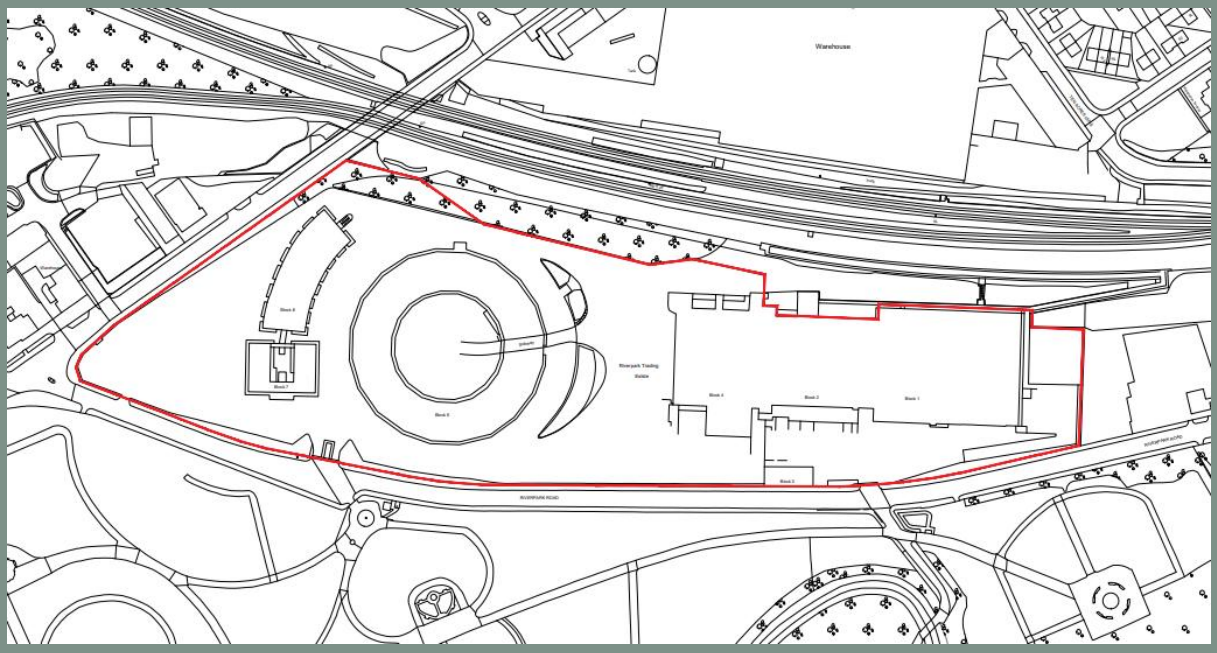
Riverpark Road,

Construction Environmental Management Plan

July 2026 Rev 3

Location: Riverpark Rd, Manchester M40 2XP



KELLEN HOMES

Homes for Everyone

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1.0 Introduction & Context:

This Construction Environmental Management Plan [CEMP] has been prepared by Kellen Homes Ltd to mitigate and manage the associated environmental impacts relating to the development of land at the former Riverpark Road Trading Estate, Manchester, M40 2XP.

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.

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

The practices outlined in this CEMP will be applicable for the remediation of the site, and the development of 498 residential dwelling.

A development layout can be seen in Appendix 1

1.1 Approved Development:

Planning consent was granted for the Erection of a residential development comprising 498 dwellings (Use Class C3a) together with landscaping, sustainable drainage features, pedestrian footways, vehicular accesses and highways, parking provision and other associated works (Ref: 142464/FO/2025). This CEMP has been prepared to address the requirements of condition no. 11 associated with planning approval ref: 142464/FO/2025. The wording of condition 11 has been provided below:

"Prior to the commencement of development, a detailed construction management plan outlining working practices for the proposed development construction shall be submitted to and approved in writing by the Local Planning Authority.

The construction management plans shall include:

- *Display of an emergency contact number;*
- *Communication strategy with residents;*
- *Details of Wheel Washing;*
- *Dust suppression measures;*
- *Compound locations where relevant;*
- *Location, removal and recycling of waste;*
- *Routing strategy and swept path analysis;*
- *Parking of construction vehicles and staff; and*
- *Sheeting over of construction vehicles.*

Manchester City Council encourages all contractors to be 'considerate contractors' when working in the city by being aware of the needs of neighbours and the environment. Membership of the Considerate Constructors Scheme is highly recommended.

The development shall be carried out in accordance with the approved construction management plans for the duration of the demolition and construction parts of the development."

2.0 Construction Environmental Management Plan:

This section of the CEMP outlines the key working practices that will be implemented throughout the development period.

2.1 Health and Safety Management Practices:

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.

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.

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

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 Construction director will be provided on notices at the entrance of the site.

2.2 Timing of Construction Activities:

All construction activities at the site will be limited to the following hours. These hours have been taken from Manchester City Councils Noise from building sites section which can be accessed here.

- 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 and14:00 hours on Saturday.
- No working on Sundays or Bank Holidays

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

2.3 Compound Location & Access Strategy:

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

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.

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.

The site entrances will be provided along the existing site access on Riverpark Road. The access into and out of site will utilise the existing site access into the former industrial estate. No temporary access routes are proposed.

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

All delivery vehicles will access the site from Riverpark Road in forward gear. This will also be used for vehicles egress.

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 marshal vehicles in or out.

Vehicle access to site will be via Riverpark Road. Egress out of the site will be onto Riverpark Road and then left onto Briscoe Lane. Smaller vehicles will use the above measures for entering and leaving the site.

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

A swept path analysis has been undertaken for the access into site and this is shown in appendix 9. This analysis is for a 16.5m articulated lorry which is the largest construction vehicle that would enter site.

2.4 Delivery Strategy:

The Site Manager will arrange for deliveries to occur outside of peak AM and PM school collection times and if notification has been received that a funeral is taking place, deliveries will be held to prevent disruption. This further minimizes congestion risk along Riverpark Road and Briscoe Lane. The site team will undertake regular surveys of surrounding residential streets to ensure that no contractors are parking in these areas. All contractors will be informed of the onsite parking arrangements and vehicle registration details will be taken and held on record by the site team.

As required, the Banksman will be in communication with the haulage contractors regarding deliveries ensuring that there is no backlog of deliveries along Riverpark Road.

If deliveries are anticipated to clash with school drop off and pick up or a funeral, the site manager will reschedule the delivery outside of peak traffic flow times. Abnormal loads and deliveries will be agreed in advance with the site management.

2.5 Lifting Strategy:

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.

2.6 Site Hoarding and Security:

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.

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.

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

2.7 Emergency Contact Details:

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.

Additional emergency contact details will be placed along the Briscoe Lane boundary.

Construction warning signs indicating the "Dangers in construction sites" will be displayed along the external fencing as required.

2.8 Measures to prevent dirt on the Highway:

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

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.

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

Road sweeps are to be booked as and when required.

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

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

2.9 Dust & Air Quality Control Measures:

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

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.

If deemed necessary, dust monitoring stations will be added to the site boundaries to monitor and record dust movement.

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

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.

In addition to the above, the following measures will be implemented:

- Wetting down of cutting processes.
- Impose and signpost a maximum-speed-limit of 15mph on surfaced and 10mph on unsurfaced 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.

2.10 Waste management Strategy:

The following waste bins will be provided throughout the site and sub contractors will be require to

- 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 brought to 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.
- Food Waste bins will be provided on site.
- Vape bins will be provided in designated smoking areas.

2.11 Measures to Prevent Noise & Vibration:

For context, the site is located in an established mixed use location surrounded by existing sources of sound including existing commercial premises to the North, East and West as well as a railway to the immediate North.

The following means will be implemented to help minimise the noise levels during construction these measures go above the requirements of condition 11, but Kellen acknowledge that there is a cemetery off the southern boundary, hence the following mitigation measures have been detailed to prevent nuisance to the cemetery.

For context, an EIA Scoping report was undertaken at submission stage and noise was scoped out of this report as the impacts associated with noise resulting from construction activities were considered to be negligible.

For Riverpark Road, maximum noise at the boundary will be 75dB and monitoring will be undertaken continually during all phases of construction. This is elaborated in further in this section.

The following sensitive receptors have been identified:

- The nearest care home is Sycamore Court, Sandel Street which is 644m away and the maximum decibels which could be heard at this location would not exceed 54 db.

- The nearest housing is area situated across from the railway line Rose Bank Road & 10 acres lane. This is on the other side of the railway bund and the maximum noise that could be heard as a result of the development at this location would not exceed 54 db. These have been outlined in appendix 12.

- If prior notification has been received or that it can be seen that funeral is taking place at the adjacent cemetery, works on site will temporarily cease.

- 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.

- Acoustic enclosures will be provided in sensitive locations such as near generators or along sensitive boundaries.

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

- Noise will be continually monitored at the boundary throughout the build period and if noise exceeds 75 dB activities will be suspended to prevent nuisance to neighbouring occupiers and to any services taking place on Phillips Park.

- To further monitor the impacts of noise associated with the development daily spot checks will be undertaken by the site team using handheld noise monitors. Longer term noise management will consist of permanent monitors that will be fixed on the site boundary. These monitors will notify the site team of any breaches associated with noise. The site team will then intervene to reduce the impact. The locations of noise monitors have been outlined in appendix 10.

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

- 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.

- 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.

- Predicted noise levels for high impact driven piling is between 94-112dB at the source and for CFA Piles, the maximum noise would be 84 dB at the source. Where this operation is within 10 m of the boundary acoustic barriers will be temporarily installed whilst these works are being undertaken. This further ensures that noise can be appropriately mitigated.

- Pile cropping & breaking down of piles has anticipated noise levels of 90-95 dB at the source, noise levels exceeding 75db at the boundary will be mitigated by Acoustic curtain

- Vibration monitors are on all Piling Rigs and vibration triggers on plant are set at 8mms. Plant is fitted with noise monitors and where noise levels exceed the thresholds identified in Appendix 11, the operation will cease.

- For the avoidance of doubt these are 8mms for vibration, 112 dB for CFA Piles and 84 dB for CFA Piles. Noise will be limited so that it is below 75 dB at the boundary. The piling plant details have been provided in Appendix 11.

- An initial schedule of works has been provided below, this is preliminary and may be subject to change.
  - Piling Works: Wk Commencing 13th July – 24th August
  - Ground Beam & Concrete Frame Works: Wk Commencing 20th July – 30th November
  - Drainage & Scaffold works: Wk Commencing 7th December – 1st February

2.12 Surface Water Runoff:

Measures will be implemented, maintained, and monitored in order to comply with the Water Regulations Act (1991) section 85 and associated Regulations. The following measures are considered acceptable for Riverpark Road:

- 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 Gully bags, terram Kerbing or temporary bunds. These will be provided to prevent run-off to nearby watercourse.

- 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.

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

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

2.13 Measures to prevent the Pollution of Watercourses:

Refuelling will occur in designated areas on an impermeable surface away from any drains or water courses. Spill kits will be available in the event of an accident and will be kept in the refuelling area.

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 associated Method Statements.

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

2.14 Community Engagement Strategy:

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.

Prior to the commencement of the development a letter drop will take place to all residents and 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) for any 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.

During 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.

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

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:

This section of the Construction Environmental Management Plan addresses the measures that will be implemented to protect trees and wildlife.

3.1 Measures to Protect Trees:

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.

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.

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.

3.2 Measures to Protect Badgers:

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.

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.

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. Thefences 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.

No badgers have been identified on site.

3.3 Measures to Protect Bats:

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.

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.

No bats have been identified on site.

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

3.4 Measures to Protect Hedgehogs and Small Mammals:

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.

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 hazardoussubstances would be fenced off to remove any animal hazards from the site.

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.

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.

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.

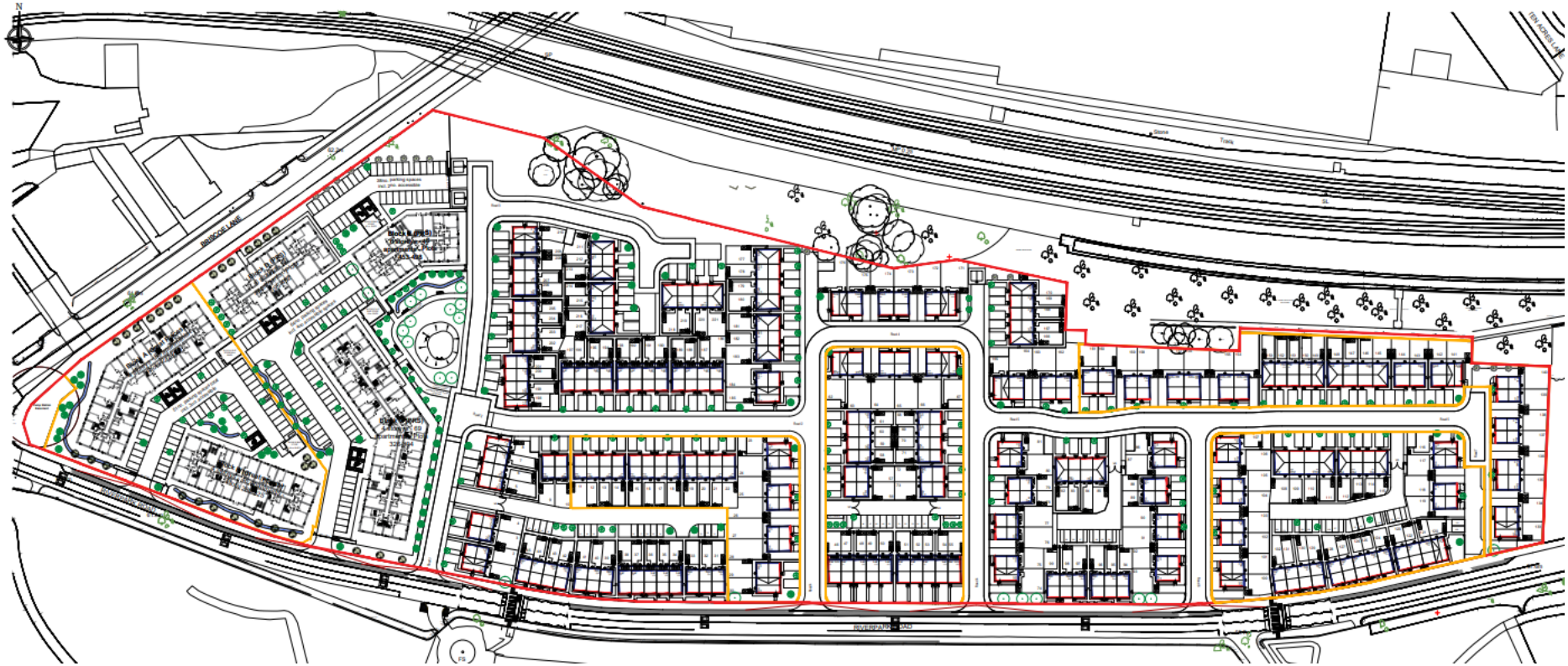
Where trenches cannot be provide ramps out, they will be covered and inspected prior to trench works resuming at that location. Prior to infilling, small mammal checks will be required to prevent harm to mammals on site.

4.0 Conclusion:

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.

The requirements of condition 11 as well as further best practice measures will be implemented as part of this CEMP to ensure that surrounding uses are protected and that no nuisance is caused to surrounding occupiers during construction activities.

Appendix 1 - Approved Layout:



Appendix 2 - Heras Fencing with Monaflex Sheeting.



Appendix 3 – Damping Down to prevent dust:

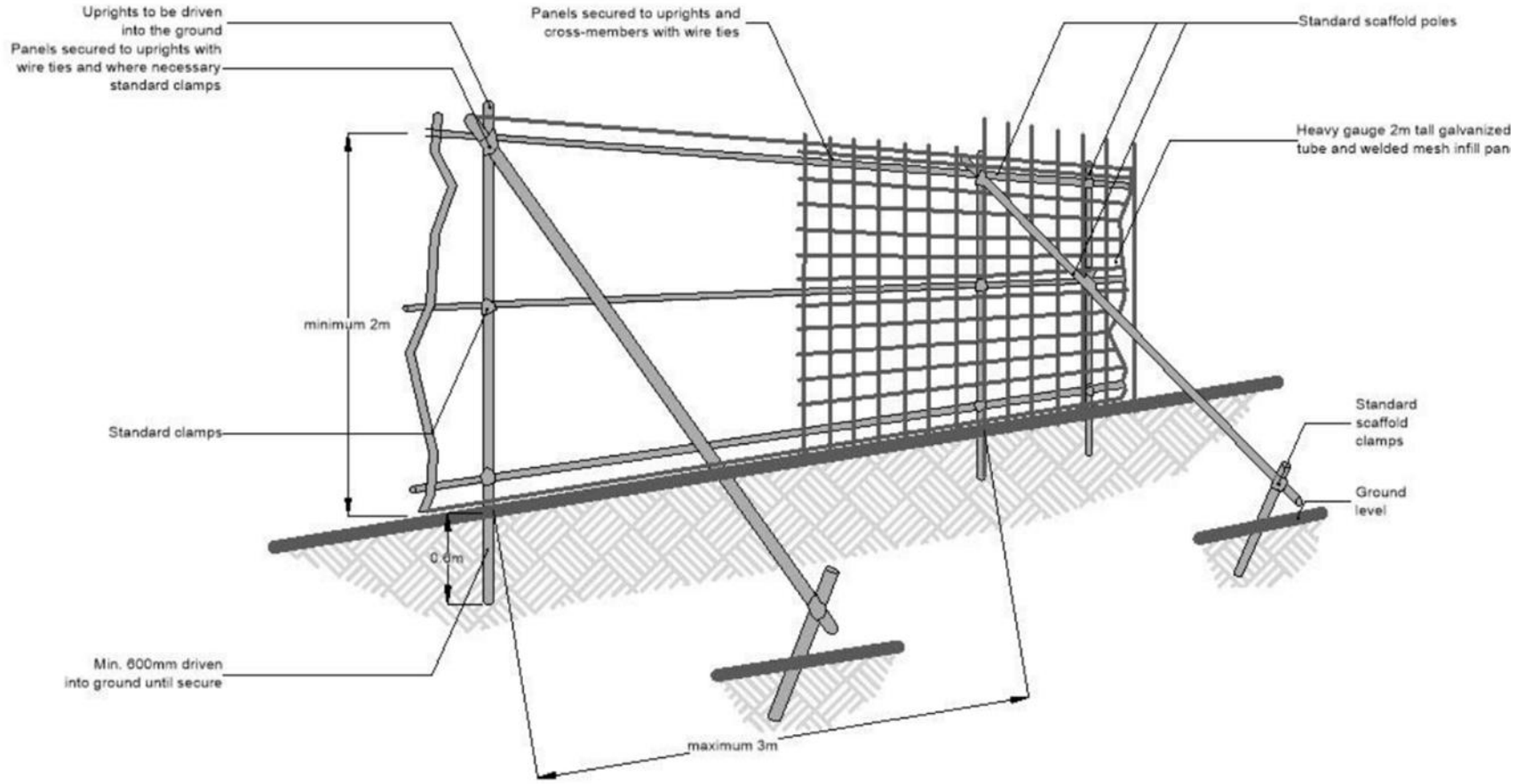






Appendix 4 – Tree Protection Measures:

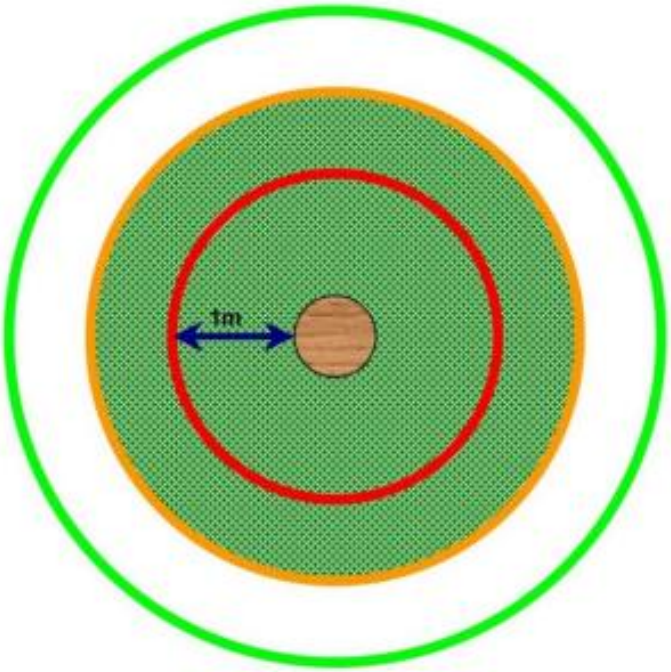
12.1 **Default specification for protective barrier**



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.

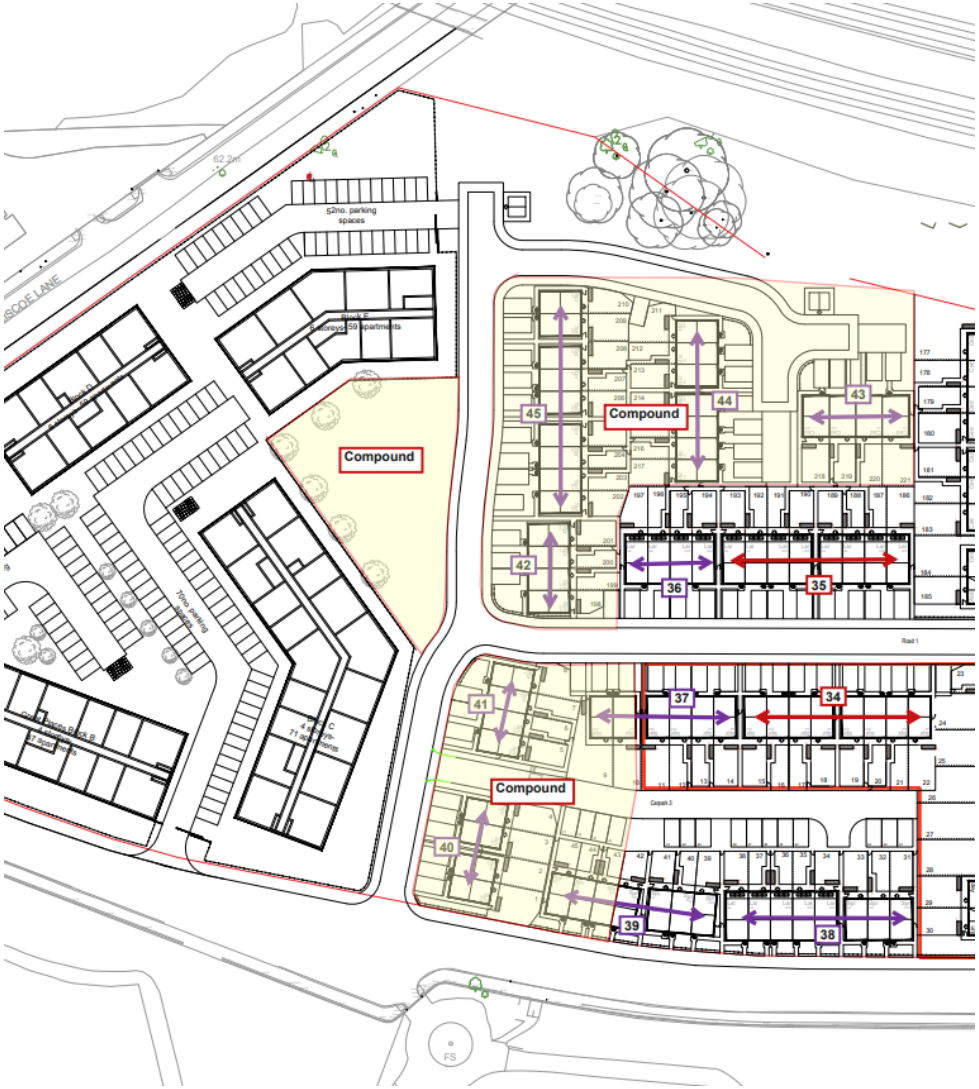
PRECAUTIONARY ZONE – 4 x tree circumference. Where excavations must be undertaken within this zone the use of mechanical excavation plant should be prohibited. Precautions should be undertaken to protect any exposed roots. Materials, plant and spoil should not be stored within this zone. Consult with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

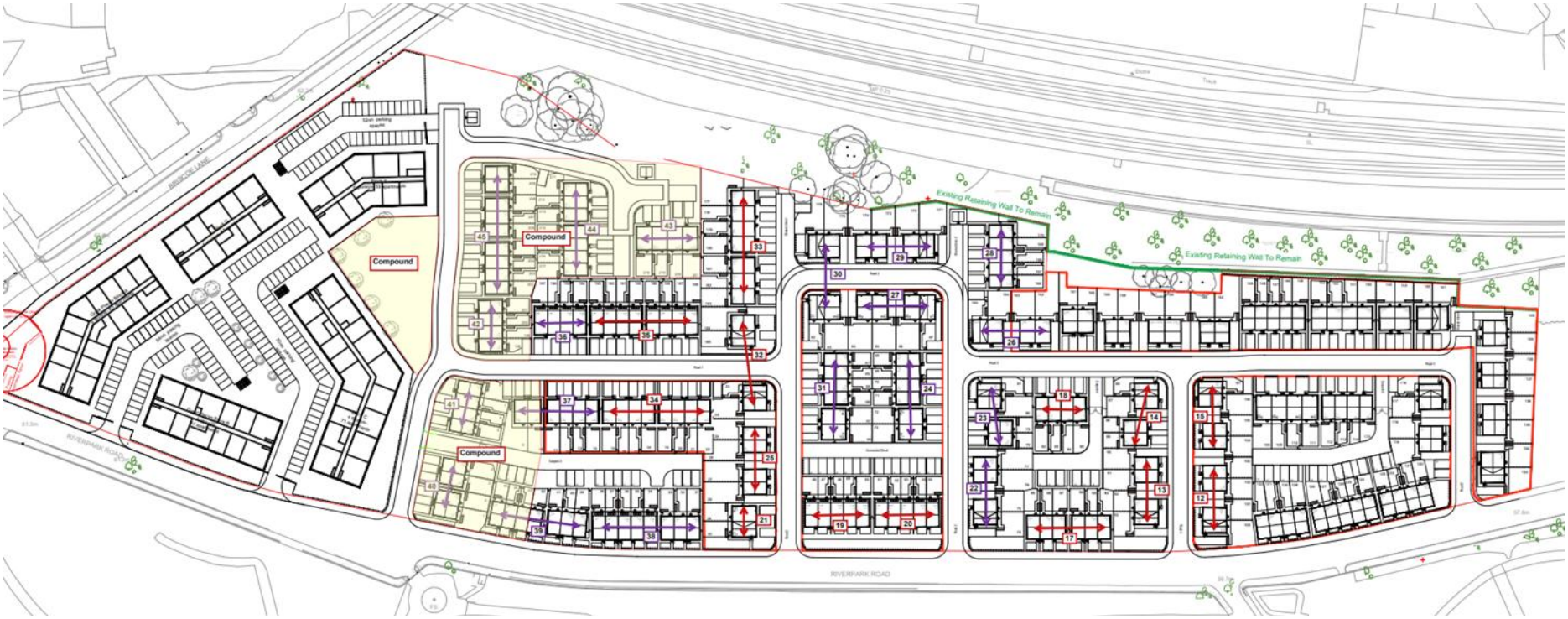
Appendix 6 – Traffic Management Plan:



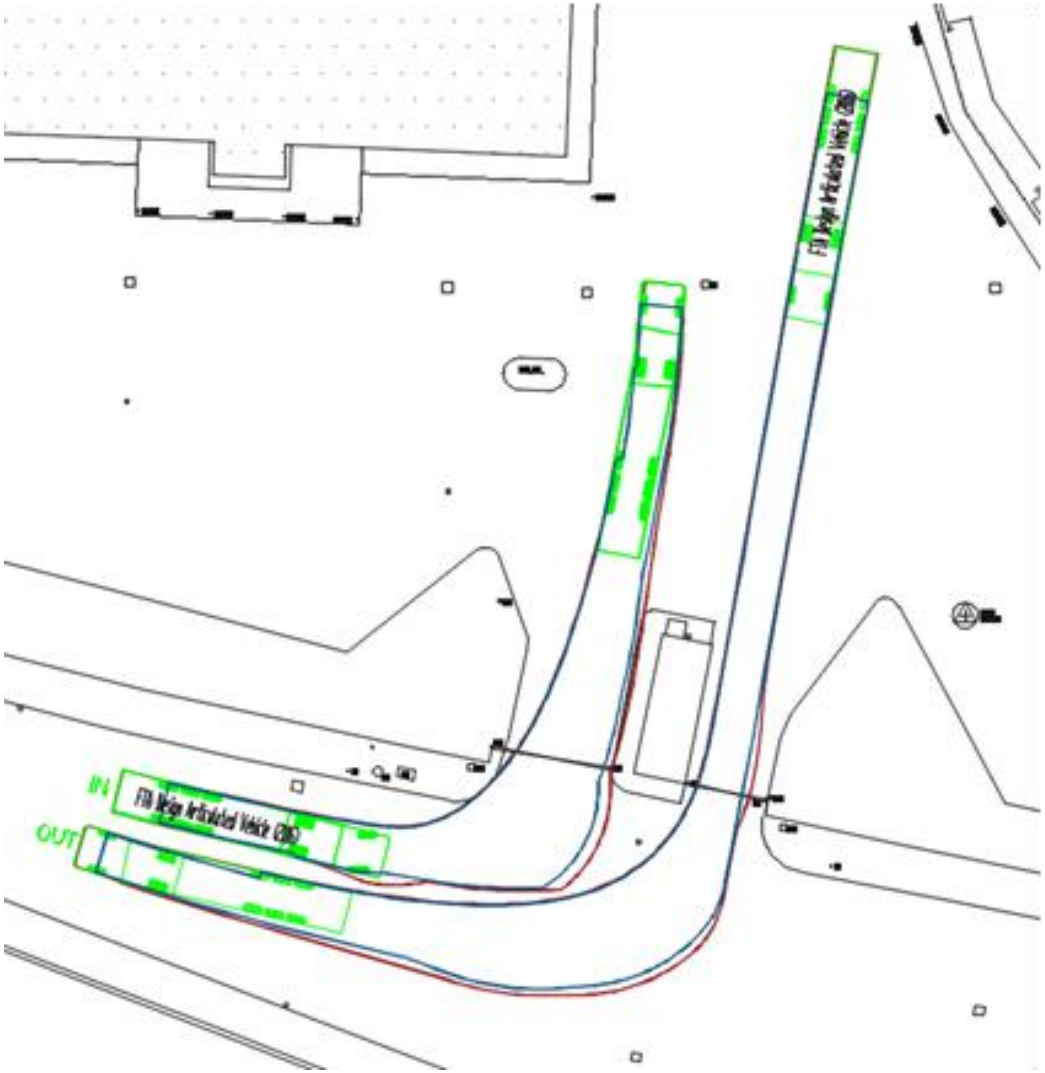
Appendix 7 – Compound Plan:



Appendix 8 – Build Route Plan:



Appendix 9 – Swept Path Analysis (16.48m Articulated Lorry):



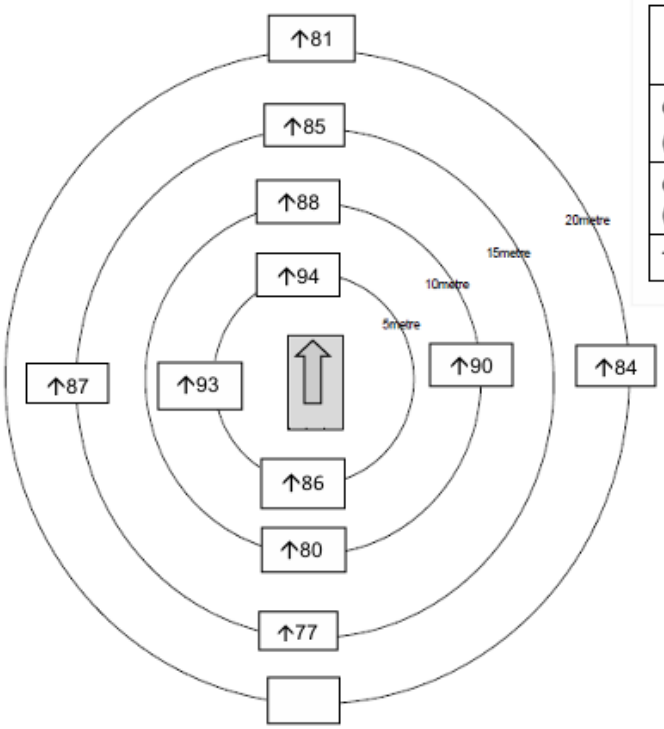
Appendix 10 – Noise & Vibration Monitoring Locations:



Appendix 11 – Plant Details:

Assessment number:	**NA024**
Machine Type	**Junttan PM20/PMX22 Piling Rig (Precast Piles)**
Task undertaken	Installs driven precast piles and steel tube to depths in excess of 20metres. Duration of exposure is dependent on pile size and ground conditions, but is generally from 5 minutes up to 15 minutes. Assessment based on approx. 4 hours of pile driving with remainder at lower revs when moving machine
SITE ENVIRONMENT:	Generally works in large open (flat) sites but can work in close proximity to buildings and other structures which can reflect noise back into the work area

Average Noise Levels dB(A)



Location	dB(A) range	dB(C) range
Operator position (closed door)	↑78	
Operative position (at front of rig)	↑94	↑112
Tick Over (@5m)	70	

Daily Personal Noise Exposure ($L_{EP,d}$)		
Operatives (@ 5m from machine)	**91**	**dB(A)**
Machine operator (door closed)	**78**	**dB(A)**

Noise Control Measures

Engineering controls. Make & model of hearing protection in use. SNR or H-M-L values

Design of hammer assembly consisting of rubber coating on the steel side plates and 30 mm thick LA30MV PU coated foam plates.

Wooden packers reduce noise by 1-3dB

All engine housings to remain closed during operation.

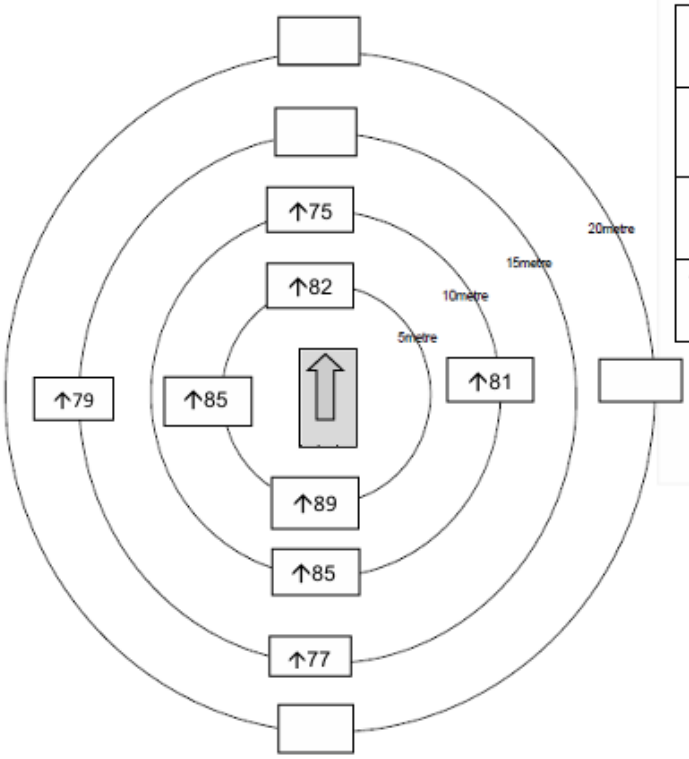
MANDATORY hearing protection for ALL persons working within 20metres of the rig. **Ear defenders to achieve minimum standard of ZONE 3. Ear plugs to have minimum DNR value of 34dB**

MANDATORY hearing protection sign to be displayed on the rig.

The Principal contractor must be notified of these requirements regarding other contractors working near the rig

Assessment number:	**NA026**
Machine Type	**Llamada P105 CFA Piling Rig**
Task undertaken	Installs CFA piles of varying diameters to depths in excess of 20metres. Duration of exposure is dependent on pile size and ground conditions, but is generally from 5 minutes up to 30 minutes. Assessment based on approx. 4 hours drill time with remainder at lower revs when pumping concrete and moving machine
SITE ENVIRONMENT:	Generally works in large open (flat) sites but can work in close proximity to buildings and other structures which can reflect noise back into the work area

Average Noise Levels dB(A)



Location	dB(A) range	dB(C) range
Operator position (open door)	↑83	
Operative position (at front of rig	↑85	
Tick Over (@5m with engine on 770revs)	78	

Daily Personal Noise Exposure ($L_{EP,d}$)		
Operatives (@ 5m from machine)	**83**	**dB(A)**
Machine operator (door open)	**81**	**dB(A)**

Noise Control Measures

Engineering controls. Make & model of hearing protection in use. SNR or H-M-L values

The main noise risk is from the rig's engine and exhaust. All engine housings must therefore be closed during operation. The drill head typically becomes louder on hard drills.

ALL persons working within **FIVE METRES** of the rig are advised to wear hearing protection, however this is not mandatory. **Hearing protection of ZONE 2 or have minimum DNR value of 30dB** will provide adequate protection against the noise levels encountered.

The Principal contractor must be notified of these requirements regarding other contractors working near the rig

Appendix 12 – Sensitive Receptor Locations:

