CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN

Version 1 – June 2026

FOR

Former Whitehouse Club
Middleton Road, Manchester M8 4JZ

Planning Ref: 131045 / FO / 2021

Introduction

This Construction Environmental Method Statement (CEMP) has been produced by Wain Homes (North West) Limited for the construction of 50 new homes and associated infrastructure on the site of the former Whitehouse Club – off Middleton Road, Crumpsall in Manchester.

This document addresses Condition No. 8 of the developments Planning Permission.

The CEMP is a live document carried throughout the construction phase and may require revision during the course of the development to reflect any changes in legislation, standards and guidance or other issues such as complaints. Any revisions will need to be agreed with the Local Planning Authority (Manchester City Council).

The development will be constructed in line with the following information:

Proposed Programme:

Start Date: October 2026
Estimated Completion: October 2028

Site Security

Before any operations commence, security fencing will be erected around the construction site area by experienced operatives – this will be specified as Heras Fencing positioned on timber posts. The fencing will be inspected as part of our weekly temporary works inspections or following adverse weather conditions throughout the life of the building program for signs of dilapidation and maintained and repaired as necessary. All statutory health and safety signage will be erected in prominent positions and the construction area will be secured outside of the permitted working hours.

Communication

In accordance with Section 4 of BS 5228-1:2009+A1:2014, before any works begin, we will write to the adjoining residents introducing the new development in the first instance *(please see draft letter in appendix 2)* advising them of the works to be undertaken, timescales, and permitted working hours. We will also provide emergency contact details. At present, no work or deliveries are anticipated to be outside of normal working hours which are noted below:

Monday to Friday – 08:00 to 18:00
Saturday - 08:00 to 13:00
Sunday/Public and Bank Holidays - No Working

Emergency Working Hours

In the event of an emergency that requires action / works outside of normal working hours, every conceivable mitigation measure will be implemented to avoid causing nuisance to local existing residents. Any emergency work outside of the stated working hours will be kept to an absolute minimum and works will only take place that are necessary to alleviate the emergency situation. Any works occurring to address an emergency situation will be reported to the local authority within 24 hours of the works being carried out with an explanation as to why the work was necessary.

If on rare occasions out of hours work is required, but not in an emergency situation, this will be agreed in writing with the Local Authority in advance and will justify the reasons the extended hours are required and detail all control measures to ensure a Best Practicable Means standard is achieved.

Complaint Management Procedure

On the commencement of the development, all complaints will initially be directed to the contact details on the resident's letter which will be Wain Homes Customer Care department. Once the construction team takes over from the initial contractors, site-specific contact details will be issued to the surrounding residents and all complaints will be recorded in a development logbook. All complaints will be investigated by site personnel in the first instance and the logbook updated with the resolution output. Any complaints / issues raised relating to environmental health (dust/ dirt / noise) will be relayed to the Environmental Health Officer at the local authority if deemed necessary.

General Construction Controls

Site Operatives and Visitors – Parking of Vehicles

It is proposed to construct a compound on the position of plots 45 to 50, finally moving to a smaller compound setup adjacent to plot 1 – these positions are detailed in appendix 4. The compound will contain welfare facilities including 'drying rooms', toilets, site offices, canteens, car parking areas and a material 'laydown' area.

As the project works progress, any change to the compound location will be communicated to the local authority by the submission of an updated version of this Construction Environmental Management Plan.

Vehicle Access and Restrictions

Access to the development works will be off Middleton Road and along Dapple Drive.

Traffic Restrictions and Traffic Routing Plan for the wider highway network.

A development delivery route plan can be viewed within appendix 4. No specific traffic route restrictions have been identified although a bridge does exist in the vicinity of the site entrance with a limiting height of 16 feet which will be communicated to our contractors and suppliers as a precautionary measure.

Signage

Sufficient signs for the size and complexity of the project will be erected both on and off site prior to the commencement of the project. All road signage will comply with Chapter 8 of the Traffic Signs Manual and will be adequately checked and supervised by personnel with NRSWA Accreditation (Supervisory level). A record of regular inspections will be maintained as per the developments health and safety management system.

Storage of plant and materials used in constructing the development

Storage on site will be within the compound area which will be secured by 2m high security fencing with lockable gates. The gates will remain closed when the compound is not in use and the gates locked at the end of each working day. *(See Site Compound Layout Dwg No. in Appendix 3).*

Materials will be maintained at a minimum level and will be kept within the storage area until they are ready to be used, in line with the developments construction management plan.

Specialist oils and chemicals will be stored in the locked steel containers as indicated on the site compound layout plan. The storage of plant will be within the construction area which will be fenced off from the general public.

Keeping the Adjoining Roads Clean

Mud and debris on roads is one of the main environmental concerns and safety problems arising from construction sites. We will ensure the surrounding roads are kept clean by carrying out regular inspection and when necessary employing road 'sweeper' vehicles to assist.

In particular, during the construction of road and sewers and initial foundations, Wain Homes will ensure that the potential for the spread of mud or debris is adequately controlled. This will be monitored by our internal Management teams as well as our external Health, Safety and Environmental Advisors (Safety Services UK) who we employ to conduct a monthly site HS&E inspection. For further information please see Wheel Washing Document in Appendix 7.

We will also insist on all skip or muck shift type wagons being fully sheeted to minimise the risk of any mud or debris over-spilling onto the highway.

Sustainability

Where practicable, we seek to source green energy providers for the construction phase. We strive to procure local contractors for the project therefore minimising transport costs and impact on the local environment.

A waste management plan will be implemented on site, with segregated waste being removed from site to be recycled or waste recycled on site when possible.

Construction site waste is to be minimised (diverted from landfill) by re-using materials on site, returning waste to the supplier were practical for recovery or recycling. Materials will be measured prior to ordering during construction and careful consideration will be applied when cutting materials to minimise waste.

Measures for controlling the use of lighting

Temporary lighting will be placed within the compound and sales areas but this will be designed to avoid light spill and directed away from boundary vegetation and existing residents property. Street lighting will be erected as the development progresses but this will be designed adhering to all statutory guidance and be subject to approval by the highways authority.

Measures to control the emissions of dust – Dust Management Plan

A copy of Wain Homes dust management plan along with a site-specific risk assessment for the management of dust for the development can be found in Appendix 6. The risk assessment details the control methods to be adhered to on-site including an adequate water supply to ensure there is means to suppress dust that is generated as part of our work.

In addition, Best Practicable Means will be implemented to ensure the minimal release of dust entering the atmosphere and/or being deposited on nearby receptors. Particular attention will be made to operations which must unavoidably take place close to the site boundary and other sensitive receptors. Our Dust Management Plan will include:

- A dust control Risk Assessment undertaken to identify construction activities that could generate dust emissions and to inform the selection and implementation of appropriate mitigation measures – see draft example at Appendix 6
- All dust and air quality complaints will be recorded and causes identified. Appropriate measures to reduce emissions in a timely manner will be taken
- Any exceptional incidents that cause dust and/or air emissions will be recorded and the action taken to resolve the situation.

- If relevant, liaison with other construction sites within 500m of the site boundary, to ensure plans are coordinated in term of off-site vehicle movements
- Site inspections to be increased when activities on site are ongoing that have a risk of generating dust
- All stockpiled material will be 'sealed', covered or fenced to prevent wind whipping
- Cutting, grinding or sawing equipment will only be operated when appropriate dust suppression / extraction measures are in place
- Bonfires or burning of waste on site will not be permitted
- The use of chutes and covered skips will be employed at all times
- Wheel wash facilities will be made available during periods when transfer of mud from the site is anticipated.
- Material delivery vehicles entering and leaving the development will be covered to prevent escape of materials during transport
- Hard surfaced haul roads will be established at the inception of the development

Control of Noise & Vibration

As per Section 8 of British Standard 5228: 1:2009+A1:2014 , there are many general measures that can reduce noise levels at source, which are undertaken as normal on all Wain Homes developments, such as:

a) avoiding unnecessary revving of engines and the switching off of equipment when not required;
b) keep internal haul routes well maintained and avoid steep gradients, where possible;
c) minimising drop height of materials;
d) start-up plant and vehicles sequentially rather than all together.

Best practicable means to minimise noise and vibration from the site will always be employed and special consideration shall be given to Part 1, Section 5 of British Standard 5228: 1:2009+A1:2014 Noise Control on Construction and Open Sites, especially:

- Work programmed to minimise noise at unreasonable hours, e.g., in accordance with the planned working hours noted. No work shall be permitted at any other time (including Bank Holidays).
- Noisy plant and equipment shall be sited as far as possible from noise sensitive buildings. Quiet types of plant, vehicles and equipment shall be used where practicable; plant vehicles and equipment shall, where possible, be fitted with silencers, acoustic hoods or covers which should be kept in good order and used at all time.
- Plant, vehicles or equipment used intermittently should be shut down or throttled down to a minimum when not in use.
- Care should be taken when loading or unloading vehicles, dismantling scaffolding, etc, to minimise impact noise.
- Access to the site should be so sited to minimise disturbance to persons in noise sensitive buildings by vehicles entering or leaving the site.
- Any pneumatically operated percussive tools shall be fitted with approved mufflers or silencers, which shall be kept in good repair.
- Careful consideration will be given to the type and use of generators as well as the positioning of them.
- Should justified complaints be received or if requested by the Local Authority, construction noise assessments will be undertaken by a reputable acoustic consultant and the report made available to the Environment Health Department. Noise assessments will adhere to the guidance and methods contained within BS5228:2014 Code of Practice for noise and vibration control on construction and open sites.

Piling Works

If piling works are specified as part of the project foundation works, Wain Homes will ensure that local residents are suitably informed prior to the operation and also ensure they have contact numbers available should they have any concerns prior to an during the works.

Best Practicable Means (BPM)

As part of the 'CEMP' monitoring process, the construction team will keep a formal record / logbook of any environmental complaints received relating to noise, vibration and / or dust. Wain Homes will endeavor to address each complaint, and where required, investigate and identify the cause and record any mitigation measures taken to deal with the issue raised.

Should there be continued complaints regarding specific plant / machinery, we will refer to Annex B of British Standard 5228: 1:2009+A1:2014 for guidance.

Environment & Ecology

Ecology

Wain Homes will appoint a project ecologist to assist and provide advice during the pre-construction and phases of the project.

Protection of Trees, Shrubs and Hedgerows

An Arboricultural Impact Assessment associated with the land has been completed.

In accordance with the assessment, during the construction phase, temporary protective demarcation fencing will be used to protect the hedgerows, trees and shrubs to be retained. This fencing will extend outside the canopy of the retained trees and will remain in position until all areas have been developed to ensure protection is provided throughout the construction phase.

Signage will be displayed on each fence line stating that no persons should attempt to move the fencing or work beyond it without the permission of Wain Homes Site Management team.

Method statements for working in close vicinity of tree's to be retained will be implemented prior to any works of this nature.

No tree felling, tree works or works to hedgerows shall take place during the optimum period for bird nesting (March to August inclusive) unless a survey has been undertaken by a suitably qualified person immediately prior to any clearance, has been submitted to and approved by the local planning authority, demonstrating that nesting / breeding boards have been shown to be absent.

A copy of the development tree protection plan can be found in appendix 8.

Protection of Ponds

No ponds have been identified on the land.

Lighting

The lighting scheme to be used at the site will involve the use of appropriate products and screening, where necessary, to ensure no artificial lighting shines over retained and new habitats.

Reasonable Avoidance Measures for the Protection of Amphibians and Other Wildlife

The following Reasonable Avoidance Measures Method Statement will be applied prior to and during the construction phase of development:

All site personnel will be made aware of this Reasonable Avoidance Measures Method Statement.

- Should any Great Crested Newt *Triturus* cristatus, or any other protected species, be found during clearance or construction, work will stop and a licensed ecologist will be contacted immediately.
- Prior to construction work starting on site, a toolbox talk will be given by an ecologist to all construction personnel. The construction team will nominate a lead member of the team to ensure the RAMS are carried out daily.
- An ecologist will be on call throughout the construction phase.
- A copy of the RAMS statement will be available at all times on site.
- Prior to commencement of work each day, a brief site walkover will be undertaken by construction personnel to ensure no great crested newts have entered the construction site overnight. In particular, a review of any excavation left open overnight must be undertaken.
- Heavy vehicles will use existing tracks onto and within the construction zone and avoid driving close to hedgerows.
- Building products should be stored on pallets or retained in bags on pallets to ensure that refuges are not created that will attract newts.
- All holes created during the construction period will be filled in and finished on the same day so as not to leave any 'pitfalls' or traps. If this is unavoidable, then one of the following measures needs to be implemented – (1), An escape route is provided overnight from the hole which can be in the form of a wooden plank or (2), the hole is completely covered which is flush to the surrounding ground so no newts can access the hole or (3), Any spoil resulting from any excavations will be removed from the work area on the same day and placed on hardstanding or on pallets to be removed at a later date.

Precautionary Actions in Relation to Bats

Bat surveys will be conducted by the site ecologists prior to removal of or works to existing trees on the development site.

Discovery of a bat: In the event that a bat is discovered or suspected *'i.e. the discovery of an accumulation of bat droppings'* all contractors will withdraw from the area and the consultant ecologists will be contacted for further guidance.

Other trees: Other works to trees assessed to be of negligible suitability for use by roosting bats will be carried out in accordance with good arboricultural practices, taking into account mandatory actions in relation to nesting birds.

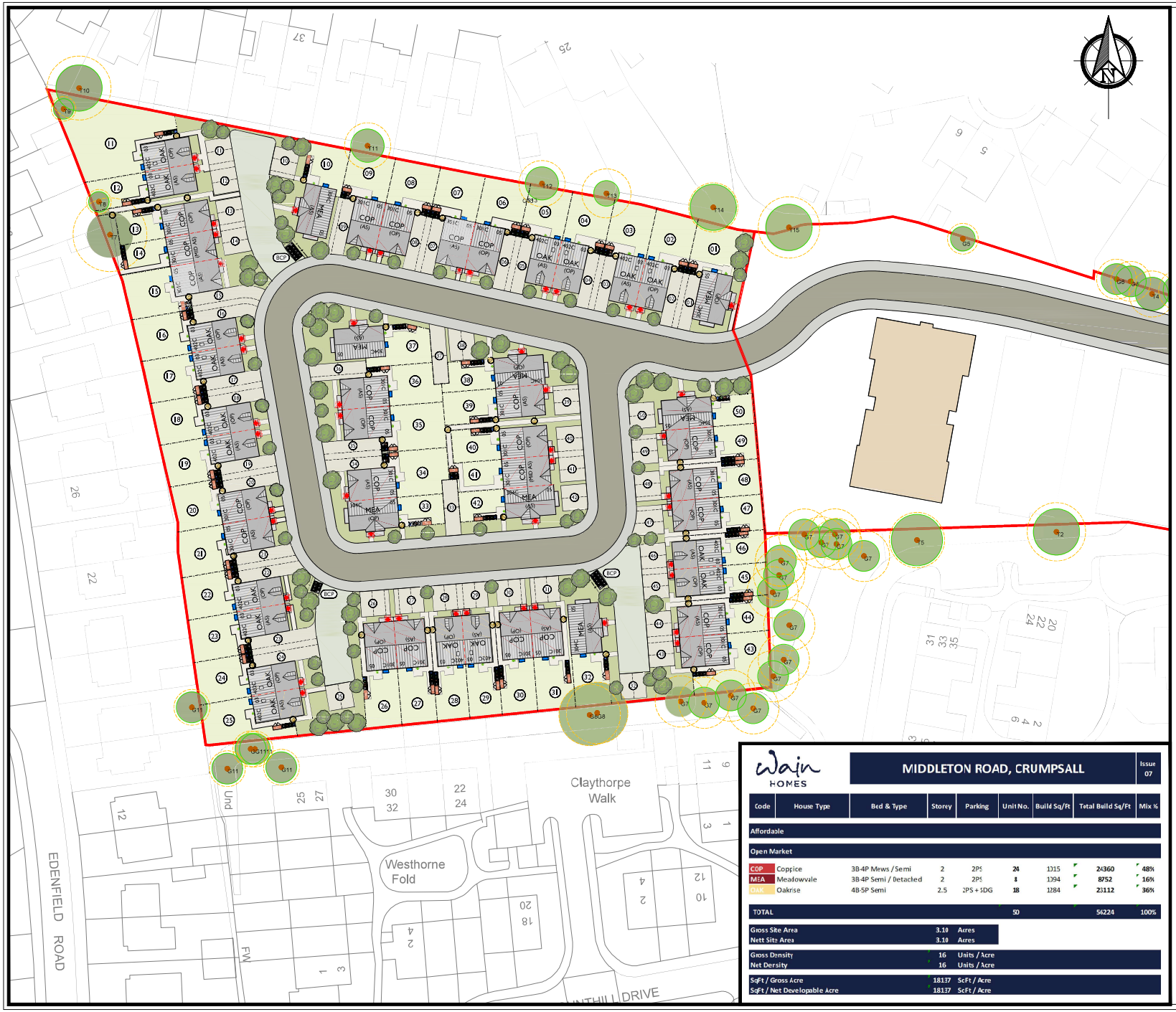
Protection of Nesting Birds

Vegetation clearance that may affect habitats suitable for use by nesting birds will be scheduled to commence outside of the bird nesting season (March to August inclusive). If breeding birds are detected, our ecologists will issue guidance in conjunction with the scheduled works required.

Invasive Plant Species

Not present on the land.

Appendix 1 – Planning Layout



General notes:

- All information on this drawing is copyright ©
- All sizes to be verified on-site
- No dimensions to be scaled off this drawing
- All dimensions to drawing in metres unless otherwise stated
- This drawing is to be read in conjunction with all other project drawings

DRAWING TO BE PRINTED IN COLOUR.

KEY

- Red Edge Application Boundary
- Adopted Roads
- Adopted footpaths
- Shared Drives
- Parking Bays
- Private Paths
- Private Gardens
- Open Space
- Feather Edge Fencing & gate
- Knee Rail
- Plot refuse storage
- Bin Collection Point
- Plot cycle storage
- ASHP
- Indicative Tree Planting
- Removed Trees / Hedges
- Retained Trees / Hedges & RPA

0 2.5 5 10 15 25 m

SCALE BAR 1:500

Wain HOMES

MIDDLETON ROAD, CRUMPSALL — Issue 07

Code	House Type	Bed & Type	Storey	Parking	Unit No.	Build Sq/Ft	Total Build Sq/Ft	Mix %
Affordable								
Open Market								
COP	Coppice	3B-4P Mews / Semi	2	2PS	24	1015	24360	48%
MEA	Meadowvale	3B-4P Semi / Detached	2	2PS	8	1094	8752	16%
OAK	Oakrise	4B-5P Semi	2.5	2PS + SDG	18	1284	23112	36%
TOTAL					50		56224	100%

Gross Site Area	3.10	Acres
Nett Site Area	3.10	Acres
Gross Density	16	Units / Acre
Net Density	16	Units / Acre
SqFt / Gross Acre	18137	SqFt / Acre
SqFt / Net Developable Acre	18137	SqFt / Acre

REV.	DATE	DESCRIPTION	BY
P5	18.05.26	Plots 06 & 07 subbed for a Coppice semi. Plots 11 & 12 subbed for a Oakrise semi. Plots 20 & 21 subbed for a Coppice semi. Plots 24 & 25 subbed for a Oakrise semi.	JG
P4	30.04.26	Urban Apex sketch scheme P3 developed following internal comments.	JG

Wain HOMES

Project Title:
Middleton Road
Crumpsall

Drawing Title:
Site Layout Plan

PLANNING

Drawing No: WH-001-NW-A-401

Scale:	Date:	Site Code:
1:500@A2	Apr. 2026	001
Drawn by: JG	Checked by: -	Revision: P5

N:\Working Drawings (Commercial)\001 Middleton Road, Crumpsall\Layout\01\Model\WH-001-NW-A-401-P5 - Proposed Site Plan.dwg

Appendix 2 – Draft Residents Letter

The Owner / Occupier

Dear Owner / Occupier,

Re: Residential Development - Land off Middleton Road, Manchester

Wain Homes are due to commence works at the site of the former Whitehouse Club off Middleton Road in Crumpsall. These works include the construction of 50 new homes along with associated infrastructure.

Part of the proposals described in the developments Construction Environmental Management Plan, is to engage with the surrounding residents. We write to you today to provide you with contact details should you need to get in touch and other general information should you need to contact us.

Construction Working & Delivery Hours will be:

Monday to Friday: 08:00 to 18:00
Saturday: 08:00 to 13:00
Sundays and Bank Holidays: No works planned

The access point for the development will be off Middleton Road. Clear directional and speed limit signage will be displayed in occupied areas to ensure construction vehicles enter and leave the site in the safest possible manner – these routes will also be inspected to ensure they remain clean and free from mud or debris.

Should you have any queries please do not hesitate to contact our Customer Care department by forwarding any concerns or requests for further information to customercare@wainhomes.co.uk or of course contact Wain Homes head office on 01925 885 400.

I hope that the information contained within this letter is helpful – please do not hesitate to get in touch should you have any queries. We will endeavor to provide updates during the course of the development and to keep any disruption to a minimum.

Yours Faithfully,

Wain Homes (North West) Ltd
Kelburn Court
Daten Park
Birchwood
Warrington
WA3 6UT

Appendix 3 – Site Compound Plan

Rev.	Date	Amendment	Drawn	Chkd.	Appd.
P2	19.07.23	Dining Room Removed as is incorporated into centre	TL		
P1	18.05.23	Silo Base dimensions updated	TL		

Project Title: Standard Details

Status: FOR APPROVAL

Drawing Title: Site Compound Layout

Drawn	Date	Checked	Date	Approved	Date
TL	03.10.22				

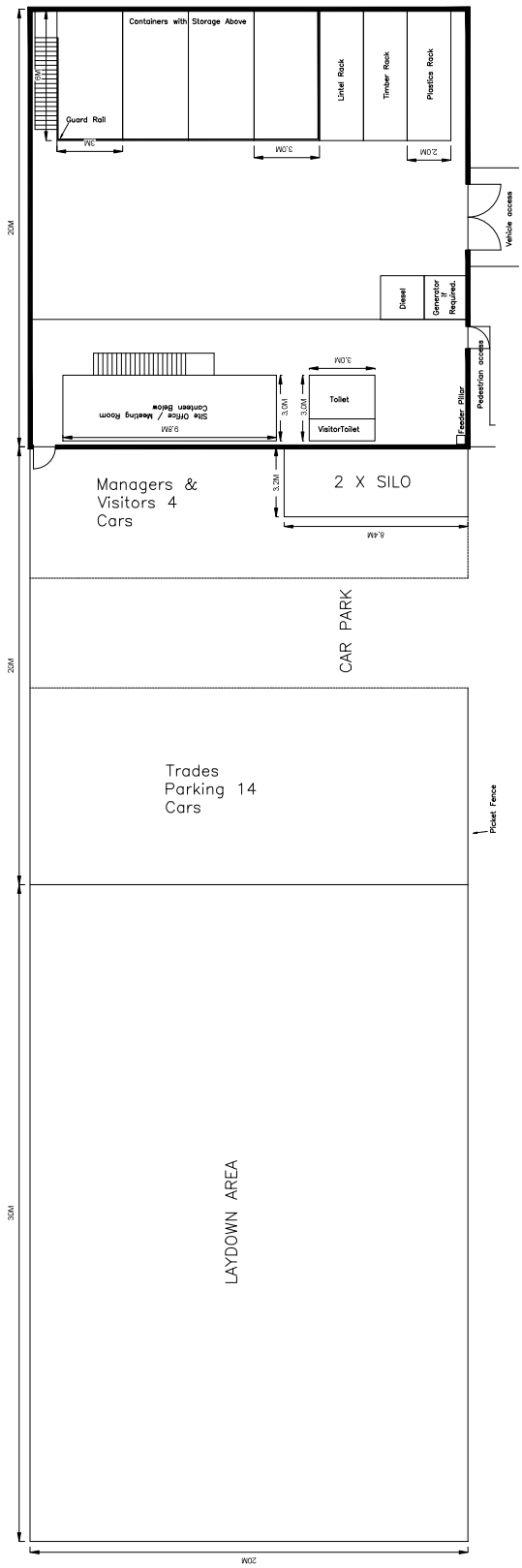
Scale	Orig Size	Dimensions
NTS	A1	m

Project No.:

Drawing File:

Drawing No.:

Rev: P2



Appendix 4 - Construction Delivery Route / Access Plans

MIDDLETON ROAD - CRUMPSALL

WAIN HOMES (NORTH WEST) LTD

ACCESS ARRANGEMENTS FOR CEMP

Wain Homes site boundary protected by heras and / or existing suitable boundary features to prevent unauthorized access.



Regular engagement of road sweeper to maintain public highway conditions

Approximate Site Boundary

Access To/From Compound

Site Offices, Welfare, Car Parking & Material Storage

See Appendix 5 for Sales Area Plan

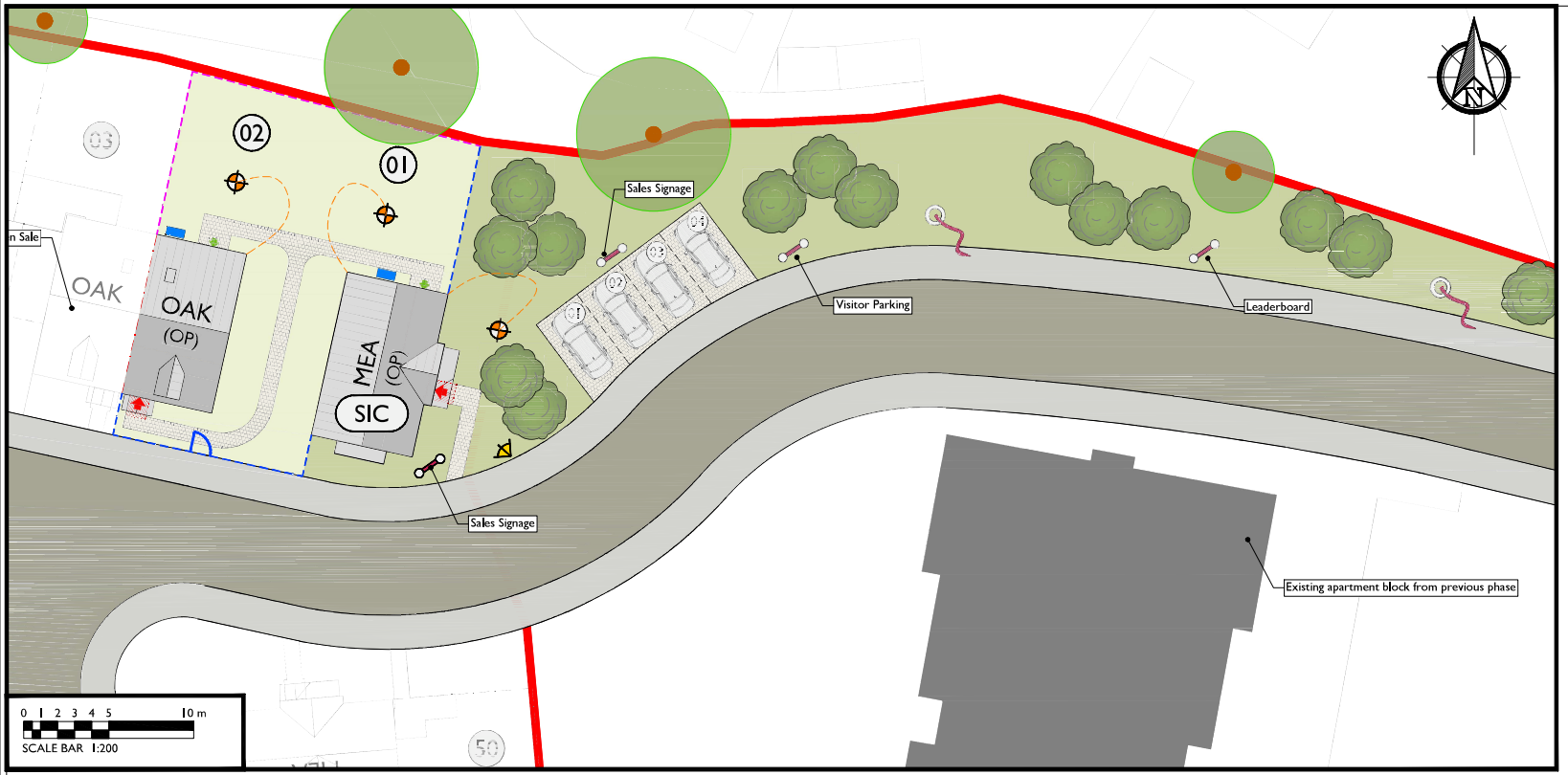
WORKING HOUR RESTRICTIONS

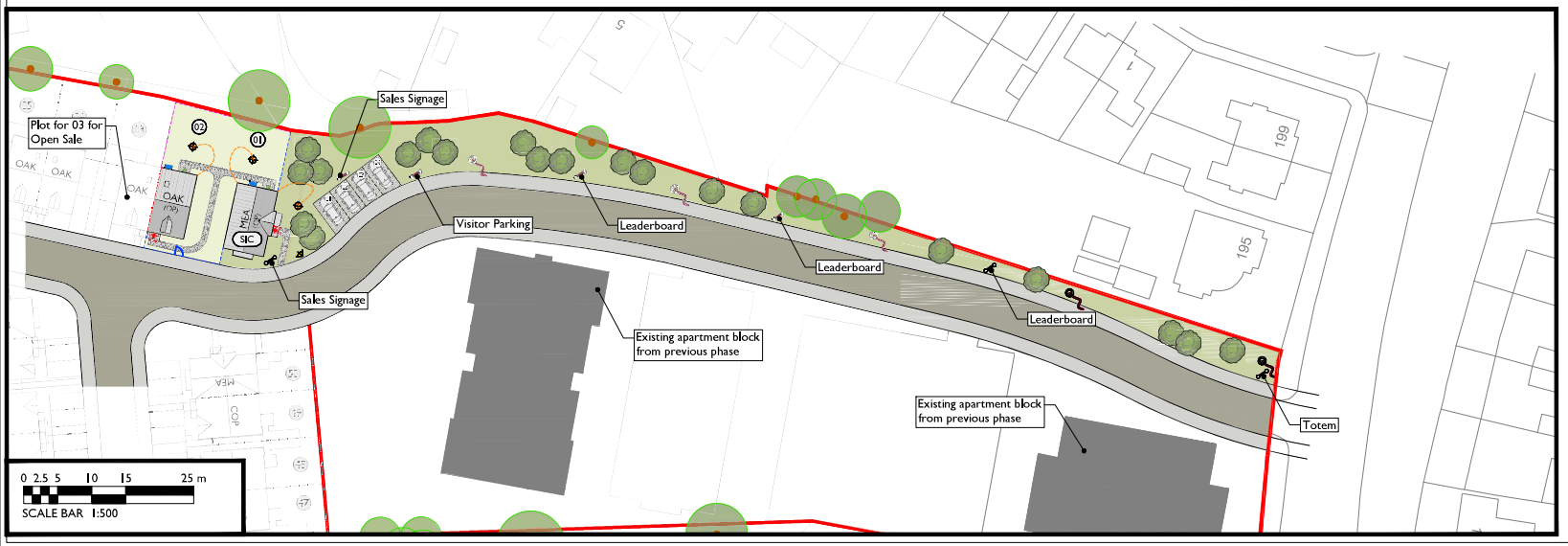
08:00 – 18:00 Monday to Friday

08:00 – 13:00 Saturday

No working Sunday or bank holiday working

Appendix 5 – Sales Area Plan





General notes:
- All information on this drawing is copyright ©
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- All dimensions to drawing in metres unless otherwise stated
- This drawing is to be read in conjunction with all other project drawings

DRAWING TO BE PRINTED IN COLOUR.

KEY

- SIC — Sales Information Centre. Refer to drawing XXX for further details
- Bollard Lighting. Sauro LED round bollard classic wired to individual plots.
- 50 wattage LED Flood Light. Product TBC
- Flag Pole
- Block paving, Alpha Antique in colour charcoal, with large edging sets to suit.
- Proposed frontage landscaping. For Sales Area Landscaping refer to drawing XXXX by XXXX
- Proposed garden landscaping. For Sales Area Landscaping refer to drawing XXXX by XXXX
- Indicative tree planting
- Estate railings, straight, colour black
- 1.8m high close boarded fence
- Main access (red) / Alternate access (green)
- Sales signage, TBC
- ASHP

NOTE:
For sales area landscaping, refer to dwg no. XXXX prepared by XXXX

NOTE:
All signage/flag poles to be confirmed by sales department.

REV.	DATE	DESCRIPTION	BY
P1	08.05.26	Initial issue.	JG

Wain HOMES

Project Title:
Middleton Road
Crumpsall

Drawing Title:
Permanent Sales Area Plan

PLANNING

Drawing No: WH-001-NW-A-522		
Scale: As noted@A2	Date: Apr. 2026	Site Code: 001
Drawn by: JG	Checked by: -	Revision: P1

N:\Working Drawings (Commercial)\001 Middleton Road, Crumpsall\Layout\02. Sheets\WH-001-NW-A-522-P1- Permanent Sales Area Plan.dwg

Appendix 6 – Dust Emission Mitigation (Weekly Dust Assessment and Risk Assessment)

Weekly Dust Assessment & Mitigation Measures

Development Name:	Region:
Assistant / Site Manager:	Date:
The Site Management team are to complete this form at the start of each week to ensure that dusts generated by workplace activities are suitably assessed so that mitigation measures can be implemented & recorded.	

Part 1: Review general construction operations below and indicate with a ✓ if relevant during this week's work activities. If an activity is selected - all standard control measures are to be implemented. When complete – move on to Part 2 on the following page.

No.	Activity	✓or X	Standard Control Measures to be adopted
1.	General Housekeeping		• When possible, dust generated during construction activities within plots under construction to be hoovered rather than brushed up. • Where the use of construction rated vacuums isn't possible, dust to be 'damped down' using water sprayers prior to being disposed of.
2.	General Construction Activities		• Works will be planned daily so that dust generating operations are kept away from the development's boundaries and potential receptors. • Where possible, avoid the use of diesel / petrol powered generators and instead use mains electricity or battery powered equipment. • Remove materials that have the potential to generate dust as soon as possible unless being re-used. If they are to be re-used, they should be suitably stored or covered. • Ensure equipment is readily available on site to clean up any 'dry' spillages.
2.	On site traffic movements		• Clear signage displayed to direct construction traffic and visitors around site ensuring they adhere to designated 'clean' routes. • Strict speed limits to be adhered to ensuring minimal generation / movement of dust during general driving activities. • Ensure drivers switch off their engines when vehicles are not in-use (*no 'idling' vehicles*).
3.	'Trackout' *(The transport of dust & dirt from the site onto the public road network)*		• Pave roads as early as possible to ensure vehicles are running on good ground with no need to stray into incomplete areas. • Ensure construction vehicles entering / leaving the development are securely covered to prevent escape of materials during transport. • Inspect haul routes for integrity and instigate necessary repairs as soon as possible. • Routinely clean site and public roads using wet sweeping methods
4.	Supply of and use of bulk cement and other fine powder material		• Bulk cement and fine powder materials to be delivered in enclosed tankers and stored in silos to prevent escape. • Fine powder materials to be contained in secured bags, to be re-sealed after use and suitably stored.
5.	Groundwork Operations		• Ensure sand and other aggregates are suitably 'bunded' • Mixing of cement to be undertaken in a designated area away from the development's boundaries and potential receptors • Avoid 'run-off' of water and mud and ensure protection measures are in place at the developments drainage points i.e. (gully's / inlets & outlets)
6.	Use of Mechanical Power Tools		• Only use cutting, grinding or sawing equipment fitted or in conjunction with suitable dust suppression techniques such as water sprays or local extraction.

Weekly Dust Assessment & Mitigation Measures

Part 2: Additional Dust Generating Operations: If 'dust-generating' operations are taking place today that aren't covered by work activities listed in Part 1 – the Site Management Team are to list the activity type along with agreed measures to suitably control dust. An assessment of the dust potential, proximity to sensitive receptors and likelihood of dust escaping the site boundary is required for each additional activity listed.

No.	Activity	Assessment of dust potential, proximity to sensitive receptors and likelihood of dust escaping site boundary	Control Measures to be adopted
e.g.	*Demolition of redundant sub-station*	*Due to damping down during demolition work and the considerable distance from the site boundary, it is unlikely that dust will escape from the site during this operation.*	*Specialist demolition contractor to provide a clear dust management plan (DMP) that considers the scope of works confirming in detail how dust will be controlled during this demolition operation.*
			Assessment of risk if controls adopted: ***Low***
			Assessment of risk if controls adopted:
			Assessment of risk if controls adopted:
			Assessment of risk if controls adopted:

Other Considerations in relation to Construction related dust generation and mitigation measures:

1. The name of the person responsible accountable for air quality and dust issues along with contact details for the relevant regional office should be displayed on the site boundary.
2. All dust / air quality complaints must be recorded. The cause should be identified as quickly as possible, and a record made of actions undertaken to rectify the issue. A complaints log will be made available to the local authority on request.
3. Record any 'exceptional' incidents that generates large volumes of dust on site and record what actions have been undertaken to reduce the possibility of a repeat event taking place.
4. Undertake and document regular on-site and off-site inspections to monitor dust. This should include dust 'soiling' checks of surfaces such as street furniture, cars and window cills within 100m of the site's boundary.
5. 'On-site' dust management should be kept under review to ensure that standard and specific mitigation measures remain suitable. If it's determined that additional control measures are required, the Site Management Team must report their findings to the Wain Homes Regional Construction Director.

The ASM or Site Manager is to sign below to confirm that they are satisfied that 'dust generating operations' during this week's work have been suitably assessed and that appropriate mitigation measures have been put in place.	
Sign Here:	Date:

Management of Construction Related Dust – Risk Assessment

PROJECT: Garstang Road, Barton				**DATE OF ASSESSMENT: 17-06-2024**			
REGION: Wain Homes (North West) Ltd				**ISSUE NO: 1**			
Item No	Activity / Task	Hazard	Likelihood / Consequences What / Who & How	Primary Risk Level	Control Measures	Residual Risk Level	Team Member(s) Responsible for Implementation of control measures
1	Construction activities leading to the creation or spread of nuisance dusts **Note: IAQM Guidance Consulted (Guidance on the assessment of dust from demolition and construction)** **New 'GPP6 guidance also consulted'**	Nuisance Dusts	Likely – nuisance if not controlled Dusts spreading to local residential properties and infrastructure or other local receptors. It's noted that demolition work is not required at the site. Construction, Earthworks and 'trackout' have all been considered	Medium	Large quantities of cements, grouts and other similar materials will be mixed away from site boundaries and any other potential receptors. Bulk cement and other fine powder materials will be delivered in enclosed tankers and stored in silo's provided by an approved supplier. Fine powder materials provided in bags will be sealed after use and stored appropriately. Vehicles entering / leaving the site will be suitably covered to prevent the unnecessary release of materials during transport. Site roads, public roads and access routes will be routinely cleaned using wet sweeping methods. Dry sweeping of large areas will be avoided. Haul roads will be regularly inspected for their integrity and any necessary remedial work will be completed at the earliest opportunity. The Site Manager will instruct drivers to switch of their vehicle engines when not in use. Any air quality complaints from either members of the public or site operatives will be logged along with any necessary actions taking place to mitigate / resolve the issue. The Site Manager will undertake visual on site / off-site inspections to record any concerns relating to dust generated by the development works. Site 'run-off' of water and mud will be avoided. Cutting / grinding equipment will be fitted with suitable dust suppression techniques. The burning of waste on site will be strictly prohibited.	Low	Site Management team to arrange implementation of dust mitigation control measures. Works & associated control measures to be planned and document at the start of each week. Management of dust to be monitored by Construction Management team along with internal Health and Safety department and external Health, Safety and Environmental advisors (Safety Services UK). Site Manager to undertake regular inspections of site

PROJECT: Garstang Road, Barton				**DATE OF ASSESSMENT: 17-06-2024**			
REGION: Wain Homes (North West) Ltd				**ISSUE NO: 1**			
Item No	Activity / Task	Hazard	Likelihood / Consequences What / Who & How	Primary Risk Level	Control Measures	Residual Risk Level	Team Member(s) Responsible for Implementation of control measures
2	Construction Operations leading to the creation of or spread of nuisance dusts	Dust / mud escaping from site having an adverse effect on local receptors including.	Likely nuisance to local community if construction dust created not controlled. Airbourne dusts / run-off may lead to adverse effect to on / off site watercourses.	Medium	During the Site Managers weekly dust review, the position of the adjacent recreation facility will be a priority and works will be arranged to ensure that issues with dust don't become a problem – for example (1), cutting / mixing of material will be undertaken away from the boundary (2), stockpiles and storage of material will be kept clear of the same boundary. Heras fencing will be erected around existing ponds on site which will include a low-level silt prevention methods including any 'run-off' from entering the watercourse. Again, cutting & mixing will not take place in close vicinity of ponds and storage or stockpiled material will be positioned elsewhere. Once constructed, surface water drainage gullies will be protected so that the amount of silt entering the drainage system will be minimised. This protection measure will be regularly inspected by the Site Management team to ensure it remains effective.	Low	Site Management team to arrange implementation of dust mitigation control measures. Works & associated control measures to be planned and documented at the start of each week. Management of dust to be monitored by Construction Management team along with internal Health and Safety department and external Health, Safety and Environmental advisors (Safety Services UK). Site Manager to undertake regular inspections of site

Appendix 7 – Wheel Washing

Wain HOMES

Details showing how the wheels of vehicles can be cleaned before leaving site.



Keeping the Adjoining Roads Clean

Mud and debris on the road (Track out) is one of the main environmental nuisance and safety problems arising from construction sites.

We will ensure the surrounding roads are kept clean by carrying out regular road sweeps. We will have a minimum three visits per week on regular days during the construction of the roads and sewers and initial foundations.

We will ensure a road sweeper is present full time if any large volumes of spoil are being moved off site.

The road sweepers we use on our developments are all fitted with a power lance, which will enable the washing of mud off wheels before they leave site as required.



Road sweeper with power lance to be used for cleaning wheels

Mobile cleaning facility

Should it be required we will also supplement the cleaning of wheels with the use of a mobile combined pressure washer and bowser to be located at the site entrance.



Example of Mobile power wash unit with water storage.

Management & Supervision

It is proposed that number of road sweepers will be supplemented with additional sweepers as required, to ensure mud or other debris is not deposited on the local road network, these will be managed by our development engineer, site manager.

Covered Haulage Trucks

We will insist on all skip lorries and Soil haulage vechicles are fully sheeted to minimise the risk of any mud or debris over-spilling onto the highway.

Appendix 8 – Tree Retention Plan


OS GRID
N
Trees off site to be removed with landowner permission
Trees off site to be removed with landowner permission
24 Apartments
(1 no. 1beds @ 50sqm &
12 no 2beds @ 61sqm)
24 Parking Spaces
TREE PROTECTION PLAN
Retention value key
Root Protection Areas (RPA's) & Construction Exclusion Zones (CEZ)
Root Protection Areas (RPA's) have been identified and are based on BS5837:2012. RPA's and Construction Exclusion Zones (CEZ) have been shown as detailed below. The CEZ shall act as the protective barrier for retained trees.
CEZ
Tree CEZ's will require installation as shown on the TPP.
Special Measure Areas (SMA)
SMA. New permanent hard surfacing proposed. All surfacing to be no dig and installed under arboricultural supervision.
Amenity Tree Care
The Annexe, Willow Hill Cottage, School Lane, Burwardsley, Chester. CH3 9NX
Tel. 01829 770075
Whitehouse Club, Middleton, Crumpsall.
Tree Protection Plan Version 1
01.02.2021
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