



Construction Environmental Management Plan

Rochdale Road Phase 2 Manchester

Revision 5 21/07/2026

Contents

01	Introduction	1
02	Scope of Work.....	2
03	Framework and Communication	3
04	Legal Requirements	6
05	Site Context and Key Constraints.....	6
06	Surveys and Investigations.....	6
07	Protection of Environmental Features.....	7
08	Roles and Responsibilities - Contacts.....	8
09	Communication and Complaints Procedure	9
10	Construction sequence	10
11	Construction Activities – Risk Assessment.....	11
12	Health and safety	13
13	Site Establishment, Traffic Management, Parking and Security	14
14	Material Storage and Distribution	15
15	Working Hours	18
16	Timing of Sensitive Works.....	18
17	Perimeter Fencing and other barriers.....	20
18	Tree Protection	20
19	Earthworks and Demolitions.....	20
20	Waste	22
21	Ground Contamination	22
22	Contamination of watercourses and drainage	23
23	Outline Pollution Control and Contingency Plan	23
24	Managing Flood Risk	23
25	Appendices.....	27
A.	Environmental legislation	27
B.	McGoff Group Site induction	28
C.	Considerate Constructor’s Scheme – Code of Considerate Practice	Error! Bookmark not defined.

01 Introduction

The purpose of this plan is to mitigate potential impacts of construction activities on both the natural environment and the surrounding community.

This document is structured to:

- Identify and address the requirements of relevant stakeholders
- Ensure compliance with current legislation, planning conditions, and licensing requirements
- Minimise any potential adverse environmental impacts during the construction phase
- Translate committed mitigation measures into clear site procedures and method statements
- Facilitate effective communication with staff, subcontractors, and neighbouring parties

The works outlined in this plan will be carried out by McGoff Construction, who will act as the Principal Contractor. McGoff Construction will manage and deliver the project in accordance with current best practices and recognised methods of construction.

As a company, McGoff Construction is committed to fulfilling its social and environmental responsibilities. Our objective is to minimise disruption to local residents and the wider community throughout the duration of the works.

This Construction Environmental Management Plan (CEMP) has been prepared to ensure that all demolition and construction activities are undertaken in a manner that avoids causing materially harmful effects to adjacent land, properties, and businesses. The measures outlined in this document shall be adhered to for the entirety of the construction period.

02 Scope of Work

The site is currently occupied by a small commercial premises which is of traditional build and associated car park which neighbours the Marble Arch public house and to the rear McGoff Construction Downtown Victoria North Development. The majority of the site is hard landscaped/derelict and a current live building site, with limited areas of soft landscaping.

To the north, the site is bound by a live development from McGoff Construction, while to the south the boundary borders the highway of Rochdale Road, to the west is the Marble Arch Grade II listed Public House with a car park and to the West is a further extension of the highway and construction site. The wider surrounding area is predominantly a mix of residential/commercial and office buildings.

In relation to the close proximity of The Marble Arch Public House and it's listed status, the proposed measures will take into account the heritage impact importance of the building.

Undertaking of a pre-condition survey of the listed building (including photographs and crack monitoring).

- Install vibration and movement monitoring to ensure works remain within acceptable thresholds.
- Establish exclusion zones and physical protection measures (e.g. hoarding, scaffolding, debris netting) to safeguard the listed structure.
- Avoid heavy impact methods where possible—use low-vibration techniques in proximity to the heritage asset.
- Maintain stand-off distances between plant and the listed building where feasible.
- Tool box talks for all operatives on the sensitivity and statutory protection of the listed building.

Any existing electrical, gas, water, and telecommunications services that enter the site prior to the commencement of any demolition works, must be isolated and disconnected at the site boundaries.

A full Refurbishment and Demolition (R&D) Survey will be undertaken prior to any demolition activities to identify and safely manage all asbestos-containing materials (ACMs). Under the approved planning consent, the site will be redeveloped to deliver the below distinct elements:

- A 17 storey, 153 unit BTR scheme;
- 50 x 1 bed, 96 x 2 bed and 7 x 3 Bedroom apartments.

The external areas associated with the new developments will be completed with a combination of hard and soft landscaping treatments, providing an attractive and integrated setting for the proposed scheme and surrounding environment.

Proposed Site plan



03 Framework and Communication

The project shall be undertaken in full compliance with the policies, objectives, and procedures outlined below, as agreed with the Client.

Environmental Policy

The works will be carried out in accordance with the McGoff Group Environmental Policy, which establishes the overarching principles and commitments for environmental protection and sustainable construction practices.

Prior to commencement on site, McGoff Construction shall prepare an Environmental Site Visit Checklist specific to each major activity. This information will be incorporated into this Construction Environmental Management Plan (CEMP) and will inform the development of the Schedule of Significant Environmental Effects prior to the start of construction.

The schedule shall be reviewed and updated at each project phase or whenever material changes occur to the project scope, ensuring the CEMP remains current and reflective of the project's environmental risks and mitigation measures.

Environmental Objectives and Targets

In line with company policy, McGoff Construction shall establish project-specific environmental objectives and targets, which shall include but not be limited to the following:

- Achieve zero pollution incidents.
- Minimise waste generation and diversion of waste to landfill.
- Reduce disruption to local residents and businesses, thereby minimising complaints.
- Protect and, where practicable, enhance biodiversity within and around the site.

Roles, Responsibilities and Competence

A clear management structure, including an organisational chart detailing all personnel responsible for environmental management, shall be included within this CEMP. This will

define roles, responsibilities, and lines of communication relating to environmental performance.

All site staff shall be deemed competent to perform tasks with potential environmental impact. Competence will be determined through appropriate education, training, and experience. Project-specific environmental training will be mandatory where required.

Environmental Awareness and Training

Environmental awareness and training shall be achieved through the following mechanisms:

1. Site inductions, incorporating relevant environmental considerations.
2. Environmental posters and site notices, displayed prominently on site.
3. Method Statement and Risk Assessment briefings addressing environmental controls.
4. Toolbox talks, including instruction on incident response and emergency procedures.
5. Briefings on key project-specific environmental issues and performance expectations.

All managers and supervisors will receive detailed briefings on the CEMP. All operatives and subcontractors will receive toolbox talks and ongoing training to ensure the effective implementation of this Plan.

Method Statements and Environmental Controls

Detailed Method Statements will be prepared for all key activities prior to commencement. These will include relevant environmental protection measures, mitigation strategies, and emergency preparedness procedures appropriate to the activity.

The Construction Manager shall review and approve key Method Statements prior to issue. Method Statement briefings will be delivered before personnel undertake major activities for the first time.

Communication and Coordination

The CEMP shall be distributed to the entire project team, including subcontractors, to ensure that environmental requirements are clearly communicated and understood. Key activities and environmentally sensitive operations will be highlighted through targeted briefings.

Copies of relevant project, client, and company environmental policies shall be displayed on site.

McGoff Construction will establish clear communication procedures for both internal and external engagement. The Client may stipulate that all external communications, including correspondence with environmental regulators, local authorities, or members of the public, be coordinated through a nominated Client representative.

Environmental Monitoring

The site-based team shall implement a programme of environmental monitoring, where required under the Building Contract. This may include monitoring performance against consent conditions, project objectives, and established environmental targets.

Where appropriate, construction monitoring will be undertaken to establish baseline conditions against which construction-phase impacts can be assessed.

Non-Conformance and Corrective Action

Procedures shall be implemented to manage environmental non-conformance and ensure corrective measures are taken promptly. These shall include:

- Non-Conformance Report (NCR): Raised to record any environmental incident or activity that does not comply with this CEMP.
- Corrective Action Report (CAR): Raised where deficiencies are identified through monitoring, inspection, audit, or valid complaints.
- Each action shall be assigned an owner responsible for implementation, along with a specified timescale for closure.

Care about Appearance

Constructors should ensure sites appear professional and well managed

- Ensuring that the external appearance of sites enhances the image of the industry.
- Being organised, clean and tidy.
- Enhancing the appearance of facilities, stored materials, vehicles and plant.
- Raising the image of the workforce by their appearance.

Respect the Community

Constructors should give utmost consideration to their impact on neighbours and the public

- Informing, respecting and showing courtesy to those affected by the work.
- Minimising the impact of deliveries, parking and work on the public highway.
- Contributing to and supporting the local community and economy.
- Working to create a positive and enduring impression, and promoting the Code.

Protect the Environment

Constructors should protect and enhance the environment

- Identifying, managing and promoting environmental issues.
- Seeking sustainable solutions, and minimising waste, the carbon footprint and resources.
- Minimising the impact of vibration, and air, light and noise pollution.
- Protecting the ecology, the landscape, wildlife, vegetation and water courses.

Secure everyone's Safety

Constructors should attain the highest levels of safety performance

- Having systems that care for the safety of the public, visitors and the workforce.
- Minimising security risks to neighbours.
- Having initiatives for continuous safety improvement.
- Embedding attitudes and behaviours that enhance safety performance.

Value their Workforce

Constructors should provide a supportive and caring working environment

- Providing a workplace where everyone is respected, treated fairly, encouraged and supported.
- Identifying personal development needs and promoting training.
- Caring for the health and wellbeing of the workforce.
- Providing and maintaining high standards of welfare.

Neighboring properties and landowners will be kept abreast of progress and upcoming works by way of regular newsletter.

04 Legal Requirements

A schedule of appropriate environmental legislation is contained in the appendices. McGoff Construction shall meet their obligations and also apply good practice as it relates to the specifics of this project.

05 Site Context and Key Constraints

The site is currently occupied by a medium to large commercial premises which is of traditional build and associated car park which neighbours the Marble Arch public house and to the rear McGoff Construction Downtown Victoria North Development. The majority of the site is hard landscaped/derelict and a current live building site, with limited areas of soft landscaping.

To the north, the site is bound by a live development from McGoff Construction, while to the south the boundary borders the highway of Rochdale Road, to the west is the Marble Arch Grade II listed Public House with a car park and to the West is a further extension of the highway and construction site. The wider surrounding area is predominantly a mix of residential/commercial and office buildings.

The site lies within Flood Zone 1, indicating a low probability of flooding. The risk of flooding from rivers or the sea has therefore been discounted.

The proposed surface water (SW) drainage strategy involves discharging into a combined Man hole system via back drop as per the proposed drainage drawing (15286 BKP XX XX DR C 0500)

The proposed foul water (FW) drainage strategy involves discharging and connecting into a FW Manhole as part of the Phase 1 development, which the engineer will need to confirm the strategy as per the proposed drawing (15286 BKP XX XX DR C 0500)

Existing mains electrical and water supplies TBC

Access to the site TBC

06 Surveys and Investigations –

A Phase 2 Site Investigation has been undertaken to assess both geotechnical and geo-environmental (contamination) conditions across the site. The investigation comprised 6 x

window sample Bore Holes, 1 x cable percussion with follow on rotary core. Gas monitoring was also carried out with no requirements deemed applicable contained within the report.

07 Protection of Environmental Features

Arboricultural Survey

No Trees are on or around the red line boundary of the development site and therefore are N/A.

Watercourses and drains

The site lies adjacent to Rochdale Road, which represents a sensitive water environment. To prevent any potential pollution or contamination or associated drainage systems, all construction activities will be managed in strict accordance with best practice guidance, including Environment Agency Pollution Prevention Guidelines (PPG6 – Working at Construction and Demolition Sites) and relevant CIRIA guidance.

All potential sources of pollution, such as fuel and chemical storage areas, plant refuelling zones, and locations for mortar silos or similar materials, will be sited as far away from the canal and other watercourses as reasonably practicable.

Appropriate spill response equipment and spill kits will be available on site at all times, and all operatives will receive training and toolbox talks covering their correct use and the procedure for reporting and managing any spill or leak incidents.

Where existing drainage connections are no longer required, these will be removed or securely stopped up to prevent construction debris, silt, or surface water runoff from entering the system. Temporary surface water management measures will also be implemented to ensure any runoff generated during the works is appropriately controlled and filtered prior to discharge.

Bird Species

There are no existing trees on or around the boundary of the proposed red line boundary of the development site.

Bats

A Bat survey has been undertaken by Leigh Ecology, confirming there is low potential for bat roosts and presence around the existing building for demolition. A further bat activity survey has been programmed and booked for May 2026.

Terrestrial Mammals

The site is completely covered in either hard standing or tarmac surfacing, and as such there are considered to be no terrestrial mammals.

However, as good practice, any trenches left open at the end of the working day will have a plank inserted as a ramp to ground level to allow escape from the excavation. Pipework shall

also be closed off at the end of the day to avoid accidental trapping of urban foxes or any other animals.

Asbestos

A full refurbishment/ demolition survey of the existing unit will need to be carried out and the report issued to the demolition contractor, who will then arrange suitably qualified Asbestos Contractors to remove any items identified within the survey to contain asbestos which are to be then removed by a qualified contractor prior to any further works commencing on site.

Neighboring Sites

To the north, the site is bound by a live development from McGoff Construction, while to the south the boundary borders the highway of Rochdale Road, to the west is the Marble Arch Grade II listed Public House with a car park and to the West is a further extension of the highway and construction site.

The wider surrounding area is predominantly a mix of residential/commercial and office buildings.

Site boundary treatments will be installed at the outset of the project to secure the site and minimize potential impacts on neighbouring properties, including noise, dust, and unauthorised access. These measures will remain in place for the duration of the construction works.

08 Roles and Responsibilities - Contacts

Contact details for key site personnel and emergency response contacts with responsibilities relating to the protection of the environment will be maintained and displayed in prominent locations across the site. This ensures rapid communication in the event of an environmental incident or other emergency.

Primary Site Contacts:

- McGoff Construction Contracts Manager: TBC -
- McGoff Construction Project Director: TBC -
- Community Liaison Officer: Contact Us contactus@mcgoffgroup.com

Emergency Services:

- Fire, Police, Ambulance:
 - Emergency – 999
 - Police non-emergency – 101
 - Local Fire Station – [Contact Details]
 - Ambulance Service – 111

- Health & Safety Executive (HSE): For fatal and major injuries only (Mon–Fri, 08:30–17:00)
- National Grid: Electricity Emergency Service – [Contact Details]
- Local Water Company: [Contact Details]
- Gas: National Gas Emergency Service – [Contact Details]
- BT (Openreach): [Contact Details]

Project Roles and Responsibilities

- **Project Director:** Responsible for overall management of the construction phase and the environmental performance of the project. Ensures compliance with environmental legislation, planning consents, objectives, targets, and commitments, including those arising from the Schedule of Significant Environmental Effects.
- **Site Staff:** All personnel shall receive general environmental awareness training and shall carry out work in accordance with Method Statement Briefings and toolbox talks. Designated personnel will be responsible for tasks including:
 - Refuelling of plant and equipment
 - Management of stores and hazardous materials
 - Water quality monitoring
 - Implementation of the Site Waste Management Plan (where required)
 - Supervision of waste segregation and collection
- **Client Project Manager:** Ensures the scheme complies with all relevant legal requirements, commitments, and environmental targets agreed for the project.
- **Principal Designer:** Provides information relevant to construction that assists McGoff Construction in managing the environmental aspects of the scheme.
- **Community Liaison Officer:** Responsible for communication with the public and stakeholders, including outreach, education, and regular updates regarding progress on and around the site. Updates on site progress and forthcoming works will be displayed on site hoardings to maintain transparency and stakeholder engagement.

09 Communication and Complaints Procedure

Internal Communication

During the construction phase, internal communication will be maintained through regular progress meetings. These meetings will address, but not be limited to, the following matters:

- Training undertaken by site personnel.
- Progress reports and updates.
- Results of inspections, audits, and any identified non-conformances.
- Complaints received and actions taken.
- Visits conducted by external bodies, including feedback or outcomes arising from such visits.
- Review of objectives and targets, including performance reporting on environmental matters.

External Communication

External communication, such as letter drops and community meetings, will be undertaken at regular intervals as appropriate to the project's requirements. Liaison with statutory authorities will be carried out by McGoff Construction personnel under the supervision of the Client Project Manager, in accordance with the specific needs of the project works.

McGoff Construction will also maintain communication and coordination with contractors operating on adjacent or nearby sites to ensure that any matters arising from concurrent activities are managed effectively.

Public Accessibility and Enquiries

This CEMP will be publicly accessible via the LPA website and will also be available on-site for consultation upon request.

Contact details for site staff, including a dedicated telephone number, will be published for use by members of the public wishing to submit complaints, provide feedback, or make general enquiries. All complaints or requests for information will be promptly communicated to the Client Project Manager and appropriately logged.

Liaison with Local Authority

Residents affected by noise or other disturbances may contact the Local Authority's Environmental Health Team directly. Accordingly, the team will be kept informed of project progress, work programmes, and forthcoming phases that may have the potential to cause disturbance, enabling them to respond effectively to public enquiries or complaints.

Complaint Monitoring and Management

Complaints received by McGoff Construction's Head Office in Altrincham will be carefully monitored and recorded. Each record will include details such as the location of the affected party, the time and nature of the disturbance, and any associated observations. This information will support effective management of construction activities to minimise the likelihood of further complaints.

McGoff Construction Registered Address:

McGoff Construction Ltd
1 St George's Court
Altrincham Business Park
Altrincham
WA14 5UA

Formal Complaint Procedure

McGoff Construction operates a comprehensive complaint management procedure. In accordance with company policy:

- All serious complaints will be escalated to the responsible Group Director for review and resolution.
- Minor complaints will be managed by Senior Management at Head Office level.

Responses to complaints will include an appropriate level of investigation, followed by a formal reply containing an explanation, apology where applicable, and details of any mitigation measures or changes to operational methods.

Where disputes remain unresolved, the Local Authority may act as an independent mediator to facilitate resolution.

10 Construction sequence

The works will be carried out in accordance with the Contract Programme, which will be owned, monitored, and updated by the Project Team throughout the duration of the project. The Contract Programme will be used as the principal management tool to track

progress, ensure coordination of activities, and maintain alignment with project milestones and client requirements.

The anticipated overarching sequence of construction activities is outlined below:

1. **Site Security Fencing**
Secure site perimeter fencing to ensure safety and environmental compliance.
2. **Establishment of Temporary Site Accommodation**
Setting up temporary welfare and office facilities to support initial site operations.
3. **Demolition of Existing Structures**
Careful demolition of existing buildings and structures in accordance with approved demolition methods and environmental controls.
4. **Breaking Out of Existing Hardstanding's**
Removal and disposal of existing hardstanding areas to prepare for new substructure and drainage works.
5. **Installation of Surface Water (SW) Tanks and Drainage Systems**
Construction and installation of surface water attenuation tanks and associated drainage infrastructure, followed by formation of the car park hardstanding to base course level.
6. **Establishment of Permanent Site Accommodation**
Installation of permanent welfare and office facilities to support ongoing construction operations.
7. **Excavation to Site Formation Levels**
Excavation and grading of the site to achieve required formation levels, including formation of the permanent car park and external surface water drainage network.
8. **Installation of Substructure Drainage**
Laying of all below-ground drainage serving the buildings and external areas.
9. **Construction of Building Foundations**
Excavation, formwork, reinforcement, and concrete pouring to create stable foundations for the superstructure.
10. **Superstructure Construction – Walls and Upper Floors**
Erection of structural frames, walls, and upper floor slabs in accordance with design specifications.
11. **External Masonry Cladding**
Installation of external façade materials and cladding to achieve the architectural finish and weatherproof envelope.
12. **Roof Works**
Completion of all roofing systems, including waterproofing, insulation, and associated components.
13. **Internal Fit-Out Works**
Progressive fit-out of all building interiors, including mechanical, electrical, and plumbing (MEP) installations, finishes, and fixtures across all floors.
14. **Final Clean, Testing, and Commissioning**
Completion of final cleaning, full system testing, commissioning, and verification of all installations to ensure compliance with design and operational standards prior to handover.

11 Construction Activities – Risk Assessment

Comprehensive risk assessments for all potentially damaging construction activities shall be submitted to McGoff Construction for review and approval prior to the commencement of contracted works. These assessments shall cover, but not be limited to, the following categories of activity:

- Operation of heavy machinery, including cranes, excavators, piling rigs, and telehandlers.
- Use of general construction equipment and tools.
- Cleaning and maintenance of equipment.
- Storage and handling of chemicals and building materials.
- Waste management and disposal practices.

Control of Noise, Emissions, and Vibration

In relation to the operation of heavy plant and machinery, low-noise equipment shall be prioritised wherever practicable. Noise levels will be monitored in line with the project's Environmental Objectives, and indicative noise levels shall be included in the relevant risk assessments and method statements where possible.

Hydraulic plant shall be preferred over pneumatic alternatives due to its lower noise and vibration output. All operatives will be instructed to switch off machinery when not in active use, and engine idling shall be minimised to reduce both noise and emissions. Wherever feasible, vehicles and static plant shall be positioned away from site boundaries to further mitigate potential disturbance to neighbouring properties.

Battery-powered tools and equipment shall be used where practicable, and acoustic silencers shall be fitted to equipment wherever appropriate. The use of localised acoustic barriers will also be considered for specific high-noise activities.

Site operations will be restricted to approved daytime working hours, in accordance with local authority requirements, to minimise disturbance to the surrounding community.

To inform ongoing risk assessment and ensure continual compliance with environmental standards, noise monitoring shall be undertaken whenever new equipment or operational methods are introduced. The results of such monitoring will be used to review and, if necessary, amend the associated risk assessments and method statements.

Emissions Control

All vehicles and plant used on site shall be well maintained and selected with consideration for emission reduction, favouring modern, low-emission models where possible. Regular inspection and maintenance schedules shall be implemented to ensure continued compliance with relevant environmental standards.

Vibration Management

Vibration represents both a health and safety risk to construction personnel and a potential nuisance to nearby receptors. Accordingly, all reasonable measures will be implemented to minimise vibration at source.

The removal of foundations will be undertaken using excavators wherever possible. Should the use of hydraulic breaker attachments be required, low-vibration models will be employed to minimise impact.

12 Health and safety

McGoff Construction's approach is founded upon the principles of openness, transparent communication, mutual trust, and the sharing of information, which are recognised as essential to effective collaboration and successful project delivery.

We actively encourage and lead our staff and partners through a culture of positive behaviour, mutual respect, and joint training initiatives, ensuring our teams are composed of motivated, competent individuals and are supported by highly visible and accountable directors.

We enjoy long-standing, collaborative relationships with our clients and with our integrated supply chain, many of whom have partnered with us for over a decade. This continuity fosters alignment, consistency, and shared values across all aspects of our operations.

Integrated Management and Ethical Stewardship

Our commitment to ethical stewardship is underpinned by a robust Integrated Management System (IMS) certified to international standards for Quality (ISO 9001), Health & Safety (ISO 45001), and Environmental Management (ISO 14001).

We are proactively aligning our management systems with the Collaborative Business Relationship Standard (BS 11000), ensuring that our operational practices fully support a culture of partnership and shared success. Our collaborative framework is further enhanced by the use of an IT-based SharePoint portal, providing a secure and efficient platform for communication, document sharing, and information management.

Health, Safety, and Risk Management

Health and Safety are of paramount importance to McGoff Construction. The project will be managed in full compliance with the Health and Safety at Work Act 1974, the Construction (Design and Management) Regulations 2015 (CDM), and all other relevant statutory requirements.

Key processes include the development of hazard and impact assessments to prioritise risk control measures and the preparation of detailed proposals that recognise the specific constraints and challenges of each site.

A comprehensive Health and Safety Plan will be developed prior to the commencement of works, drawing upon the Pre-Construction Information Pack, design documentation, and findings from site investigations. This plan will identify all foreseeable hazards associated with the project and establish control measures to ensure the works are undertaken safely and efficiently.

Fire Safety

Fire safety is regarded as a critical aspect of site management. A detailed Fire Safety Plan will be prepared to identify and assess potential fire risks and outline specific actions, procedures, and controls to mitigate them. The plan will be communicated to all site personnel, ensuring full understanding and adherence to fire prevention and emergency response measures.

Supply Chain Competence and Compliance

All McGoff Construction design and supply chain partners are Constructionline (or equivalent) accredited and have successfully completed the McGoff Construction Health & Safety Questionnaire, confirming compliance with CDM and company standards.

We recognise the importance of maintaining a consistent and transparent approach to subcontractor and supplier selection. Through Constructionline, we ensure that all partners are vetted for financial stability, equality and diversity, environmental performance, and health and safety competence, ensuring alignment with our corporate values and project objectives.

Subcontractors are required to:

- Attend regular site coordination and progress meetings.
- Submit project-specific Risk Assessments and Method Statements (RAMS) for approval prior to commencement of works.
- Provide evidence of training and competence, including copies of valid CSCS cards and training certificates, all of which are retained on-site for inspection.

Monitoring, Auditing, and Continuous Improvement

Throughout the project, information will be gathered from suppliers and subcontractors to compile and maintain the Health and Safety File, which will be finalised and submitted to the Client upon completion of works and delivery of all required training and handover documentation.

Regular inspections and audits are integral to our management process:

- **Site Managers** conduct weekly inspections.
- **Senior Site Leaders** and the external Health & Safety Advisor carry out monthly inspections.
- **Senior Management** perform periodic safety audits to ensure ongoing compliance with current legislation, best practice, and company policies.

McGoff Construction employs the services of Safety Smart LTD as an independent Health & Safety Advisor to provide expert guidance and undertake formal audits at both site and Head Office level.

Subcontractor performance is reviewed during project progress meetings and recorded within our supplier performance database, informing future procurement decisions and continuous improvement initiatives.

Our site management teams report directly to McGoff Construction's senior management, implementing recommendations from internal and external audits to drive improvement and maintain the highest standards of safety, quality, and environmental performance.

13 Site Establishment, Traffic Management, Parking and Security

Prior to the commencement of works, the site boundary will be set out and verified by a qualified engineer to ensure accuracy in accordance with the approved site layout and project drawings.

To facilitate the construction of the development, temporary full and/or partial closures of both roads and footpaths are likely to be required and will need to be applied for to the LPA Highways dept. The closures will be required to ensure maximum public safety, for the loading and off-loading of materials.

A 2.4-metre-high boundary fence will be installed around the full perimeter of the site to ensure security and prevent unauthorised access. Where practicable, sections of the permanent boundary treatment, will be installed at an early stage to reduce the need for temporary measures.

At the main pedestrian and vehicular access points, temporary hoarding will be erected in accordance with a Temporary Works Design prepared and approved by a competent Structural Engineer. All fencing and hoarding installations will be designed to withstand environmental loads, including wind and impact forces, in compliance with relevant safety standards.

Safety signage, appropriate to the nature of the development and the hazards present, will be prominently displayed at all access points and along the site perimeter. This will include statutory notices, emergency contact information, site rules, and directional signage.

Pedestrian and Vehicle Segregation

In accordance an approved site logistics plan, clearly defined pedestrian and vehicle routes will be established and maintained throughout the construction period. All routes will be demarcated using fixed fencing or barriers, ensuring the safe separation of personnel from moving plant and vehicles.

Designated pedestrian crossing points will be provided at key locations, such as near Haki staircases, building entrances, and welfare facilities, to facilitate safe movement between work areas.

Prior to the commencement of works, the approved site layout and access arrangements will be reviewed during site induction for all operatives. The same information will be incorporated within subcontractor method statements to ensure full awareness and compliance across all trades and work packages.

There will be a site logistics plan drawn showing the key Traffic Management/Welfare/Assembly points/Delivery/Loading area/Tower Crane location below once developed.

SITE LOGISTICS PLAN TO BE INSTERTED

Tower Crane Operations

TO BE CONFIRMED

Site Access and Surface Routes

It is McGoff Construction's full intention to maintain or install hard-surfaced service routes around the development where practical to facilitate safe vehicular and pedestrian access.

Until these permanent routes are established, wheel washing facilities will be provided at the main vehicle access gate as required, to prevent mud or debris from being carried onto the public highway.

Daily inspections of Rochdale Road and surrounding site roads will be undertaken by site management to verify the effectiveness of these measures. Should construction soiling occur, road sweepers (on a call-off arrangement) will be deployed promptly to maintain a clean and safe local environment.

Temporary Site Services

Applications will be made for a temporary electricity supply, to be connected as soon as available. A temporary water supply will be established through the local utility provider until a permanent connection can be installed.

Site Security

At the initial stages of construction, there is no intention to provide a full-time, out-of-hours security guard. However, a 24-hour CCTV surveillance system will be installed around the site perimeter to ensure continuous monitoring. Once utilities are made live within the building, the security provision will be reviewed and, if deemed necessary, an out-of-hours manned security presence will be implemented.

Works Outside the Site Boundary

It is not anticipated that construction operations will extend beyond the defined site boundary, except for the following activities:

- Service connections undertaken by statutory undertakers.
- Highways works associated with forming new access points.

Any works undertaken beyond the site boundary will be subject to pre-agreed risk assessments and method statements and will involve prior consultation with the relevant statutory and highways authorities. Appropriate highways licences and agreements will be obtained before commencing such activities.

Construction Methodology and Workforce

The care home will be constructed using a light gauge steel panelised system, manufactured off-site and assembled on-site by a small team of operatives. This modern method of construction reduces site labour requirements, shortens programme durations, and minimises noise and disruption to neighbouring properties.

At peak construction, it is anticipated that the workforce will comprise approximately 60–100 operatives, with an expected 25–30 vehicles attending site daily due to shared transport arrangements.

Given the limited parking availability at the development site, McGoff Construction will actively encourage:

- Car sharing among operatives.
- Use of public transport.
- Employment of local labour and subcontractors, wherever possible.
- Use of local car parks in the area surrounding the site.

Parking Management and Neighbour Consideration

To safeguard the amenity of local residents, inconsiderate or illegal parking by the workforce on adjacent roads will be strictly prohibited. Regular checks will be conducted to ensure footpaths, driveways, and access routes remain unobstructed at all times.

Deliveries and large vehicle movements will be scheduled to avoid local peak congestion periods, minimising disruption to the surrounding area. Operatives requiring short-term accommodation will be encouraged to use local hotels, particularly during specialist fit-out phases, further reducing parking demand.

During pre-start meetings and the subcontractor procurement process, parking restrictions and site access protocols will be clearly communicated. Any breach of these rules—such as obstructing roads, footways, private driveways, or local business access—will trigger McGoff Construction’s disciplinary “yellow/red card” system, resulting in removal from site for repeat or serious offences.

This message will be reinforced during:

- Site inductions for all personnel.
- Pre-Start Meetings with subcontractors.
- Toolbox Talks held throughout the project.

Deliveries and Traffic Management

All deliveries will be pre-booked with the site management team to ensure that appropriate arrangements are in place for banksman supervision during vehicle manoeuvres. This will ensure that no waiting or queuing of delivery vehicles occurs on adjacent public highways.

14 Material Storage and Distribution

All materials will be stored in designated areas provided on site, with appropriate protective measures implemented to prevent damage, theft, or contamination. The storage arrangements will be planned and managed by the McGoff Construction Site Management Team to ensure efficiency, safety, and compliance with environmental best practices.

Storage of Fuels, Oils, and Hazardous Substances

All fuels, oils, chemicals, and paints will be stored away from drainage systems, watercourses, and site boundaries to prevent accidental pollution or environmental harm.

Prior notification must be given to the McGoff Site Management Team by any individual, subcontractor, or third party intending to bring hazardous substances onto the site. These

materials must be handled, stored, and used strictly in accordance with manufacturer and supplier instructions.

Each subcontractor shall prepare and maintain task-specific COSHH (Control of Substances Hazardous to Health) Assessments and retain Material Safety Data Sheets (MSDS) for all relevant substances.

Copies of these documents must be:

- Submitted to the Principal Contractor for review and approval a minimum of seven days prior to the commencement of the associated works.
- Kept up to date and retained within the site office for inspection and record-keeping purposes.

General Material Storage Arrangements

Smaller materials and consumables will be stored in the vicinity of the main site compound, under the control of the Site Management Team. Deliveries will be logged, coordinated, and scheduled to minimise disruption to the surrounding area and ensure efficient site logistics.

An additional laydown area will be made available within the proposed soft landscaped courtyard of the new development for temporary storage, subject to project progress and available space.

Delivery Management and Bulk Material Storage

Due to restricted on-site storage capacity, larger bulk materials will be delivered on a “just-in-time” basis. All deliveries must be pre-booked with the Site Management Team to coordinate timing and minimise congestion. Unscheduled or conflicting deliveries will be refused entry and rescheduled accordingly.

All materials will be stored as close as practicable to their point of use to reduce unnecessary handling and improve efficiency. Clear zones will be maintained at all times to allow safe crane positioning and lorry access. The Site Management Team will oversee and approve all material drop-off and storage locations.

Loading and Unloading

Material loading and unloading operations will typically be carried out using:

- Mobile cranes,
- Lorry-mounted cranes (HIABs), or
- Telehandlers (forklifts) operated by fully certified McGoff Construction operatives.

All operatives involved in lifting operations will be briefed on site-specific restrictions and safe working practices prior to undertaking such tasks. Storage zones for unfixed materials will be identified and adjusted in accordance with site progress and safety considerations.

15 Working Hours

McGoff Construction will operate in accordance with standard construction working hours, with a commitment to minimising activity during weekends and public holidays to reduce disturbance to neighbouring residents and the surrounding community.

Normal site working hours will be as follows:

Day	Working Hours
Monday – Friday	08:00 – 18:00 hrs
Saturday	08:30 – 14:00 hrs (<i>if required</i>)
Sundays & Bank Holidays	No works permitted unless by prior agreement with MCC / EHO

Outside these hours, staff and operatives may arrive or depart from site, but no construction activities shall take place. However, managers, consultants, and client representatives may access the site outside of standard hours to conduct inspections, surveys, or essential administrative tasks, provided that such visits do not involve operational works.

All vehicle movements on site will be prohibited before 08:00 hrs to minimise early morning disturbance to local residents.

Emergency and Exceptional Works

In the event that works are required in response to an emergency, or where failure to complete an operation would present a risk to health, safety, the integrity of the works, or the local environment, activities may continue beyond the normal working hours.

In such circumstances, McGoff Construction will notify the relevant local authority and affected residents at the earliest practicable opportunity, providing details of:

- The nature and reason for the works, and
- The expected duration and mitigation measures being implemented to reduce impact.

Examples of exceptional circumstances may include, but are not limited to:

- Extended concrete pours delayed due to plant or equipment malfunction.
- Immediate stabilisation works necessitated by unforeseen poor ground conditions encountered during excavation.

All such activities will be carefully managed to ensure compliance with health, safety, and environmental obligations while maintaining consideration for local residents and the surrounding environment.

16 Timing of Sensitive Works

The location and timing of sensitive construction activities shall be carefully considered and clearly detailed within the relevant method statements. Such works will be undertaken only during standard working hours and scheduled, where practicable, to minimise disruption to local residents and neighbouring properties.

Prior to the commencement of any activities identified as ‘sensitive works’, McGoff Construction will consult with local residents and affected stakeholders to provide advance notice of the nature of the works, their expected duration, and any potential impacts. This proactive approach ensures transparency, promotes good community relations, and aligns with the company’s commitment to the principles of the Considerate Constructors Scheme.

17 Perimeter Fencing and other barriers

The site will be securely enclosed throughout the construction period using a combination of temporary fencing and solid hoarding to ensure the safety of the public, operatives, and site assets.

Key measures include:

- **Tree Protection and Boundary Fencing:** Retained trees will be maintained in accordance with the approved landscaping plan. Heras fencing will be installed behind all retained trees to establish a secure and protected site boundary.
- **Vehicular Access Control:** All site access points will be secured using robust vehicular gates, preventing unauthorised entry.
- **Internal Safe Walkways:** Designated pedestrian routes will be clearly segregated from vehicular and plant areas using fixed fencing. All welfare facilities will be located in separate, protected zones to ensure safe access for operatives.
- **Inspection and Maintenance:** All fencing and hoarding will be inspected on a weekly basis as part of routine site management and in accordance with the requirements of BS 5975:2019 – Code of Practice for Temporary Works Procedures and the Permissible Stress Design of Falsework. Any defects, damage, litter, or vandalism identified will be rectified promptly to maintain site security and safety standards.

These measures will ensure a controlled, safe, and compliant construction environment throughout the duration of the project.

18 Tree Protection

There are no trees on or around the boundary of the red line plan of the new development site.

19 Earthworks and Demolitions

During site clearance, drainage, and foundation works, all arisings will be temporarily stockpiled on site for short periods and removed at regular intervals in accordance with the project programme. Wheel washing facilities will be provided for all vehicles entering and leaving the site during this period. Where additional cleaning is required, a road sweeper will be employed on a call-off basis to ensure that the surrounding highway remains clean and free of debris at all times.

The earthworks for this project comprise a site strip and levelling to accommodate the building design and landscaping proposals. Excavated soils will be reused on site wherever practicable. Surplus material will be removed by the appointed waste subcontractor, using covered / sheeted carriers, with Waste Transfer Notes maintained to record both the quantities of spoil removed and its final destination.

Spoil heaps will be managed and formed to comply with obligations regarding dust suppression and to minimise impacts on local ecology and the surrounding area. Dust

suppression measures will include misting or wetting during dry periods to control airborne particles and adopting covered or sheeted vehicles removing surplus waste from site.

Daily inspection records will be maintained to document weather conditions and forecasts, which will inform the planning and scheduling of equipment and operatives to ensure safe and efficient site operations

20 Waste

Site waste shall, wherever practicable, be reduced, reused, or recycled. All subcontractors are responsible for the regular removal of their own waste to the appropriate waste stream receptacles. Waste materials must be transported by authorised and licensed waste carriers, with fully traceable Waste Transfer Notes documenting the movement, whether to a recycling facility or for final disposal. Copies of all waste transfer documentation shall be retained on site for record-keeping purposes.

Supporting documentation shall include:

- Waste Carrier Licence – for all contractors removing waste from site
- Waste Management Licence – for all waste transfer stations and final disposal facilities
- Controlled Waste Transfer Note – required for all non-hazardous waste removals
- Hazardous Waste Consignment Note – required for all hazardous waste removals

Waste materials shall be segregated into separate streams wherever possible to maximise recycling and minimise environmental impact. The following categories will be implemented:

- Clean, untreated timber
- Inert materials (soils, concrete, blockwork)
- Plasterboard
- Scrap metals
- General non-specific site waste
- Cardboard and paper

All site waste and rubbish shall be removed daily to mitigate hazards, including fire, vermin, and slips, trips, and falls. Subcontractors are expected to maintain the highest standards of housekeeping, particularly around access/egress routes and emergency escape routes. The burning of materials or rubbish on site is strictly prohibited.

For full details regarding waste handling, disposal procedures, and recycling protocols, please refer to the Site Waste Management Plan.

21 Ground Contamination

Initial Phase II ground investigations for the project have been completed. Further surveys may be undertaken around the footprint of the existing structures following demolition, and any necessary remediation measures will be implemented in accordance with findings.

There are some isolated hot spots to deal with which are highlighted within the report.

All survey information shall be circulated to relevant subcontractors prior to the commencement of earthworks or excavation activities. In the event that potentially contaminated material is encountered during the works, operatives shall cease work immediately and seek guidance and instruction from the Client Project Manager.

Any contaminated material shall be managed and removed in strict compliance with applicable legislation and local regulations, ensuring the safety of personnel, the public, and the environment.

22 Contamination of watercourses and drainage

McGoff Construction shall develop and implement comprehensive measures to control the risk of pollution arising from construction activities, materials handling, and extreme weather events. This will include the preparation of a Pollution Incident Control Plan, which identifies potential pollution risks and outlines proactive management practices to ensure that any incident—such as a diesel or fuel spillage—is minimised, controlled, reported, and remediated. The plan will define the criteria for implementing the relevant control measures.

The following measures shall be adopted to manage the risk of pollution incidents on site:

- **Information Management:** Provide clear instructions and information in the event of a pollution incident, including spillage or release of potentially hazardous substances.
- **Emergency Notification:** Ensure that appropriate emergency services, site personnel, and authorities are notified promptly in the event of an incident.
- **Regulatory Liaison:** Notify statutory bodies, environmental regulators, local authorities, and water/sewer providers where required.
- **Emergency Facility Mapping:** Maintain and provide maps showing the locations, addresses, and contact details of local emergency facilities, including police, fire services, medical facilities, and other relevant authorities.
- **Site Drainage and Flood Management:** Ensure site drainage and flood risk management plans are available, up-to-date, and readily accessible on site.
- **Staff Training and Competence:** Maintain staff competence and awareness in implementing pollution response plans and using pollution response kits.
- **Key Contact Provision:** Maintain up-to-date contact details for relevant authorities, including the Environment Agency, and designate responsible personnel on site and within the contractor organisation for pollution incident response.
- **Spill Response Contractors:** Establish arrangements with a competent spill response company capable of providing immediate response if required.

These measures will ensure that any pollution incidents are addressed efficiently, minimising environmental impact and ensuring compliance with statutory and regulatory obligations.

23 Outline Pollution Control and Contingency Plan

A Pollution Control and Contingency Plan will be developed for the project, outlining measures to prevent pollution and the actions to be taken in the event of an environmental incident or emergency.

Definitions:

- **Environmental incident:** Any event, activity, or condition that causes, or has the potential to cause, harm to people, or damage to property or the environment.
- **Pollution:** Any harmful impact on the local atmospheric, aquatic, or land environment caused by the release of hazardous or nuisance-causing substances, or excessive noise and vibration.

Pollution Prevention

Potential pollutants from the works include:

- Silt
- Cement and concrete

- Oils and fuels
- Waste materials
- Effluent or wastewater from site accommodation
- Dust generated during construction processes

Concrete and Cement:

- Concrete and cement are highly alkaline and can cause serious pollution. Mixing will take place at least 10m from any watercourse, and plant will be cleaned within designated washout areas.
- Wash water will never be discharged into watercourses.

Fuel and Oil Management:

- Fuel and oils will be stored, handled, and disposed of to minimise pollution, using environmentally considerate products such as biodegradable hydraulic fluids where appropriate.
- Temporary containment and spillage isolation measures will be implemented, along with continuous monitoring.

The plan will follow relevant Environment Agency Pollution Prevention Guidelines (PPGs), including:

- PPG 1 – General guide to the prevention of pollution
- PPG 5 – Works and maintenance in or near water
- PPG 6 – Working at construction and demolition sites
- PPG 18 – Managing fire-water and major spillages
- PPG 21 – Pollution incident response planning
- PPG 22 – Dealing with spillages on highways

Fuel and Oil Handling

All fuel and oil will be stored in compliance with the Control of Pollution (Oil Storage) (England) Regulations 2001:

- Storage tanks and mobile bowsters will be locked when not in use.
- Storage areas will be located more than 10m from watercourses and highway gullies.
- Drums will be kept in bunded areas with minimum capacity of 25% of total volume or 110% of the largest container, whichever is greater.
- Drums will be labelled, maintained in good condition, and kept covered.
- Only trained operatives will refuel plant and equipment.
- Static engine plant (compressors, lighting sets) will be bunded or placed on drip trays.
- All plant will be regularly checked for leaks and maintained.
- Spill kits will be provided near fuel and oil storage areas, and operatives trained in their use.

Plant Maintenance

- Maintenance of plant and equipment will be carried out away from watercourses or drains where possible.
- Spill kits and drip trays will be used to contain any leakage.

- Any plant or equipment considered a pollution risk will be repaired or removed from site.

Concrete Washout

- A designated concrete washout area will be provided using a small skip lined with an impermeable membrane or similar arrangement.
- Concrete delivery lorries, pumps, and grout lines will be washed out in this area only.

Control of Sedimentation

- Disturbance of soils, particularly in wet weather, may lead to sediment entering watercourses.
- Measures to reduce risk include:
 - Locating activities away from watercourses.
 - Maintaining vegetated buffer zones along watercourse banks.
 - Installing silt fencing to trap suspended particles in runoff.

Dust Management

- Dust-generating activities such as cutting and drilling will be controlled using dust extraction or wet suppression methods.
- For large-scale earthworks, demolition, and construction, a full dust risk assessment will be undertaken in line with Air Quality Management guidance on dust for demolition and construction.

Notification and Incident Reporting

- All spillages or environmental incidents must first be reported to the Site Management Team.
- Initial containment actions (bundling and isolation) will be taken immediately using available spill kits.
- The severity of the incident will be assessed, and further notification to regulatory agencies will be made if required.
- All incidents will be recorded in the site progress report and reported to the Client's Project Manager.
- Contact details for key site personnel and emergency responders responsible for environmental protection will be clearly displayed at key locations on site.

24 Managing Flood Risk

McGoff Construction shall adopt Environment Agency guidance to assess and manage the risk of flooding to the construction site.

Contaminated Flood Water:

- All managers and staff must be aware of the health risks associated with contaminated flood water.
- Water should not be waded through or touched if it can be avoided.

Site Inspections:

Building managers must carry out safety inspections to check for:

- Dangerous debris
- Open or displaced manhole covers
- Buildings should be inspected for any structural damage before allowing access.

Electrical Safety:

Power supply should only be reinstated by qualified electricians.

Flood Water Clean-Up:

Clean-up operations must be undertaken using suitable personal protective equipment (PPE) to prevent contact with sewerage and other contaminants.

Procedures should ensure that all personnel are trained in safe handling and disposal of contaminated materials.

25 Appendices

A. Environmental legislation

Primary Legislation (Acts or Orders)

- Clean Air Act.
- Clean Neighbourhoods and Environment Act.
- Climate Change Act.
- Energy Act.
- Environment Act.
- Environmental Protection Act.
- Flood and Water Management Act.
- Localism Act.
- Natural Environment and Rural Communities Act.
- Protection of Badgers Act.
- Water Act.
- Water Resources Act.
- Wildlife and Countryside Act.

Secondary Legislation (Regulations)

- Building Regulations.
- Conservation of Habitats and Species Regulations.
- Contaminated Land (England) Regulations.
- Control of Asbestos Regulations.
- Control of Noise (Codes of Practice for Construction and Open Sites) (England) Order.
- Control of Substances Hazardous to Health Regulations.
- Controlled Waste Regulations Energy Efficiency (Refrigerators and Freezers) Regulations.
- Energy Performance of Buildings (Certificates and Inspections) (England and Wales) Regulations.
- Energy Related Products Regulations.
- Environmental Permitting (England and Wales) Regulations.
- Environmental Protection (Controls on Ozone-Depleting Substances) Regulations.
- Fluorinated Greenhouse Gas Regulations.
- Hazardous Waste (England and Wales) Regulations.
- Notification of Cooling Towers and Evaporative Condensers Regulations.
- Packaging (Essential Requirements) Regulations.
- Site Waste Management Plan Regulations.
- Town and Country Planning (environmental impact assessment) (England and Wales) Regulations.
- Waste (England and Wales) Regulations.
- Waste Management Licensing Regulations.
- Waste Management (England and Wales) Regulations.
- Volatile Organic Compounds in Paints, Varnishes and Vehicle Refinishing Products Regulations.

B. McGoff Group Site induction



SITE INDUCTION
Rochdale Road Phase 2, Manchester

The following points must be adhered to whilst working on this site.

1. All persons working on site must sign on and off site at all times.
2. All persons working on site (or visiting site) must be made aware of all the site rules and be offered the opportunity to examine the relevant parts of the Construction Phase Plan and Company Health & Safety Policy
3. All accidents must be reported to the Site Manager as soon as is reasonably practical.
4. Personal protective equipment (PPE) must be worn when required. The PPE must be worn and used correctly.
5. All persons using or operating plant and equipment must be trained in the use of that equipment, the relevant documentation must be made available on request to the site management or their representatives.
6. All persons working on site must only work to agreed method statements, any changes of working procedures must be agreed in writing with the site management.
7. Plant and equipment supplied by the Principal Contractor must not be interfered with or any configurations changed without agreement in writing from the site management.
8. Any persons found to be misusing plant and equipment or not complying with the site rules, method statements or safe systems of work will be dismissed from the site immediately.
9. All contractors must clear-up their work areas and dispose of their waste in the appropriate skip for each particular waste stream at the end of the working day or shift.
10. All persons working on site must bring to the attention of the site management any matters that may affect the Health & Safety and Welfare of themselves or others working on the site.
11. In addition to the above the emergency procedures must be read and complied with and clearly displayed within the site office.
12. All personnel will be made aware of areas out of bounds and must remain within the site boundary unless otherwise authorised to do so by the Site Manager / Client.
13. The appointed Manager/Foreman working on behalf of the contractors on site must sign this form prior to commencing work on site.
14. This project is a Considerate Constructors Scheme site. The Code of Considerate Practice must be adhered to at all times.
15. All site operatives are to be aware of the local ecology of this site and any incidents effecting local wildlife must be immediately brought to the site manager's attention.
16. Vehicles must be parked on site wherever possible. All other parking must be carried out in a considerate fashion, and in accordance with local restrictions with no obstruction of footways or driveways. Yellow and Red cards will be used to enforce this requirement.

17. Details of CSCS and / or other training to be recorded here

.....
.....
.....
.....
.....
.....
.....

CSCS card to be placed here and photocopied

I the undersigned agree to work to the conditions laid out above, I understand that as an appointed representative of the named contractor, it is my responsibility to ensure that all persons working for or on behalf of the contractor are aware of the conditions for working on this site

Your Name (print)..... Sign.....

Company Name..... Today's Date.....

Details of any illness or injury

Details of medication currently being used

Details of next of Kin Name Contact Number.....

Relationship to yourself