutting the site are kept clean and free of slip hazards.

3.0 Ecology and Wildlife:

(xii) Measures to Protect Birds and Trees:

2.62 All wild birds are protected under the Wildlife and Countryside Act 1981. It is an offence to: kill, injure or take wild birds take, damage or destroy the nests of species that reuse them, such as osprey take, damage or destroy a nest that's in use or being built take or destroy the egg of any wild bird possess or control any wild bird (alive or dead) possess or control an egg or any part of an egg of a wild bird

2.63 Subject to the start on site, trees will only be removed outside of the nesting bird season (1st March to 31st August). If the start on site is within bird nesting season, a suitably experienced ecologist will be appointed to carry out a bird nesting survey.

2.64 If nesting birds are identified, a buffer zone will be established around the effected tree. No felling work will commence in the immediate area until the youngest bird has left the nest. The measures to protect trees are established in Appendix 4.

(xiii) Measures to Protect Badgers:

2.65 Badgers and their setts (tunnels and chambers where they live) are protected by the Protection of Badgers Act 1992. It is an offence to take, injure or kill a badger - or attempt these actions treat a badger cruelly interfere with a badger sett possess or control a live badger mark or ring a badger.

2.66 If development does not commence until 12 months of the decision notice being issued, an updated badger check will be undertaken by a chartered ecologist.

2.67 Reasonable avoidance measures will be implemented if badger sets are found on site these will include, but are not limited to the following:

- During construction, fencing will be installed to protect the sett area. The fences will be elevated to allow badgers to pass underneath them.
- A 30m no construction zone will be implemented around the sett area.
- During construction, no artificial light will be deliberately angled towards the direction of the badger set.

(xiv) Measures to Protect Bats:

2.68 Prior to felling works, the ecologist will also survey all trees for bat roost potential. If bats are identified, no works on the tree(s) shall commence.

2.69 Lighting on the development will be directed away from any trees where bats have been identified. This is to prevent light from being spilled into bat roosts and potentially harming the bat.

2.70 No works shall commence on trees identified with bats unless a license from natural England has been issued for the removal of the bat.

(xv) Measures to protect Hedgehogs and small Mammals:

2.71 A toolbox talk will be provided by the ecologist in respect of Hedgehog legislation. Hedgehogs are protected by British law under Schedule 6 of the Wildlife and Countryside Act 1981, making it illegal to kill or capture them. They are listed as a Species of Principle Importance in England under the Natural Environment and Rural Communities (NERC) Act 2006 Section 41.

2.72 Material storage shall discourage hedgehogs taking to the storage by the following means:

- All storage to be off ground for example the use of elevated stillages.
- No tipping of rubbish and a clean site policy to be used.
- All material storage to be checked daily by the site manager or appointed representative for the presence of small mammals.
- Any netting brought onto site shall be stored off ground to avoid entanglement of animals. General avoidance measures shall consist of:
- Noise and vehicle movements at the site will always be kept to a minimum.
- Where any trenches or other excavations are to be left open overnight, these would be surveyed the following day prior to additional works. If mammals arepresent, works will not commence until the mammal has moved.
- A tidy works area would be maintained during construction and any hazardous substances would be fenced off to remove any animal hazards from the site.

2.73 Material storage shall discourage hedgehogs taking to the storage by the following means:

2.74 To prevent the harm of mammals on site, all vegetation clearance will take place outside of the hibernation period (March to October). If clearance work does take place during the hibernation period, an ecologist will inspect vegetation on site for small mammals.

2.75 Vegetation will then be cut to 20cm in height and inspected again by an ecologist, when it has been identified that there are no small mammals present, clearance works will continue.

2.76 All trenches on site will be required to provide a access ramp out of the trench, this will consist of a piece of wood placed at 45 degrees to allow mammals to exit the trench.

2.77 Where trenches cannot be provide ramps out, they will be covered and inspected prior to trench works resuming at that location. Prior to infilling, small mammal checks will be required to prevent harm to mammals on site.

4.0 Conclusion:

2.78 The overall objective of this Construction Environmental Management Plan has been developed to ensure that throughout the construction process, the following fundamental goals are all met so far as practicable: exemplary environmental practice; protection of the interests of local residents, amenity; and efficient, economic and timely construction practice.

Appendix 1 – Development Layout:



Appendix 2 - Heras Fencing with Monaflex Sheeting.



Appendix 3 – Damping Down to prevent dust:

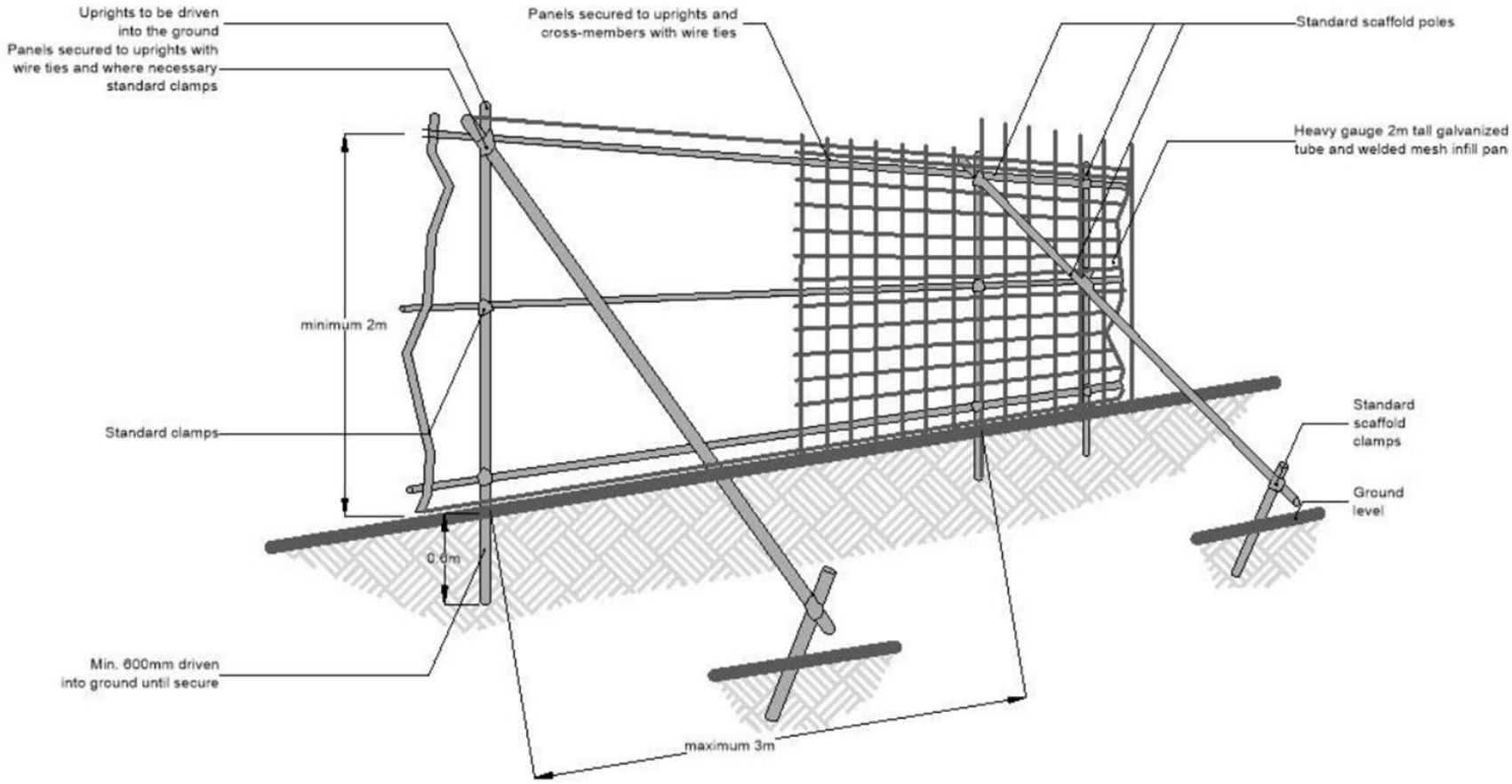






Appendix 4 – Tree Protection Measures:

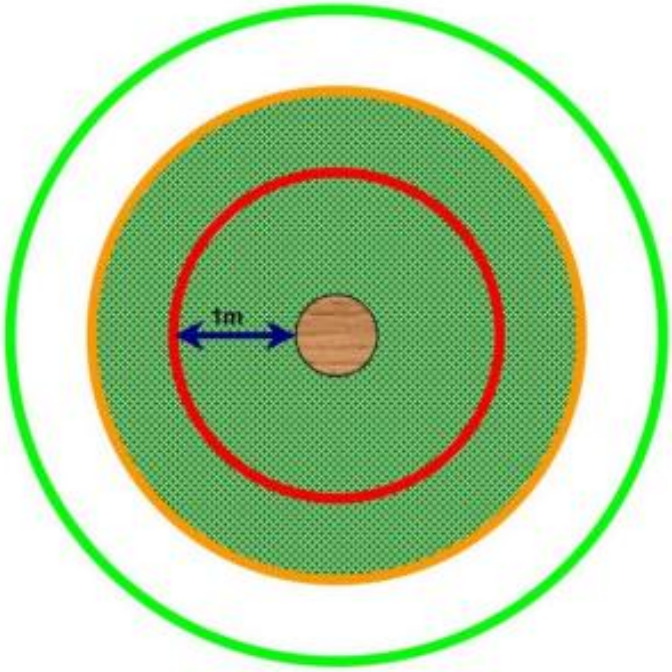
12.1 **Default specification for protective barrier**



Appendix 5 – Tree Easements

NJUG Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees

FIGURE 1 – Tree Protection Zone



Key

Trunk of tree

Canopy or branch spread

PROHIBITED ZONE – 1m from trunk. Excavations of any kind must not be undertaken within this zone unless full consultation with the local authority Tree Officer is undertaken. Materials, plant and spoil must not be stored within this zone.

PRECAUTIONARY ZONE – 4 x tree circumference. Where excavations must be undertaken within this zone the use of mechanical excavation plant should be prohibited. Precautions should be undertaken to protect any exposed roots. Materials, plant and spoil should not be stored within this zone. Consult with the local authority Tree Officer if in any doubt.

PERMITTED ZONE – outside of the precautionary zone. Excavation works may be undertaken within this zone, however caution must be applied and the use of mechanical plant limited. Any exposed roots should be protected.

Appendix 6 – Traffic Management Plan:



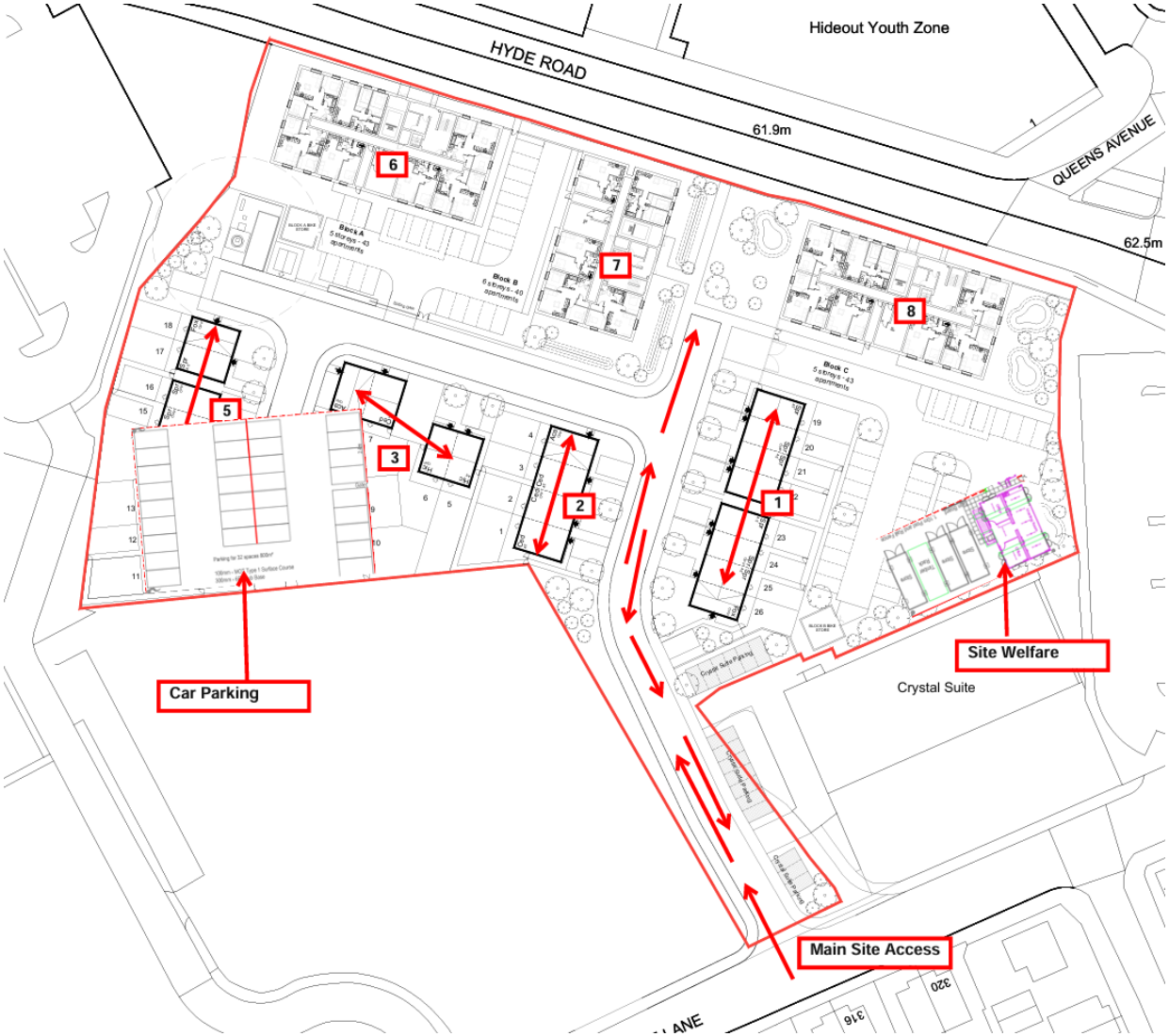
Appendix 7 – Compound Plan

with 3 canteens at lower level, 2 offices and one meeting room located above, 1 no. drying room and a large toilet block, car park will be carried out at this development



Standard C Compound

Appendix 8 – Build Route Plan:



Appendix 9 – Swept Path Analysis:

