TMT

DESIGN + REFURBISH + FIT OUT

TMT Commercial Contractors Ltd, Kingfisher Court, Yew Street, Stockport, SK4 2HG

Commercial Build and
Refurbishment Specialists

Construction Management Plan

Project Information

Client: Legal and General Assurances (Pensions Management) Limited

Project Duration: 22/06/2026 – 12/10/2027

Planning Application Number: 144522/FO/2025

Contract Administrator: Colliers

Planning Consultants: Savills (UK) Limited

Principal Contractors: TMT Commercial Contractors Ltd

Section 5 Comments: Prior to the commencement of any construction, including stirp out and Creation of new rooftop pavilion, external terrace and lift access, and enclosure of ground level walkway to create new internal floorspace with associated elevational alterations and the introduction of PV panels to the roof. Construction Management Plan (CMP) shall be submitted to, and approved in writing by, the Local Planning Authority, Manchester City Council. The approved management plan shall include details relating to construction access, hours of construction, the location of the contractors compounds, hoardings, material storage areas and contractors parking and a scheme for the management and suppression of dust from construction activities and the inclusion of the local community. It shall also include a method of external refurbishment and internal refurbishment works. All site operations shall then be undertaken strictly in accordance with the approved CMP for the duration of the construction programme.

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Executive Summary

The construction works to be carried out at 1 Piccadilly Gardens, can affect the environment and local community in several ways. It is important to ensure adequate control measures are adopted to prevent harm to the environment and protect human health.

This Construction Management Plan (CMP) provides detailed management proposals and the environmental impacts associated with the works will be managed. In summary this plan:

- Identifies the risk and issues associated with the works including environmental issues
- Sets out the mitigation and management measures for the risks
- Describes the monitoring of the key issues including environmental and community.
- Describes how the requirements of the CMP are implemented, particularly with regards to protocols and procedures.
- This plan must be used in conjunction with the site construction phase management plan;
- This plan aligns with the control of dust, noise and emissions during construction and is to be used in conjunction with the air quality and dust management plan.
- This plan includes community consultation plan
- Highlights Traffic Management Plans that may affect the surrounding roads with measures for vehicle, pedestrians and cyclists.

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Revision History

Version	Date	Section	Changes
1	05.06.2026		

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1. Introduction

1.1. Scope

Internal stirp out and Creation of new rooftop pavilion, external terrace and lift access, and enclosure of ground level walkway to create new internal floorspace with associated elevational alterations and the introduction of PV panels to the roof. This Construction Management Plan (CMP) is designed to satisfy the Pre-commencement Planning and Construction Activities onsite for the duration.

This Construction Management Plan (CMP) sets out the strategy and procedures for managing all construction-related activities associated with the proposed development. The plan has been prepared to ensure that works are carried out safely, efficiently, and with minimal disruption to the surrounding community, highway network, and environment, in accordance with the requirements of Manchester City Council.

1.2. Purpose of the CMP

The purpose of this document is to:

- Demonstrate how construction activities will be effectively managed and controlled.
- Minimise impact on neighbouring properties, residents, businesses, and road users.
- Ensure compliance with relevant planning conditions, environmental legislation, and best practice guidance.
- Provide a framework for communication between the contractor, local authority, stakeholders, and the public.

1.2.1. Site Management & Construction Activities

TMT Commercial Contractors will be responsible for day-to-day site management and will implement:

- Secure site hoarding and controlled access/egress points.
- Clearly defined pedestrian and vehicle segregation measures.
- Safe working practices in accordance with CDM Regulations.
- Designated storage areas for materials, plant, and waste.
- Emergency access maintained at all times.

Working hours will comply with those agreed with Manchester City Council (typically 07:00–18:00 Monday–Friday and 08:30–14:00 Saturday, unless otherwise approved).

1.2.2. Deliveries & Traffic Management

A coordinated logistics strategy will be implemented to minimise disruption to the local highway network. Measures include:

- A Delivery Management System (DMS) with pre-booked time slots.
- Avoidance of peak traffic hours where practicable.
- Use of approved haulage routes agreed with the local highways authority.
- On-site banksmen to manage vehicle movements.
- No waiting or unloading on the public highway unless agreed.
- Swept path assessment completed prior to commencement inline with site logistical plan.
- Designated area within the existing loading bay to be utilised to deliver and offload equipment

- Waste to be removed through the existing internal routes up the basement car park area to the loading bay minimising exposure to the general public and mitigating pollution and disruption
- Contractor Parking to be arranged within building management for TMT staff and all other vehicles will utilise the loading bay to drop materials and use offsite parking around the Manchester area
- Deliveries to the hoist area will be completed outside of peak times minimise congestion and disruption to the general public and neighbouring tenants. This route will be manned by banksman and transported through the double doors in the hoarding opposite the Duke of Wellington statue.
- These doors will be kept locked at all time unless supervised by competent and inducted personnel by TMT
- TMT shall engage and work alongside additional contractors onsite (mainly the Piccadilly Gardens regeneration project) to schedule deliveries and congestion to the local area and businesses.

All contractors and suppliers will be issued with a Logistics Plan outlining access routes, safety requirements, and behavioural expectations.

1.2.3. Environmental Management

Environmental protection is a key component of this CMP. The following controls will be implemented:

Noise & Vibration

- Compliance with BS 5228 guidance.
- Use of modern, well-maintained plant fitted with silencers.
- Monitoring where required.
- Selection of low-vibration construction methods where practicable.

Dust & Air Quality

- Damping down during dry conditions.
- Sheeting of vehicles transporting loose materials.
- Use of enclosed cutting/grinding equipment with dust suppression.
- Hard-surfaced haul routes where feasible.
- Wheel washers to be utilised where necessary (all waste to be dry and non-contaminated)

Waste Management

- Site Waste Management principles applied.
- Segregation of waste streams for recycling.
- Licensed waste carriers used for all disposals.
- Regular removal to prevent accumulation.

Pollution Prevention

- Designated refuelling areas with spill kits available.
- Bunded storage for fuels and hazardous substances.
- Surface water protection measures to prevent contamination of drains or watercourses.

1.2.4. Community Liaison

To maintain positive relationships with neighbours and stakeholders:

- A named Site Manager will act as the main point of contact along with an overall Community Liaison Officer.
- Advance notification of disruptive works will be issued where necessary.
- Clear signage and contact information displayed at site boundaries.
- Complaints procedure implemented with prompt investigation and response.

- Letter drop to all surrounding neighbours ensuring details are issued prior to commencement
- Community Notice board

1.2.5. Monitoring & Compliance
TMT will:

- Undertake regular site inspections and audits.
- Maintain records of deliveries, incidents, complaints, and monitoring results.
- Review and update the CMP as the project progresses.
- Ensure all subcontractors adhere to the requirements of this plan.

2. Site information

2.1. Site Location

Site Description
Urban Setting:
The property at 1 Piccadilly Gardens, Manchester occupies a prominent city-centre location overlooking Piccadilly Gardens, one of Manchester's principal public spaces and transport hubs. The area experiences high pedestrian activity throughout the day and provides direct connections between Manchester's retail core, commercial districts, transport interchanges, and surrounding city-centre destinations.
Building:
1 Piccadilly Gardens is a substantial multi-storey commercial office building positioned on the northern edge of Piccadilly Gardens. The building comprises office accommodation with ground-floor commercial frontage and serves as a key landmark within Manchester city centre. The proposed works involve the refurbishment of existing office accommodation within the building while maintaining the operation of surrounding businesses and public spaces.
Surrounding Uses:
The surrounding area comprises a diverse mix of commercial, retail, leisure, hospitality, and office uses. Adjacent properties include office buildings, retail units, cafés, restaurants, hotels, and public transport facilities. Piccadilly Gardens itself provides extensive public realm, landscaping, seating areas, and pedestrian routes, resulting in consistently high footfall in the immediate vicinity of the site.

Transport & Access
Public Transport:
The site benefits from excellent public transport connectivity. Piccadilly Gardens Metrolink Interchange is located immediately adjacent to the building, providing access to multiple tram routes across Greater Manchester. Manchester Piccadilly Station is approximately a 5–10 minute walk away, offering regional and national rail services. Numerous bus services also operate from stops surrounding Piccadilly Gardens, making the area one of the city's primary public transport nodes.
Road Access:
Vehicular access to the site is available via the city-centre highway network, including Portland Street, Mosley Street, Aytoun Street, and Lever Street. Deliveries and construction-related vehicle movements will be carefully managed due to the constrained urban environment, high pedestrian volumes, and proximity to public transport infrastructure.

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Character & Local Area

The site is located within the heart of Manchester city centre, characterised by a dense urban environment comprising commercial offices, retail destinations, transport infrastructure, and public realm. Piccadilly Gardens acts as a focal point for pedestrian movement and public activity, serving workers, residents, visitors, and commuters throughout the day. The area is highly accessible and vibrant, with significant pedestrian flows, making careful planning and management of refurbishment activities essential to minimise disruption to neighbouring occupiers, businesses, transport users, and the general public.

Figure 1: Site Location



Figure 2: Site Boundary (please view Appendix 1)

2.2. Description of Works

The works generally comprise:

- Extension to existing lift and Stair well
- Creation of new rooftop pavilion and external terrace
- Cladding installation
- PV Panels installation
- Full internal refurbishment
- Roof replacement works
- Modification to the walkthrough enclosing Reception area

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2.3. Contact Information including Emergency Contact

KEY CONTACT	KEY CONTACT 2
Senior Project Manager TMT Commercial Contractors Ltd Kingfisher Court Yew Street Stockport SK4 2HG Contact: Jonathan Arthur 07557 306 096 Jonathan.Arthur@tmt-group.co.uk Jonathan, Along with Tom Traynor (Managing Director) & Michael Houghton (H&S Manager) will be ultimately responsible for this project from a Health & Safety aspect. Out of hours contact - 24/7*	Commercial Director TMT Commercial Contractors Ltd Kingfisher Court Yew Street Stockport SK4 2HG Contact: Jerome Broderick 07749 445 033 Jerome.Broderick@tmt-group.co.uk

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KEY CONTACT 3

Managing Director

TMT Commercial Contractors Ltd

Kingfisher Court

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SK4 2HG

Contact: Tom Traynor

07545 999 767

Tom.Traynor@tmt-group.co.uk

KEY CONTACT 4

Health & Safety Manager

TMT Commercial Contractors Ltd

Kingfisher Court

Yew Street

Stockport

SK4 2HG

Contact: Mike Houghton

07496303092

Mike.Houghton@tmt-group.co.uk

KEY CONTACT 5

Senior Site Manager

TMT Commercial Contractors Ltd

Kingfisher Court

Yew Street

Stockport

SK4 2HG

Contact: Daniel Cain

07881 507 699

Daniel.Cain@tmt-group.co.uk

Daniel will be the main person onsite responsible for the daily activities onsite and along with the running of site from a Health & Safety Aspect.

Additional out of hours contact – 24/7

KEY CONTACT 6

Site Manager

TMT Commercial Contractors Ltd

Kingfisher Court

Yew Street

Stockport

SK4 2HG

Contact: Dominic Cross

07790 937 617

Dominic.Cross@tmt-group.co.uk

Dom will acting to support Daniel in his responsible for the daily activities onsite and along with the running of site from a Health & Safety Aspect.

Additional out of hours contact – 24/7

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2.4. Construction Access

Construction delivery access will be through the front elevation, utilising the existing roller shutter located on Portland Street where the loading bay is currently situated running to Portland Street and front elevation of 1 Piccadilly Gardens (highlighted in Appendix 1). Construction/Site operatives access point will be clearly sign posted with 'Site Entrance' on the main entrance turnstile located opposite the Statue of the Duke of Wellington (this statue will not be restricted and access will be maintained around the full statue). Once onto site, signage will be present to direct operatives, heavy goods vehicles, deliveries and waste removal wagons all to their designated areas. Access points will be kept locked at all times unless supervised to prevent unauthorised entry throughout the project. Operatives will follow access routes into the building upon the ground floor and directed to the 3rd floor where will be establishing our Site Offices, Meeting Rooms, Canteen/Welfare areas and changing rooms. Maintain fire exit doors positioned throughout the building to allow for emergency evacuation purposes only. Internal & External hoardings will be built segregating the working area and temporary welfare/office area. During the Reception phase, similar hoardings will be built separating working areas from the general public and existing building staff. Access points will remain through the side elevation through the turnstile and utilise internal access routes.

2.5. Hours of Work

TMT's designated working hours are 07:00 – 16:00 Monday – Friday with a view of working later in the day and over the weekend if required. Any heavy noisy works will be completed after 07:30 due to the neighbouring tenants surrounding the site and as per Manchester City Councils Noisy Working times, this will be 08:30 on Saturdays. Deliveries and waste removals will be scheduled later in the day (prior to 7am and post 9am) to prevent any excessive delays in getting to site, to minimise disruption to existing tenants, properties and construction sites and to allow suitable and sufficient labour onsite to offload and distribute materials efficiently.

2.6. Contractor Compound

Please view Appendix 1 for a full site layout. On the site plan, you will see designated Site Offices, Site Canteens, waste routes, delivery points and contractors entrance location. Each compound internally will be completely fenced of, and external routes will be hoarded off during the works and this system won't affect the existing finishes to the highways and footpaths. Internal laydown areas created within the floor plate and in the basement of 1 Piccadilly Gardens utilising the loading bay on Portland Street to deliver materials to site. This will be controlled, as mentioned, with physical barriers, signage and additional banksman to supervise and manage the pedestrians in the local area.

Communication between TMT and neighbouring construction activities will be continuous throughout the project. They will be updated throughout the project to any amendments and change of scope. Main communication between the two parties will be during the rear (front facing for the garden regeneration) reception remodelling works. Access will be restricted between both contractors fencing. TMT shall display additional wayfinding on Parker Street and Piccadilly Street.

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2.7. Community Consultation Plan

Introduction

This Community Consultation Plan outlines the strategy for engaging with stakeholders, neighbouring occupiers, local businesses, and the wider community in relation to the proposed refurbishment works at 1 Piccadilly Gardens, Manchester City Centre.

The project comprises:

- Extension to existing lift and Stair well
- Creation of new rooftop pavilion and external terrace
- Cladding installation
- PV Panels installation
- Full internal refurbishment
- Roof replacement works
- Modification to the walkthrough enclosing Reception area

Given the city centre location and proximity to commercial, cultural, and residential premises, proactive communication and stakeholder engagement are essential to minimise disruption and maintain positive community relations.

Objectives of the Consultation

The objectives of this plan are to:

- Provide clear and timely information about the nature and programme of works
- Minimise disruption to neighbouring occupiers and local businesses
- Establish a transparent communication process
- Provide a mechanism for feedback, concerns, and complaints
- Demonstrate responsible project management in line with Manchester City Council expectations

Stakeholder Identification

Key stakeholders include:

- Adjacent commercial and office occupiers
- Nearby residential properties and apartment buildings
- Local businesses and retail premises within the building will be managed by the Stakeholder and building management team
- Pedestrians and visitors within Manchester City Centre
- Local ward councillors
- Emergency services

Consultation Methods

Pre-Construction Engagement

Prior to works commencing:

- A written notification letter will be issued to surrounding properties outlining:
    - Scope of works
    - Programme duration
    - Working hours

  - Key construction activities (e.g., scaffold erection, roofing works, reception works etc)
  - Contact details for the Site Manager and Project Management
- Where appropriate, direct meetings will be offered to immediate neighbours through the buildings stakeholders
- Digital copies of consultation materials will be made available upon request.

Ongoing Communication During Construction

To ensure continued engagement throughout the programme:

- A named Community Liaison Officer (CLO) will be appointed.
- Contact details (telephone and email) will be displayed on site hoarding.
- Advance notice will be provided for:
  - Crane lifts
  - Temporary road or footpath diversions (if required)
  - Noisy façade removal works
  - Roof works that may affect views or adjacent properties
  - Excessive deliveries to site
- Monthly progress updates may be issued for longer phases of works.
- Emergency contact details will be available outside working hours.

Managing Key Community Impacts

Noise & Vibration

Façade alteration, cranage works, reception remodelling (cladding and infills) and roofing replacement may generate temporary noise. Mitigation measures will include:

- Compliance with agreed working hours
- Use of low-noise plant where possible
- Careful sequencing of particularly noisy activities
- Advance notice of high-impact operations
- Competent companies and council permission to complete works

Dust & Visual Impact

Associated extremal works may create temporary dust and visual disruption. Controls will include:

- Protective sheeting and hoarding
- Dust suppression measures
- Regular cleaning of surrounding pavements
- Prompt removal of debris
- Wheels washers where necessary

Access & Public Realm

Given the central location:

- Safe pedestrian routes will be maintained at all times round 1 Piccadilly Gardens
- Clear signage will direct pedestrians where temporary diversions are required throughout the Reception Remodelling works and during Cranage works
- Deliveries will be managed to minimise congestion
- Coordination with neighbouring buildings will take place where shared access routes exist

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- Updates on construction activates to keep the public updated

Feedback & Complaints Procedure

A formal procedure will be implemented:

- Complaints logged upon receipt
- Acknowledgement within 24 hours
- Investigation by Site Manager or CLO
- Written response outlining actions taken
- Monitoring to prevent recurrence

A complaints register will be maintained and made available to Manchester City Council upon request.

Monitoring & Review

The consultation process will be reviewed periodically throughout the construction programme to ensure it remains effective.

Adjustments will be made where:

- Stakeholder concerns increase
- Programme phases change
- Additional high-impact works are introduced
- Feedback and complaint procedure review.

Commitment

The project team is committed to delivering the refurbishment works responsibly, safely, and with consideration to the surrounding Manchester City Centre community. Through proactive communication, structured engagement, and responsive management, disruption will be minimised and stakeholder relationships maintained throughout the works.

3. Environmental Aspects and Control Measures

During the construction works various environmental aspects will take place giving rise to risk on site. A risk assessment has been produced which outlines the aspects and impacts likely to cause significant adverse environmental effects.

3.1. Water Management & Pollution Prevention

All water discharges are classed as a trade effluent by the Environment Agency/ Regulatory Body including but not limited to:

• Dewatering
• Draining down mechanical system

If discharge of site waters is required to foul water drain, then permission will be sought from the local water authority and sediment removal will be required.

If discharge of site water is required to surface water drain, then the necessary discharge permit / consent can be obtained from the Environment Agency (EA).

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If waters on site are not able to be discharged to foul water or surface water drain, then the water will be collected and tankered off site as waste using a registered waste carrier to an authorised water treatment plant.

The EA Regulatory Position Statement (RPS) may be used if the discharge to surface drain is short term uncontaminated water which is wholly or mainly rainwater from an excavation. If the conditions of the RPS can be followed, then a risk assessment must be in place before pumping commences.

All surface water and foul water drains will require protection from uncontrolled site run off which may be contaminated with silt, oils, concrete/cement, chemicals or litter. The drains will be marked up on the site plan, and colour coded on site, red for foul drains, blue for surface water drains. Materials and COSHH will be stored away from site drains, and the site operatives will be trained on surface water management.

Given the work activities taking place on site, mitigation measures will be in place to prevent pollution to the sensitive areas of the site. These measures comprise of the following:
- Drain type location to prevent uncontrolled surface run off waters entering unauthorised drains.
- A sediment removal system will be installed if required.
- Onsite water testing will be carried out for parameters such as sediment, if required. Any anomalies will be reported immediately, and discharge ceased.
- Re-fuelling will not take place within 10 metres of surface waters or surface water drains. Re-fuelling completed offsite in all instances
- Immediate action will be taken if any high levels of sediment are identified which could cause pollution.
- Mitigation actions will be implemented immediately.
- Pollution will be controlled at source whenever possible.
- Site activity will cease works if high levels of sediment are identified caused by site activities.
- Environmental representatives will be consulted if in doubt.
- Training will be given to the site operatives outlining these mitigation measures.

3.2. Statutory Nuisance

3.2.1. Noise & Vibration

Noise pollution and vibration have the potential to create a statutory nuisance. This can disturb local wildlife, residents, general public and businesses.

In the event of a noise complaint, the Local Authority has the power to stop the works if noise is causing a nuisance (Control of Pollution Act, Section 60).

The proposed activities are likely to cause a nuisance or impact residential areas and the following control measures will be applied:
- A risk assessment will be produced to assess the risk of disturbance on local residents and green areas.
- Plant and equipment will be in a good condition and well maintained.
- Unnecessary noise will be minimised using sheeting surrounding the scaffolding during the cladding installation
- Noisy activities will be restricted to working hours Mon – Fri 07:30 – 18:00hrs, Sat 08:30 – 14:00hrs.

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• Deliveries will be planned to minimise potential nuisance to the local community and drop heights into hoppers, lorries and other plant will be minimised, where possible.
• Local Authorities will be contacted with regards to out of hours work, through the main client.
• Letter drops will take place to inform neighbours and local residents of planned activities.
• Any complaints received will be reported and dealt with promptly to the satisfaction of all parties involved.
• Noise and vibration monitoring be carried out, and the data submitted promptly.
• Appropriate training and awareness will be undertaken with the workforce to reduce unnecessary noise. All necessary steps will be taken to prevent noise nuisance.
• Discussions will take place with operators about necessary control measures if peak noise levels are reached.
• The use of anti-vibration tools and equipment will be required as specified in the Control of Vibration at Work Regulations 2005.

3.2.2. Dust & Emissions

Construction and demolition activities can result in the following air quality impacts:
• Visible dust plumes;
• Dust deposition;
• Elevated PM10 and PM2.5 concentrations;
• Increased concentrations of nitrogen dioxide.

Air pollutants result from dust generating activities on-site such as the breaking-up of materials and the movement of soil, as well as from the exhaust of diesel powered machinery and vehicles, both static and non-road mobile machinery (NRMM). Dust from internal demolition/strip out works and site operations will be mitigated at source but removal of waste products can settle on neighbouring properties which may cause eye irritation, exacerbate asthma or affect plant growth. In addition, black smoke from plant and equipment is likely to cause damage to human health. The site is not located in close proximity to sensitive ecological receptors.

The dust emission magnitude is based on the scale of the anticipated works and should be classified as Small, Medium, or Large.

Uncontrolled dust and air emissions can lead to valid complaints and the Local Authority has the power to stop works if dust is causing a statutory nuisance. The following control measures will be applied:

General

• Weather conditions and prevailing wind direction will be checked to plan in activities that may generate dust. If weather conditions are not favourable, activities will be carried out on a different day.
• The workforce will be trained to reduce dust and air emissions from onsite activities.
• Routes will be planned with minimum distances.
• All dust and air quality complaints will be recorded and acted upon. The cause will be identified, and appropriate measures taken to reduce emission in a timely manner and recorded. Records will be made available to regulators upon request.

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Dust

• Any demolition, cutting, grinding operations on site will be adequately shielded or wetted to prevent dust.
• Fine, dry materials will be stored within buildings/storage containers, where possible or protected from wind.
• Dry, dusty materials will either be cleaned up or damped down.
• Hoardings, fencing, barriers and scaffolding will be regularly cleaned using wet methods, to prevent re-suspension of particulates.
• Regular checks of buildings within the site boundary will be carried out to check for soiling due to dust with cleaning carried out where necessary.
• Roadways and surfaces will be swept and damped down with water at regular intervals where dust may be a problem.
• Drop heights into haulage vehicles etc will be minimised and dry materials leaving site will be sheeted. All vehicles will adhere to on-site speed limits.
• Visual checks are the most common way of monitoring dust leaving the site boundary. Daily checks will be made of the site boundary during dusty activities, checks will be backed up with photographic evidence and recorded in the site diary.
• Demolition will take place on a damp still day to reduce the amount of potential dust crossing the site boundary. Site boundary dust monitoring close to sensitive receptors will take place during demolition to ensure dust crossing the boundary is minimal.
• The contractor will ensure that all operatives employed on site: understand their responsibilities for minimising the generation of particles and dust; appreciate the effect of dust on health and the environment, the benefits of reducing dust generation and the methods to reduce dust generation;
• Adequate measures within all risk assessments and method statements will be included where dust generation may be a hazard.

Emissions

• A construction traffic management plan will be implemented to ensure deliveries arrive avoiding busy times of days and vehicles are not queuing outside the site on the public highway.
• Plant and equipment will be maintained regularly to reduce the number of impromptu fumes and smoke emitted.
• Burning / fires will not occur on site.
• Site rules will be in place which indicate to switch off plant when not in use to reduce exhaust emissions. All plant must have recorded maintenance programmes.
• There will be consideration of using electrical equipment rather than internal combustion engines (i.e. generators).
• Electricity suppliers will be contacted early on in project preparation so electrical supply is available to negate use of generators.

3.3. Waste Management

A Site Waste Management Plan can be produced which outlines measures taken to reduce waste, the expected generated waste streams, associated permits & licences, and a running tally of waste streams and associated volumes that have left site. This will be a live document which will be regularly reviewed and updated as works progress. This will be issued through our Waste Management Company.

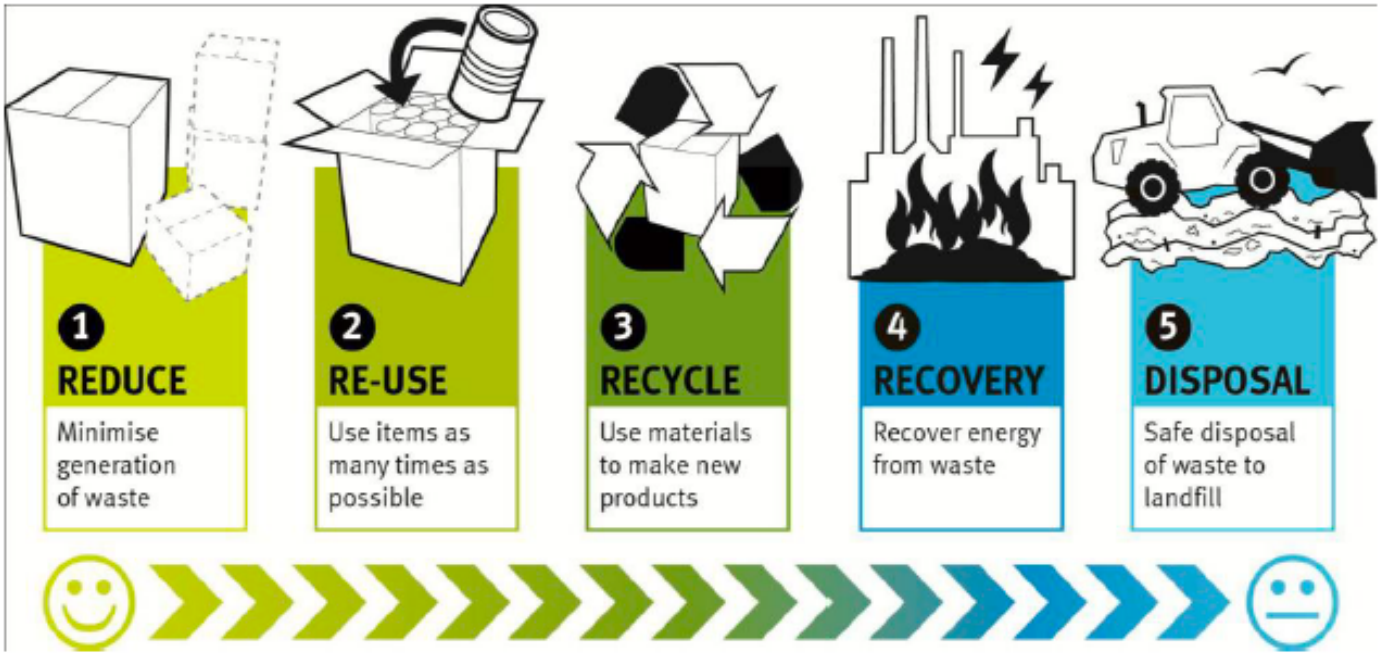
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Waste skips / containers will be labelled and in good condition. They will be stored securely on hardstanding and locked / covered where applicable to prevent escape of waste to the environment. Skips will be stored in an appropriate area away from sensitive receptors and the location outlined on the site plan. Please view Appendix 1.

Hazardous wastes will be stored separately from other hazardous and non-hazardous wastes.

The waste hierarchy will be adopted on site (refer to Figure 3).

Figure 3: Waste Hierarchy



• Prevent – e.g. ensuring accurate measurements are taken when ordering materials, not over-ordering and storing materials securely to prevent damage from the elements or site traffic.
• Re-use – e.g. re-using whole bricks, re-using uncontaminated naturally occurring material on site and re-using timber off-cuts.
• Recycle – e.g. using recycled aggregates on site and sending material to a recycling facility.
• Recover – e.g. sending material to an Energy from Waste (EfW) Facility.
• Disposal – e.g. – e.g. disposing of waste at a landfill or incinerator which does not recover energy.

Any waste required to be removed from site will be accompanied by a Waste Transfer Note (WTN) for non-hazardous waste, or a Hazardous Waste Consignment Note (HWCN) for Hazardous Waste. Waste documentation will be retained for the legally required timeframe (2 years for WTN, 3 years for HWCN).

Duty of care checks shall be carried out on waste contractors to ensure permits and licences are valid and have not been revoked by the Environment Agency (Public registers (data.gov.uk)).
All who attend site will be trained in the site-specific waste management procedures during the site induction.

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3.5. Contaminated Land

If other contamination is identified, the area will be quarantined, and material chemically tested to determine if it can be reused on site. Contaminated material will be stocked away from sensitive receptors, on an impermeable surface, and covered if required.

3.6. Roadway Control

Traffic on and off site will be controlled. A Site Safety Plan and swept path assessment will be produced identifying all key safety requirements including traffic movement onto and around the site. The main measures will include:
• Site deliveries and traffic/plant movement activities on site will be restricted to Monday – Friday 07.30 – 18:00 and Saturday 08.30 – 14:00. No deliveries permitted on Sunday or Bank Holidays.
• Deliveries will be scheduled to ensure vehicles are not queuing and waiting for drop off.
• Delivery routes will be planned to avoid busy times of day and avoid residential areas where possible. This may at times be scheduled prior to the times above to mitigate and minimise risk to the surrounding properties and the general public.
• All vehicles will remain on temporary hard standings whilst on site.
• All vehicle wheels will be checked by the Gateman before leaving site and will be brushed clean as necessary if required. Any residual matter will be swept and washed off the adjacent Highway.
• All vehicles off-loading and loading will be carried out within the site boundary without impeding the highway.
• Whenever practicable site traffic will be directed to avoid residential areas, and busy times of day.
• The development proposal does not include any exclusive parking, so parking for contractors and visitors will be off-site parking.

3.7. Site Audits

The implementation of the CMP will be checked through regular site inspections and environmental audits. An audit programme will be developed, and the following factors will be considered when determining the frequency of the audits:
• The results of previous audits.
• Occurrence of any non-conformances.
• Concerns raised by the project team or interested parties.

A site inspection shall be undertaken regularly (either weekly or fortnightly) ensuring the works are being undertaken in accordance with the CMP. The inspections will cover the key themes such as segregation of works, ensuring site parameter, fuel storage, waste management, noise, dust and air quality, carbon & sustainability etc.

Actions raised by the audit will be checked for closure during the next audit or as set within the audit, immediate action, high/medium and low risk. Actions which have not been closed out, good practice and areas of improvement will be discussed during management meetings.

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3.8. Emergency Preparedness & Response

There is the potential for activities on site to cause minor spills leading to pollution of the environment. In order to minimise these situations, there are procedures in place relating to refuelling, spillages, and waste management.

Spill kits will be held on site in designated locations, which may change with time, but will be agreed with the Site Manager and outlined during the induction and spill response toolbox talks.

Spill of fuel/oil etc. can cause damage to surrounding habitats and watercourses. The following will be incorporated in the

Emergency Response Plan for the site:
• Appropriate PPE will be worn before taking action.
• A spillage will be contained immediately using absorbent materials and booms.
• Incidents will be reported to the site manager who will contact the Environment Agency if necessary.
• All incidents and near misses will be investigated.
• An emergency spill response contractor will be appointed to provide assistance where applicable .
• After an incident, all waste generated by clean-up activities will be disposed of by an authorised waste carrier to a permitted disposal site accompanied by correctly completed waste documentation.
• Ditches will not be dug draining polluted matter to drains.
• Incidents will not be ignored.

4. Environmental Policy, Responsibilities and Communication

4.1. Environmental Policy

TMT's environmental policy will be displayed and adhered to by all who visit site. This outlines the scope to protect the environment, comply with applicable legislation and minimise the use of natural resources.

4.2. Responsibilities

Role	Environmental Responsibilities
The Environmental Manager / Site Manager	• Develop, implement and maintain the Environmental Management Plan. • Conduct compliance reviews, review and update the Register of Legislation, review and update the Aspects Register. Undertake regular site inspections (fortnightly), supported by others as appropriate. Carry out environmental training where required. • Conduct formal environmental audits: o Fortnightly audits are planned; however, these may increase or decrease depending on site performance. • Report on Contractor's environmental performance.

	• Ensure that sound environmental performance is achieved. • Day to day management and monitoring of all environmental related activity. • Reporting to the Site Manager / Project Manager as appropriate.
Environmental Manager	• Conduct environmental audit • Review and update CMP • Carry out environmental training of the workforce
Project Manager	• Ensure the review of the CMP is carried out. • Overall responsibility for the works. • Ensure that the CMP is prepared and that the works are undertaken in accordance with it and the associated management plans and method statements. • Ensure compliance with all relevant legislation and environmental rules.
Site Manager	• Undertake the day to day management of the works ensuring that operations are carried out in accordance with the CMP.
Specialist Subcontractors (monitoring and testing)	• Undertake specialist activities in accordance with this CMP.
Operatives	• Undertake tasks in accordance with method statement briefings, toolbox talks, and principles set out in the environmental induction. • Ensure environmental incidents are reported immediately.

4.3. Training

The team will be briefed on the following topics as a minimum / as appropriate:
- Environmental Policy.
- General environmental awareness.
- Waste management.
- Surface water pollution and control.
- Spills and emergency response procedures.
- Dust management.
- Noise management.
- Traffic management.

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Specific training needs will be identified and provided for all personnel involved in work activities that could result in an adverse impact on the environment. The training will include reference to the importance of adhering to the contents of the CMP and the potential consequences of departure from specified method statements. Environmental training in the form of toolbox talks will also be undertaken on site, evidence of which (along with all other training) will be maintained on record as part of the management system.

4.3.1. Induction

Prior to commencing work on site, all personnel will undergo a site specific induction, where the environmental objectives, requirements and responsibilities will be communicated to the workforce. Environmental Site Rules will detail site personnel's obligations while on site. This will introduce accountability for personnel working on the project.

The site induction and training shall cover relevant parts of the following areas to a sufficient level of detail for the workforce:
- Site rules including High risk items
- CMP & CPP
- Emergency procedures
- Environmental management
- Waste management.
- Plant use

4.3.2. Toolbox talks

Toolbox Talks will be delivered on specific topics relevant to the works and mitigation measures. These may include waste management, pollution prevention, spill response, etc. as required. Toolbox talks will be delivered to all operatives on site, and records kept for the duration of the project.

The principal contractor and each of its sub-contractors will establish a regime of toolbox talks such that every employee receives a health, safety & environmental briefing as appropriate, with a target of a minimum of one toolbox talk on an environmental topic per month. For sub-contractors', their supervisors are responsible for conducting these briefings and their implementation will be monitored. Records must be kept of toolbox talks carried out and who attended them.

Requests for new/specific toolbox talks can be made to the environmental manager. An indicative list of appropriate toolbox talks is provided below. More may be added to this list as the project progresses and as issues arise.
- Dust and Air Quality.
- Emergency Procedures
- Segregation and Storage of Waste.
- Access and Egress
- Plant and Machinery Movement

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4.4. Internal Environmental Communications

Staff will be kept informed of the environmental policy and environmental issues relevant to the CMP through a range of means, including a combination of meetings and different media. In addition, daily briefings will be held on site and regular meetings with the client to discuss health, safety and environmental matters. The aim is to provide sufficient information to raise and maintain awareness of the key environmental issues associated with the works and promote continual improvement.

4.5. External Environmental Communications

Relevant external communications will be undertaken with regulators and stakeholders as required. Any monitoring results or issues relating to permitting shall be reported in a timely manner. Should any complaints arise from off-site during the works, they will be managed effectively, and mitigation measures implemented to ensure further complaints do not arise.

Produced by TMT Commercial Contractors
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Signature:
Date: 05.06.2026

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Appendix 1 – Site Set Up

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Appendix 2 – Phasing Plans

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Appendix 3 – Notice of Planning Permission