Outline Construction Environmental Management Plan (OCEMP)

Prepared by: Arthian Ltd

For: Northern Lawn Tennis Club

Site: The Northern Tennis Club

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1. Introduction

1.1 Project Background

This Outline Construction Environmental Management Plan (OCEMP) has been prepared on behalf of The Northern Lawn Tennis Club in support of a Full Planning Application submitted to Manchester City Council for the Proposed Development at the Site. Although a Principal Contractor has not yet been appointed, this CEMP has been developed to include detailed, Site-specific control measures informed by best practice guidance and the known risks associated with the proposed works.

Proposed works include: refurbishment works to the existing indoor tennis court building at Northern Lawn Tennis Club, including removal of the existing asbestos roof and replacement; replacement and alteration of rooflights; bricking up of selected windows; installation of new black louvred ventilation windows, replacement doors and mechanical ventilation system; removal of external fire escape stairs; upgrading of roof drainage; replacement of existing louvres and retained doors in black; and associated repairs and refurbishment to structural and external elements.

1.2 Purpose of the CEMP

This CEMP has been prepared to accompany the planning submission, as requested by the planning consultant (Deloitte), and provides a framework for managing and mitigating potential environmental impacts associated with the construction and refurbishment works. It outlines the environmental control measures, management procedures, and best practice commitments that will be implemented throughout the construction phase to ensure that effects on the surrounding environment, neighbouring receptors, and site users are appropriately controlled.

The document will be adhered to by the appointed Principal Contractor and all subcontractors and will form part of the site management requirements for the duration of the works. The objectives of the CEMP are to:

- Minimise disruption to the local environment and surrounding area;
- Ensure compliance with relevant environmental legislation and planning conditions;
- Establish good working practices to prevent pollution and environmental nuisance;
- Promote a safe and environmentally responsible construction process.

This CEMP will be a live document and may be updated as necessary throughout the project to reflect any changes in construction methodology or Site conditions, subject to agreement with the Local Planning Authority where required.

2. Project Description

2.1 Site Information

Address:	**Northern Lawn Tennis Club, Palatine Road, Didsbury, Manchester, M20 3YA**
Grid Ref:	SJ 84287 91770 (approximate centre point)
Site Area:	Approximately 4,235m^2 (including construction routes and material set-down area)
Local Planning Authority:	Manchester City Council
Site Surroundings:	**North:** Additional outdoor tennis courts and landscaped vegetation within the Club grounds. **East:** Residential properties along Elm Road and mature tree cover forming a boundary. **South:** Residential properties and associated gardens along Parkfield Road South. **West:** Palatine Road, with further residential development and local amenities beyond.
Topography:	Predominantly flat, comprising established sports pitches and hardstanding tennis courts with minor localised gradients for surface drainage.
Designated Sites:	There are no statutory ecological designations within or immediately adjacent to the Site. The closest designated sites are unlikely to have direct connectivity with the Site. However, the urban setting includes mature trees and vegetation which may provide habitat for protected species (e.g., nesting birds or bats).

The location of the proposed works are given in the Drawings provided by the Client (included as Drawing 1 and 2) referenced as 2025-34-MRH-203 Rev D Proposed Location Plan and 2025-34-MRH-202 Rev B Proposed Block Plan, with an extract provided as Figure 1 below and an aerial photograph of the existing Site location provided in Figure 2.

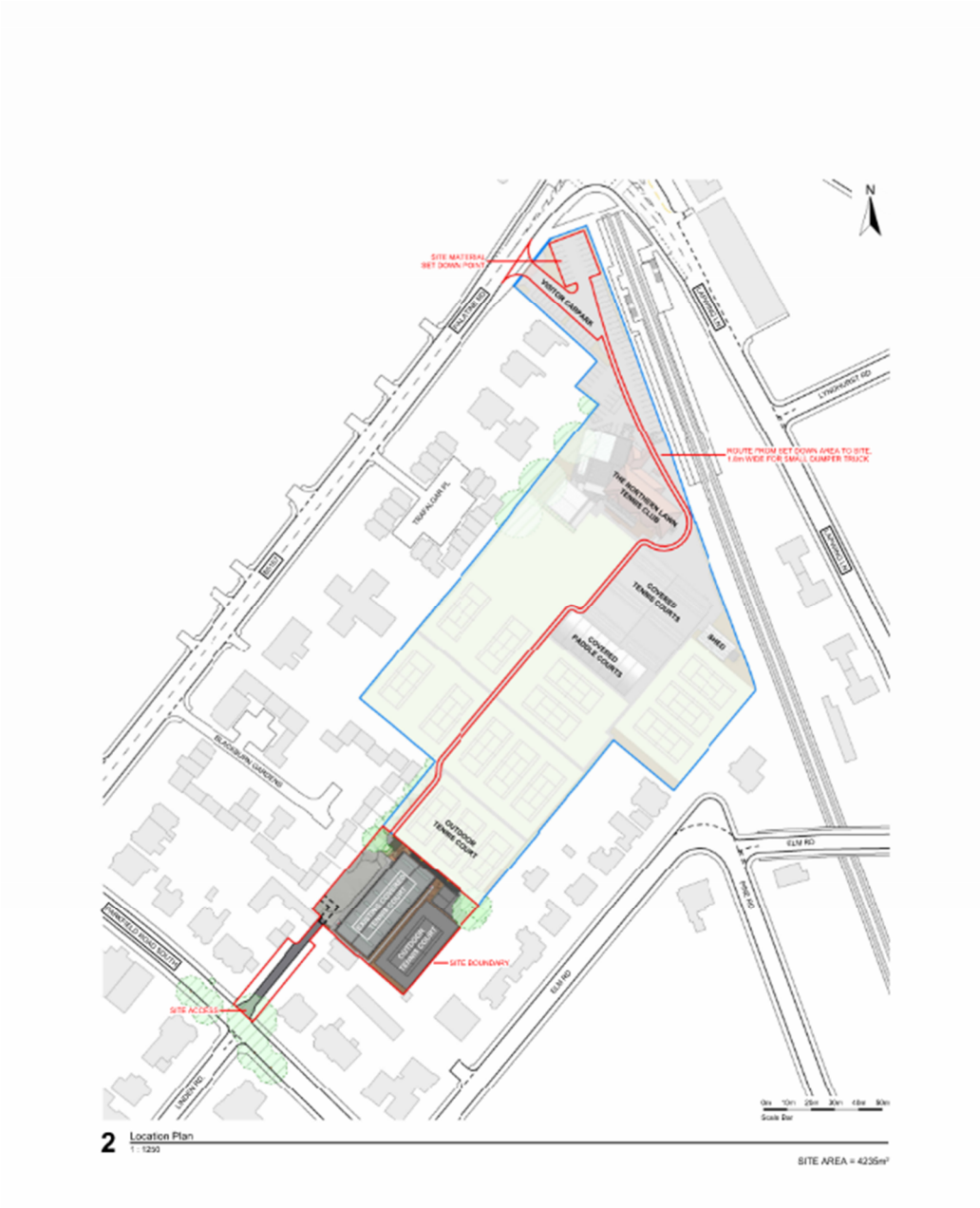


Figure 1: Showing the red line boundary for the works area (taken from Drawing 1)



Figure 2: Aerial View of the Site (taken from Google Earth Pro on 7th May 2026) – see Figure 1 for access and full landtake

2.2 Principal Contractor

At the time of preparation of this OCEMP, a Principal Contractor has not yet been appointed for the proposed works.

Prior to the commencement of development, an appropriately qualified and experienced Principal Contractor will be appointed by the Client. The appointed Principal Contractor will be responsible for reviewing, updating, and implementing this CEMP, and for ensuring that all construction activities are carried out in accordance with the environmental control measures and best practice procedures set out within this document.

The Principal Contractor will also be responsible for ensuring that all subcontractors comply with the requirements of the CEMP and any planning conditions attached to the development.

2.3 Construction Programme

At the time of preparing this OCEMP, a detailed construction programme has not yet been finalised, and no specific start or completion dates have been confirmed.

Based on current project assumptions, the construction works are anticipated to have an approximate duration of six (6) months from commencement. The first four (4) months are expected to represent the period of highest activity, with structural, roofing, cladding and M&E first-fix activities likely to overlap.

The programme will be confirmed prior to the start of works once a Principal Contractor has been appointed.

The appointed Principal Contractor will be responsible for developing a detailed construction schedule, including sequencing of works and anticipated timelines, and will ensure that all activities are undertaken in accordance with the environmental control measures outlined within this CEMP.

Any updates to the programme that have the potential to affect environmental management measures will be reflected in an updated version of this CEMP, as appropriate.

2.4 Working Hours

The indicative working hours are:-

- Monday to Friday: 08:00 to 17:00 (deliveries will only be made to the Site between the delivery windows of 9-12 and 1-4 to minimise impact on residents)
- Saturday: No routine working unless agreed in advance
  Sunday / Bank Holidays: No working unless agreed in advance

The club operates during the following hours:-

- Monday to Saturday: 06:30 to 22:00
- Sunday: 08:00 to 20:00

Weekend working shall be avoided unless specifically agreed with the Club and, advance approval gained from the local planning authority.

The appointed Principal Contractor will ensure that all site personnel adhere to these working hours and that measures are implemented to control noise and disturbance at the start and end of each working day.

2.5 Construction Methodologies

The proposed works will primarily comprise the refurbishment of the existing indoor tennis courts building, preceded by limited elements of refurbishment and strip-out where required. The construction process will follow a logical, phased approach broadly consisting of:

- **Site establishment**: including erection of temporary fencing, welfare facilities, traffic management measures, and Site setup;

- Removal and replacement of the existing asbestos roof;
- Replacement and alteration of rooflights;
- Bricking up of selected windows;
- Installation of new black louvred ventilation windows and mechanical ventilation system;
- Removal of external fire escape stairs;
- Installation of replacement doors;
- Upgrading of roof drainage; and
- **External works and Site finishing**: including making good, waste removal, and final Site clearance.

The works will involve a range of trades including refurbishment contractors, steel erectors, cladding/roofing specialists, bricklayers, joiners, painters, floorers, and mechanical and electrical engineers. Plant and equipment will include excavators, lifting equipment, hand tools, and associated construction machinery, with activities undertaken in a controlled and sequenced manner to maintain site safety and structural stability.

All activities will be managed in accordance with best practice construction methods, with appropriate environmental controls implemented throughout to minimise impacts such as noise, dust, and waste generation.

Construction methods and sequencing will be detailed in full once a Principal Contractor has been employed.

2.6 Proposed Site Layout

The construction site will be clearly defined and fully enclosed within the approved red line boundary (refer to Figure 1), or within the Client's existing car park for guests. All construction activities, including material storage, plant operation, and workforce facilities, will be contained within these two locations at all times. The existing car park will only be used for the delivery of materials which will then be transported to the work area via smaller construction vehicles or by hand.

The proposed construction layout (refer to Figure 3) has been designed to ensure that all Site activities are undertaken in a safe, efficient, and fully contained manner within the Site boundary. The arrangement of the compound, access routes, and operational areas has been carefully considered to minimise interaction with sensitive receptors and to avoid disruption beyond the Site boundary.

<u>Security Measures</u>

- The Site will be secured outside working hours through:
  - Locked access gates
  - Perimeter fencing/hoarding maintained in secure condition
- Where required, additional measures such as temporary CCTV or security patrols will be implemented, particularly during early and peak construction phases.

<u>Containment of Activities</u>

- All construction-related activities, including:
  - Material storage
  - Waste storage
  - Plant operation
  - Welfare facilities will be located within the defined Site boundary, or within the grounds of the tennis club.

No storage of materials, plant, or waste will be permitted outside the boundary, or the Client's car park.



Figure 3: Proposed Construction Site Layout

Protection of Neighbouring Receptors

Particular attention will be given to boundaries adjacent to Elm Road and Parkfield Road South, where residential receptors are present. Measures will include:

- Positioning of higher-impact activities away from sensitive boundaries where practicable
- Installation of localised screening or barriers where required

- Regular inspections of boundary condition and any signs of dust or debris migration.

Inspection and Maintenance

The Site Manager (or designated person) will undertake daily inspections of the Site boundary, including:

- Integrity of hoarding/fencing
- Evidence of dust or debris escape
- Security of access points

Any defects will be rectified immediately.

2.7 Internal Site Layout and Zoning

The Site will be organised into clearly defined operational zones:

- **Construction Zone:** Area surrounding the indoor tennis courts building footprint where active works are undertaken
- **Materials Laydown Area:** Located away from sensitive boundaries where practicable, used for temporary storage of materials
- **Vehicle Routing Corridor:** Defined routes for vehicles entering, manoeuvring, and exiting the site – reference should be made to the Project's Construction Traffic Management Plan (CTMP) for full details. See Section 4 for a summary of this CTMP.
- **Pedestrian Routes:** Clearly segregated walkways for site personnel
- **Compound and Welfare Area:** Restricted to authorised personnel only

Each zone will be clearly marked and communicated through site inductions and signage.

2.8 Workforce Management

The construction workforce is anticipated to range from:

- 5–10 personnel during early phases
- Up to 15–20 personnel during peak construction periods.

To manage workforce impacts:

- Site inductions will include:
  - Environmental controls
  - Site layout and permitted movement areas

Staff will be instructed:

  - Not to park on surrounding residential streets
  - To remain within designated site areas during working hours

Break times will be managed within welfare facilities to prevent off-site congregation.

2.9 Security and Access Control

The Site will operate as a controlled access environment:

- All access points will be secured and gated
- Only authorised personnel will be permitted entry
- Visitor access will be:
  - Pre-arranged
  - Logged on arrival
  - Subject to site induction where required.

Additional security measures may include:

- Temporary CCTV coverage of compound and access points and
- Locking of all storage areas outside working hours.

2.10 Site Housekeeping and Maintenance

To maintain an organised and controlled Site:

- Daily housekeeping will be undertaken across all work areas
- Waste will be regularly removed to designated storage areas and will be removed from site to a licensed waste management facility on a regular basis
- Access routes and working areas will be kept clear
- Any spillages or debris will be addressed immediately.

The Site Manager (or designated person) will carry out daily inspections to ensure:

- Layout remains effective
- Activities are contained within boundaries
- Environmental controls are functioning as intended.

2.11 Legislative Requirements

The Principal Contractor will be aware of and comply with all legal obligations with regard to the control of pollution (including but not limited to air, water and ground) as well as the following legislation and regulations relating to waste and the protection of wildlife and the environment.

A list of current legislation and regulations can be found in Appendix A.

2.12 Consents and Permissions Required

2.12.1 Project Permissions

The Proposed Development at the Northern Lawn Tennis Club comprises the refurbishment of the existing indoor tennis courts building within the established Club Site at Palatine Road, Manchester. The works are being progressed through a Full Planning Application submitted to Manchester City Council.

Unlike nationally significant infrastructure projects, the development is subject to the standard planning process under the Town and Country Planning Act 1990. As such, planning permission is required prior to the

commencement of works, and the project will be undertaken in accordance with any planning conditions and approved supporting documentation.

2.12.2 Consents

At the time of writing, it is not considered that any environmental consents are necessary to the development. This section will be updated if any environmental consents are identified.

3. Project Environmental Management

3.1 Organisation Roles and Responsibilities

All staff, including subcontractors and suppliers, have responsibility for protecting the environment and must comply with all relevant legislation and the project's environmental management requirements. Every individual on Site has a duty of care to ensure the following responsibilities are carried out:

- In the event of an environmental incident, stop work immediately, implement control measures to prevent escalation, and report the incident to the Site Manager without delay.
- Pass any queries, concerns, or correspondence relating to environmental issues to the Site Manager.
- Work in accordance with all relevant Environmental Procedures, Environmental Plans, Method Statements and Toolbox Talks.

3.1.1 Key Project Contacts

Key Project contacts from the Principal Contractor's organisation will be populated in the below table, once appointed:

Table 1: Key Project Contacts

Role	Name	Contact Number

3.1.2 Roles and Responsibilities

This section outlines the key responsibilities of key personnel during the construction phase of the Proposed Development:

Site Manager

The Site Manager will have the following key responsibilities:

- Check and maintain records of waste transfer notes and ensure compliance with Duty of Care requirements;
- Report all environmental incidents immediately to the Client (or their appointed representative) and relevant regulators, as required;

- Ensure full compliance with the Sites Access Strategy;
- Support the investigation of incidents and implement corrective actions to prevent recurrence;
- Maintain a register of environmental incidents, inspections, and any enforcement actions or observations issued by regulatory authorities;
- Appoint a designated person to undertake regular visual inspections of the Site and surrounding boundaries to identify potential environmental risks;
- Ensure all environmental issues and required actions are communicated effectively to relevant personnel and subcontractors;
- Be familiar with the contents of this CEMP and ensure site activities comply with its requirements and environmental commitments;
- Ensure that any required pre-construction environmental surveys are undertaken and that all necessary mitigation measures are implemented;
- Plan and deliver appropriate environmental training and site inductions for all personnel, visitors, and subcontractors;
- Ensure compliance with planning conditions, including working hours and environmental control measures for noise, dust, and pollution; and
- Liaise with the Local Planning Authority and local stakeholders, as required.

Foreman

The Foreman will have the following key responsibilities:

- Responsible for the control of sub-contractors;
- Ensuring works are carried out as per construction specifications and method statements or work package plans WPPs);
- Ensuring disposal of site waste conforms to waste management legislation;
- Ensuring works do not cause pollution to the environment;
- Management of fuelling operations and control of spillages; and
- Assisting the Site Manager where required with overall implementation and management of the environmental management system.

Employees and Subcontractors

All employees and subcontractors will have the following key responsibilities:

- Employees, subcontractors and suppliers are required to comply with this CEMP and Access Strategy in its entirety and any Construction Phase Health and Safety Plans (CPHSP) or equivalent;
- Receive a full site induction and task briefing and participate in training and toolbox talks;
- This CEMP will be provided to all employees and sub-contractors, along with the contract specific environmental details, where their works package can have a potential detrimental impact on the environment;
- Where appropriate, subcontractors will be required to develop their own environmental plans in accordance with the CEMP; and
- Report all environmental near-misses to the Site Manager to support continuous improvement.

3.2 Records

All environmental documentation associated with this project will be managed and stored by the Principal Contractor in accordance with legal requirements, Client expectations, and the procedures set out in this CEMP.

The Principal Contractor will maintain all environmental documents, records, and data. Environmental documents that will be stored include, but are not limited to:

- Planning Permission
- Final copies of ecological and environmental surveys
- Environmental and construction risk assessments
- Method statements and Environmental Control Measures (ECMs)
- Monitoring records (including visual logs)
- Environmental inspection and audit reports
- Pollution prevention and best-practice mitigation measures
- Environmental incident and near-miss reports
- Any complaints recorded
- Waste transfer and consignment notes
- Water, air, noise, or soil monitoring data (where required).

4. Site Access and Vehicle Management

An Outline Construction Traffic Management Plan (CTMP) has been prepared to support the proposed refurbishment works at the Northern Lawn Tennis Club. The CTMP sets out the framework for managing construction-related traffic in a constrained urban and residential environment. This section should be read in conjunction with the CTMP (document reference: Arthian Ltd, 323030-REP-TRA-001).

4.1 Key Principles of CTMP

The CTMP has been developed to:

- Minimise disruption to neighbouring residents, club users, and the local highway network;
- Ensure safe access for all users, with priority given to pedestrians and cyclists; and
- Control and coordinate construction vehicle movements throughout the works.

4.2 Construction Traffic and Activity

Construction traffic is expected to be relatively low overall, typically:

Construction (servicing/delivery): 6–14 two-way daily

Peak: 12–24 two-way daily (incl. 4–8 HGV)

Staff vehicles: 12–20 daily, rising to 20–30 peak

Peak traffic will occur during structural and external works, with activity reducing during early and final phases.

Vehicle numbers within the access lane and compound will be controlled, with no more than one HGV and a maximum of 2–3 vehicles on site at any one time, in accordance with the CTMP

4.3 Key Controls

The following mitigation measures should be followed to ensure that construction traffic does not interfere with local residential receptors.

Table 2: Control Measures for Construction Traffic

Topic	Control Measures
Access Strategy and Controls	• All construction traffic will approach and depart via Palatine Road (B5167) • Residential side streets will be avoided, with strict routing controls in place. • A driver route card will be issued to all suppliers to ensure compliance. • A two-tier access strategy will be implemented: ○ Rear access lane → limited to smaller vehicles only;

	○ Tennis Club's main car park → used for larger deliveries and material storage.
Vehicle Management	Large vehicles (including articulated HGVs) will not use the rear access lane. Deliveries involving large materials will be directed to the main car park laydown area. Vehicle numbers on-site will be controlled to avoid congestion and ensure safe operation. A maximum low-speed environment (approx. 5 mph) will be maintained within the Site.
Delivery Management	All deliveries will be: • Pre-booked and scheduled; • Managed to avoid peak traffic periods and sensitive times; and • Controlled to prevent queuing or waiting on local road. Banksman/traffic marshals will be used where required, particularly for: • Reversing; • Constrained access; and • Interactions with pedestrians or club users.
Parking and Workforce Management	Construction staff numbers are expected to range from: • 5–10 during early phases, up to 15–20 during peak activity Staff parking will be strictly managed, with: • Limited on-site parking; • Use of off-site parking locations; and • A prohibition on parking on surrounding residential streets.
Safety Measures	The CTMP prioritises pedestrian and cyclist safety, recognising the active use of the Club and surrounding area. Key measures include: • Segregation of vehicles and pedestrians where possible; • Maintenance of safe access to neighbouring properties and club facilities; • Controlled vehicle movements with banksman support; and • Keeping visibility splays and access routes clear at all times.
Neighbour and Community Considerations	Construction traffic will be managed to: • Avoid impact on residential streets and access arrangements; • Maintain neighbour parking and access rights; and • Prevent obstruction of roads, footways, or driveways. A proactive community liaison approach will be implemented, including: • Advance notification of works; • Ongoing communication; and • A complaints procedure and log
Monitoring Compliance	The CTMP will be managed as a live document by the Principal Contractor. Regular monitoring will include: • Site inspections; • Delivery and traffic logs; and • Review of complaints and incidents.

	Corrective actions will be implemented where issues are identified.

5. Community Liaison

5.1 Community Liaison Strategy

The Site is located within a residential area, and it is recognised that construction activities have the potential to impact neighbouring properties and site users. A structured and proactive approach to community liaison will therefore be implemented throughout the construction period.

The objectives of this strategy are to:

- Maintain clear and open communication with local residents and stakeholders
- Minimise disruption through proactive planning and notification
- Ensure that any concerns are addressed promptly and effectively
- Provide a transparent and accountable system for managing complaints.

5.2 Roles and Responsibilities

A designated Community Liaison Lead (typically the Site Manager or a nominated representative) will be responsible for:

- Acting as the primary point of contact for the local community
- Managing all communications and notifications
- Maintaining a log of all complaints and interactions
- Coordinating investigations and responses
- Liaising with the Client and Local Authority where required

Contact details for the Community Liaison Lead will be:

- Issued to local residents prior to commencement of works
- Displayed clearly on Site signage at all times.

5.3 Communication Methods

<u>Pre-Construction Notification</u>

Prior to the commencement of works, local residents and neighbouring properties will receive written notification including:

- Description of the proposed works
- Anticipated programme and duration
- Working hours
- Contact details for site representatives

<u>Ongoing Communication</u>

Throughout the construction period:

- Updates will be provided where:
    - There are changes to the programme
    - Particularly disruptive activities are planned

- Clear signage will be displayed at the Site boundary with:
  - Contact telephone number
  - Email address for enquiries.

5.4 Targeted Engagement

Where properties are identified as being particularly sensitive (e.g. those closest to Elm Road and Parkfield Road South):

- Additional communication will be provided in advance of high-impact activities
- Direct engagement may be undertaken where appropriate.

5.5 Dealing with Complaints

All complaints will be managed in accordance with the following structured process:

1. Receipt and Logging

- All complaints will be recorded immediately in the **site complaints register**
- Information logged will include:
  - Date and time
  - Complainant details (where provided)
  - Nature of the issue
  - Location and activity occurring at the time.

2. Response Times

- **Initial acknowledgement:** within **24 hours**
- **Investigation:** initiated within **24 hours**
- **Full response:** provided as soon as reasonably practicable following investigation.

3. Investigation

- The Site Manager (or delegate) will:
  - Identify the source of the issue
  - Review site activities at the time
  - Assess compliance with the CEMP.

4. Corrective Actions

Where necessary:

- Immediate mitigation measures will be implemented (e.g. adjustment of activities, additional controls)
- Working practices will be reviewed to prevent recurrence.

5. Feedback

- The complainant will be informed of:
  - Findings of the investigation
  - Actions taken.
- All outcomes will be recorded in the complaints register.

Escalation Procedure

Where a complaint:

- Cannot be resolved promptly, or
- Indicates a recurring or significant issue

The following escalation will apply:

- Escalation to the **Client's representative**
- Notification to the **Local Authority** where required
- Review of working methods and additional mitigation measures implemented.

5.6 Being a Good Neighbour

The Client is committed to working in a way that is respectful of the surrounding community. This includes:

- Sticking to agreed working hours;
- Keeping noise, dust, and disruption to a minimum using best practice methods;
- Managing deliveries carefully to avoid unnecessary disturbance;
- Keeping the site tidy and well-organised;
- Regularly checking site activities to catch and fix issues early.

Where possible, works will be planned to avoid the busiest or most sensitive times of day for residents.

5.7 Keeping Things Under Review

The team understand that not all impacts can be predicted in advance. Because of this, the approach to community liaison will stay flexible.

Feedback from residents, along with site observations, will be used to adjust how works are carried out where possible. The aim throughout is to learn as the project progresses and continually reduce the impact on neighbours.

6. Ecological Management Plan

6.1 Ecology Surveys

A Preliminary Ecological Appraisal (PEA) and Daytime Building Inspection for bats was undertaken by Ascerta in January 2025 and subsequently updated in June 2026 (Ref: P.2144.24 Rev A) to reflect the revised proposals. The findings and recommendations of the updated report are summarised within this chapter.

6.2 Designated Sites

Two (2) statutory designated sites were identified within a 2km radius of the Proposed Development Site:

- Stenner Woods and Milgate Fields, Didsbury Local Nature Reserve (LNR) – located 1.5km south
- Chorlton Water Park (LNR) – located 2km west.

Three (3) non-statutory designated sites were identified within a 2km radius of the Proposed Development:

- Wrengate Wood Site of Biological Interest (SBI) – 840m southwest
- Fletcher Moss Park (SBI) – 1.4km south
- Chorlton Water Park – 2 km west.

Based on the findings of the PEA, no impacts on statutory or non-statutory designated sites are anticipated as a result of the proposed works.

6.3 Ecological Findings and Recommendations

6.3.1 Habitats

The predominant habitats present at the Site are*:*

- Hardstanding ground and paving surrounds the existing building with an outdoor hardstanding tennis court to the south and a small amount of moss was noted to the outer areas of the existing tennis court.
- One building is present within the Site and is in use as an indoor tennis court facility.
- A small pocket of bramble scrub is present to the southern elevation of the building with the occasional holly bush present.

6.3.2 Protected Species

The following table should be read in conjunction with the Preliminary Ecological Appraisal.

Table 3: Findings and Recommendations

Species	Findings	Recommendations
Birds	The scrub and building within the Site provide suitable foraging and nesting opportunities for bird species. The Site provides no suitable habitat for lapwing as it	It is recommended that vegetation clearance, pruning and building works should be undertaken outside of the nesting bird season (1st March to 31st August inclusive) to avoid any impact on breeding birds If vegetation clearance or pruning cannot be

Species	Findings	Recommendations
	is predominantly hardstanding and building. In the absence of mitigation, there is potential for impacts on nesting birds associated with vegetation and building works.	undertaken outside of the nesting bird season, a nesting bird check undertaken by a suitably experienced ecologist should be carried out immediately prior to works commencing (and following subsequent approval from the Local Planning Authority). If an active birds' nest is identified a suitable buffer zone should be implemented where no works are to occur within until the young have fledged the nest.
Bats	The building and habitats on Site offer negligible potential to support bat roosts and bat foraging/commuting habitat. No trees are present within the Site.	The building has been assessed as having negligible bat roosting potential and no further surveys are required.
Badger	The Site provides no foraging and shelter habitat for badger, with very limited connectivity to the areas that the records for badger relate to. The Site is also bound by residential dwellings and infrastructure further limiting the use of the Site for badger.	N/A
Water Vole	The Site and adjacent areas provide no suitable habitats for water vole.	N/A
Otter	The Site and adjacent areas provide no suitable habitats for otter.	N/A
Amphibians	No water bodies are present on or within 500m of the Site as mapped on Magic Maps The Site provides no suitable habitat for amphibians as it is predominantly hardstanding and building with very limited connectivity to more favourable habitats.	N/A

Species	Findings	Recommendations
Reptiles	The habitats within the Site do not offer suitability to support reptiles. Ecotones are not present within the Site and the habitats are scattered across the site with no suitable connectivity. The habitats within the Site are prone to high human disturbance.	N/A
Invertebrates	The Site provides no habitat for invertebrates.	N/A
Small mammals	The Site provides very limited foraging and shelter habitat for small mammal species such as hedgehog as it is predominantly hard standing and building with limited connectivity the surrounding residential gardens.	N/A
Invasive Species	No non-native invasive species were identified within the Site during the walkover survey.	N/A

If works have not commenced by January 2027, an updated ecological survey will be required to confirm that baseline conditions have not changed.

6.4 Ecological Enhancements

In order to meet requirements for biodiversity protection and enhancement outlined within the National Planning Policy Framework (NPPF)(2026), it is recommended that ecological enhancements are included.

These could include:

- Provision of one (1) bird box (25mm, 28mm or 32mm entrance hole box), attached to or integrated within the existing indoor tennis court building; and
- Provision of one (1) bat feature (e.g. Vivara bat bricks or ‘bird brick houses’ bat boxes) attached to or integrated within the existing indoor tennis court building.

7. Tree Protection

7.1 Introduction

Ascerta completed an Arboricultural Impact Assessment during July 2026 (reference *P.2144.25D Ascerta Arboricultural Impact Assessment July '26*) and this chapter should be read in conjunction with this assessment.

7.2 Tree Protection Measures

Based on the proposed layout and the trees identified for retention, limited tree protection measures will be implemented during the construction phase in accordance with the recommendations of the Arboricultural Impact Assessment. The Tree Constraints and Draft Protection Drawing (which forms part of the Arboricultural Impact Assessment) identifies the locations where protective fencing may be required in proximity to the indoor court refurbishment works. These barriers will establish construction exclusion zones around retained trees where necessary.

For the proposed access arrangements via Palatine Road, no tree protection fencing will be required, provided that access is confined to the existing hardstanding as shown on the Tree Constraints and Draft Protection Drawing. Existing boundary fencing may be utilised as tree protection where access is required through the club grounds.

The development will not require the removal of any trees and, subject to the implementation of the recommended protection measures, no significant adverse effects on retained trees are anticipated.

8. Water Management

8.1 Brief

The purpose of the Water Management Plan is to address the potential impact the construction works may have on receptors both on-Site and off-Site, and the variation in Site conditions brought about from both seasonal and daily change in weather patterns.

8.2 Baseline

Surface Waterbodies

The Site is not directly adjacent to an open watercourse, but it lies within the River Mersey catchment and floodplain influence zone. The River Mersey (~1 km to the southeast) is the principal receptor for surface and groundwater drainage. A network of minor tributaries and urban drainage channels contributes indirectly to this system.

The River Mersey (WFD water body GB112069061030 – "Mersey (upstream of Manchester Ship Canal)") was classified in 2022 as having Moderate ecological status and Failing chemical status, and is designated as heavily modified.

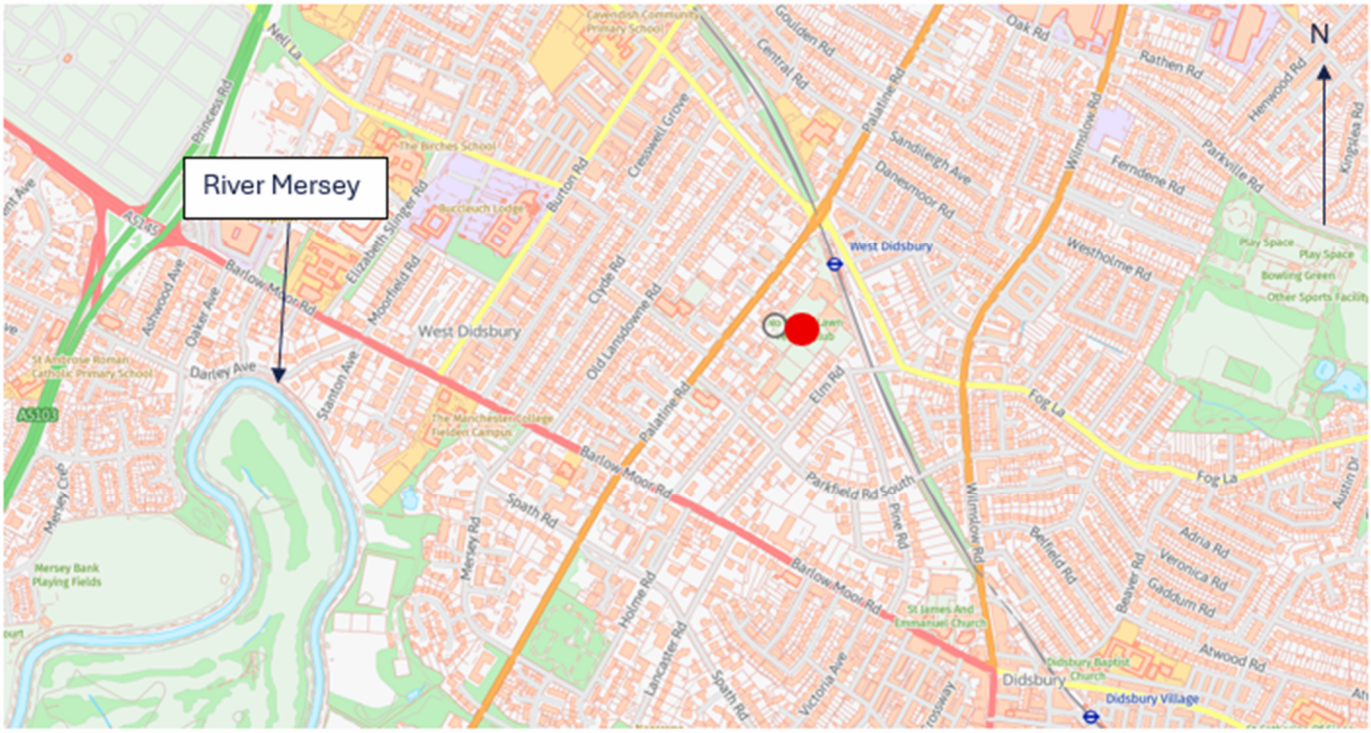


Figure 4: Watercourses within the vicinity of the Site (shown in red) accessed from Magic Maps (11th May 2026)

Hydrogeology

A review of BGS online mapping[1] of the area shows the Site to be underlain by superficial strata of Glaciofluvial Sheet Deposits, comprising Sand and Gravel.

The Site is also noted to be situated upon bedrock of the Winslow Sandstone Formation, comprising Sandstone.

The Phase 1 and 2 Geo-Environmental Report prepared by Dice Environmental (reference N OR-DEL-XX-XX-RP-GE-0001 100942 issued in February 2025) notes:

"The underlying superficial geology is classified as Principal Aquifer, comprising permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers.

The underlying bedrock geology is classified as Principal Aquifer, comprising geology of high intergranular and/or fracture permeability, usually providing a high level of water storage and may support water supply/river base flow on a strategic scale.

The superficial aquifer is classified as being of medium groundwater vulnerability, (intermediate between high and low vulnerability), whilst the underlying bedrock aquifer is identified as low vulnerability (areas that provide the greatest protection from pollution).

The Site is not located within a Source Protection Zone.

There are no groundwater abstraction licenses recorded within 500m of the Site."

Drainage

Topographical drawings provided by Arthian indicate the presence of manholes both within the Site and along the access lane, suggesting connectivity to a formal sewer network. In the absence of evidence to the contrary, these are assumed to connect to surface water and/or combined sewer systems, providing a direct and preferential pathway for any contaminants mobilised during construction or operation.

8.3 Pollution Prevention

The following measures will be implemented to minimise the risk of pollution to the water environment during the construction phase.

8.3.1 Adverse Weather

- Routinely check the MET office Weather Warnings for potential storm events (or snow melt), flood alerts and warnings relevant to the area of the construction works.
- During prolonged wet weather, the Principal Contractor will assess the potential for re-programming particular works phases for drier conditions.

8.3.2 Protection of Existing Surface Water Features

Given the presence of on-site manholes and assumed connection to the sewer network:

[1] https://www.bgs.ac.uk/map-viewers/geoindex-onshore/

- All drainage inlets and manholes within and adjacent to active work areas shall be protected using proprietary drain covers, silt socks, or inflatable stoppers during refurbishment activities.
- Particular care shall be taken during refurbishment, roofing, cladding and bricklaying works, where debris, dust and mortar may be generated.
- No direct discharge of water, silts, washout or contaminants into drains will be permitted.
- Regular inspections (daily and post-rainfall) will be undertaken to ensure controls remain effective.

8.3.3 Structural Works

- Implement dust suppression (e.g. light water spraying) while ensuring runoff is controlled and does not enter drainage.
- Remove and appropriately store arisings to prevent windblown dust or debris entering drainage systems. Cover arisings with an impermeable membrane to reduce likelihood of windborne dust.
- Segregate potentially contaminated materials and dispose of off-site via licensed contractors. Note does not apply to the removal of asbestos containing materials (ACM). Specialist Contractor method statement to be followed in that instance.

8.3.4 Concrete, Bricklaying and External Works

- Provide designated, impermeable concrete washout areas located away from drains (at least 10m)
- Prevent cementitious materials (highly alkaline) entering the drainage system.
- Store materials (e.g. sand, aggregates) in bunded or covered areas to reduce sediment mobilisation.

8.3.5 Roofing, Cladding and Finishing Trades

- Ensure that cutting, sealing and fixing activities (including paints, sealants and coatings) are controlled to prevent spills.
- Use drip trays for any liquid products and avoid storage near drainage points.
- Collect and properly dispose of any waste coatings, solvents or residues via an appropriately licensed and registered waste carrier.

8.3.6 Mechanical & Electrical (M&E) and Fuel Use

- Store fuels, oils and chemicals in bunded, secure areas (minimum 110% capacity), located away from drains (at least 10m)
- Undertake refuelling and servicing in designated areas using spill kits and drip trays.
- Maintain spill response kits on site at all times and ensure staff are trained in their use.

8.3.7 Groundwater Protection

- Given the underlying groundwater body, infiltration of contaminated water will be avoided.
- Any excavations will be monitored for groundwater; any water arising will be contained, tested if necessary, and disposed of appropriately.
- No discharge of contaminated water to ground will be permitted.

8.3.8 General Site Management and Good Practice

- Follow current Environment Agency guidance (GPPs) for pollution prevention.
- Deliver toolbox talks to all trades covering water protection measures and incident response.
- Appoint a responsible individual to oversee environmental compliance across all contractors.
- Implement a pollution incident response plan, including immediate reporting procedures.

9. Construction Site Waste and Materials Management Plan

9.1 Waste and Waste Management Plan

This Construction Site Waste Management Plan (SWMP) outlines the procedures for the effective management and control of construction materials during the proposed works at the Northern Lawn Tennis Club. The plan aims to prevent pollution and minimise the generation of waste through good design, procurement and site practices across all construction activities (including refurbishment, steel erection, cladding/roofing, bricklaying, painting, flooring, joinery and M&E works).

9.1.1 Waste Hierarchy

The Principal Contractor is responsible for managing waste arising from their specific activities in accordance with the waste hierarchy, ensuring compliance with all relevant UK legislation and best practice:

- Eliminate - design out waste at source where practicable.
- Reduce - minimise waste generation through efficient use of materials
- Reuse - materials on Site if possible.
- Recycle – segregate and reprocess materials for off-site recycling.
- Recover – enable energy recovery from residual waste where possible.
- Dispose - least desirable option, last resort.

9.2 Roles and Responsibilities

All personnel involved in the works have a legal responsibility (“Duty of Care”) under Section 34 of the Environmental Protection Act 1990 to ensure waste is handled, stored, transported and disposed of appropriately.

Failure to comply with this requirement is a criminal offence.

“Duty of Care” requires the waste producer to:

- Ensure those transporting waste are registered waste carriers (Environment Agency);
- Ensure waste is transferred only to appropriately permitted/licensed facilities;
- Retain a Waste Transfer Note (WTN) or Hazardous Waste Consignment Note for all waste movements;
- Ensure all waste is properly stored and secured on Site; and
- Take all reasonable steps to prevent unauthorised handling or disposal.

The Principal Contractor will be responsible for:

- Identifying waste streams and any applicable waste exemptions (EA);
- Ensuring waste is securely stored to prevent escape, contamination or scavenging;

- Ensuring only registered waste carriers remove waste from Site;
- Identifying hazardous wastes and ensuring use of Hazardous Waste Consignment Notes;
- Ensuring all waste leaving Site is accompanied by appropriate documentation (WTN including EWC codes, description and destination); and
- Coordinating waste management procedures across all trades.

The Site Manager will be responsible for:

- Coordinating the provision of waste segregation and recycling facilities;
- Signing and retaining all waste transfer notes;
- Ensuring all contractors comply with Duty of Care requirements;
- Verifying waste carriers are Environment Agency registered;
- Providing advice to the Client on waste management procedures;
- Appointing a competent person to oversee daily housekeeping;
- Monitoring and auditing waste management systems to ensure compliance;
- Ensuring all personnel receive appropriate training and toolbox talks;
- Registering the Site as a waste producer (if required);
- Providing relevant information to regulatory bodies on request; and
- Investigating any waste-related incidents.

The Foreman will be responsible for:

- Day-to-day delivery of waste handling and recycling arrangements;
- Monitoring compliance with this SWMP on Site;
- Compiling and securely storing all WTNs and consignment notes;
- Ensuring hazardous wastes are segregated and handled appropriately;
- Appointing a responsible person for hazardous waste coordination; and
- Reporting any issues to the Site Manager.

9.3 General Waste Management

The following measures will be implemented across all construction activities:

- Waste segregation:
  - Clearly labelled skips and storage areas will be provided for different waste streams (e.g. refurbishment waste, metals, timber, plasterboard, general waste).
  - Storage areas will be secure and located away from drainage features where possible.
- Material efficiency:
  - Materials will be delivered on a just-in-time basis to minimise waste generation.
  - Off-cuts and surplus materials will be reused where practicable.
- Waste handling:
  - All waste will be transferred to a designated waste segregation and storage area prior to removal.
  - The duration of waste storage will be kept to a minimum.
- Housekeeping:
  - Work areas will be cleaned daily, with waste removed to designated areas.
  - Good housekeeping will be maintained to reduce risks of pollution and improve efficiency.
- Prohibited activities:
  - No burning or burial of waste will be permitted on Site.
- Inspection and auditing:
  - Waste storage areas will be inspected regularly for segregation, security and tidiness, and included in routine site audits.

9.4 Storage and Environmental Protection

Given the identified drainage pathway and proximity to controlled waters:

- Waste will be stored in a manner that prevents escape to drains or surface water.
- Wastes with potential to leach contaminants will be stored:
  - In sealed containers, or
  - On impermeable surfaces with containment measures.
- Liquid wastes will be stored in sealed containers within a bund (minimum 110% capacity).
- Skips will be covered where necessary to prevent rainwater ingress and runoff.

9.5 Specific Waste Streams

- **Timber:** Reused on Site where possible or removed via licensed waste carrier.
- **Metals:** Segregated and sent for recycling.
- **Concrete and masonry:** Crushed/reused where feasible or removed for recycling.
- **Hazardous waste (if encountered):**
  - Stored separately and clearly labelled;
  - Removed using licensed contractors; and
  - Accompanied by hazardous waste consignment notes.

9.6 Waste Transfer Documentation

- All waste movements will be accompanied by a Waste Transfer Note (WTN) or Hazardous Waste Consignment Note.
- WTNs will include:
  - Waste description
  - European Waste Catalogue (EWC) code
  - Quantity
  - Carrier details

- Destination facility
- All documentation will be:
  - Retained on Site; and
  - Kept securely for a minimum of two (2) years.

9.7 Asbestos Removal

The existing building is understood to contain asbestos-containing materials (ACMs) within the roof structure. Prior to any strip out and refurbishment works affecting these materials:

- A licensed asbestos contractor will be appointed to undertake all removal works
- Removal will be carried out in accordance with:
  - The Control of Asbestos Regulations 2012
  - Approved Codes of Practice and HSE guidance
- The works will be undertaken in a fully controlled manner, including:
  - Isolation of the work areas
  - Use of appropriate enclosure and air management systems where required
  - Implementation of safe removal, handling and disposal procedures
  - Prevention of dust and fibre release to the surrounding environment
- All waste materials arising from asbestos removal will be:
  - Treated as hazardous waste
  - Removed from Site by a licensed waste carrier
  - Disposed of at an appropriately permitted facility
- All works will be carried out in accordance with a site-specific method statement prepared by the licensed contractor, and will ensure that:
  - There is no risk to site personnel, neighbouring receptors, or the wider environment
  - No asbestos fibres or contaminated materials are released beyond the Site boundary.

10. Soil Management and Handling

10.1 Risk of Contamination

Based on the current scope of works, which are largely confined to refurbishment activities within the existing developed footprint, significant soil disturbance or handling is not anticipated. Previous geo-environmental reporting commissioned by the Client has concluded that the Site is low risk from contamination and ground gas.

10.2 Unexpected Contamination

If unexpected contamination or significant volumes of soil are encountered during the works, this will be assessed and managed in line with relevant guidance, and additional control measures will be implemented as required. The following protocols should be briefed to all site personnel:

- Stop work immediately.
- Report the discovery to the Site Manager, who will seek expert advice from the Client and Designer and provide instructions on required mitigation.
- Isolate the area to contain any potential spread of contaminants.
- Undertake a risk assessment to minimise health and safety risks to Site personnel, identifying safe working methods, PPE requirements, and procedural controls.
- Ensure the area is made safe, removing any potential sources of fire or explosion.
- Treat disturbed contaminated land as hazardous waste, disposing of it at a suitably licensed facility in accordance with applicable waste regulations.
- Arrange testing and characterisation of suspected contamination and agree any required changes to the Site proposals or method statements.
- Avoid causing or spreading contamination.
- Do not stockpile contaminated soil unless unavoidable. Where necessary, stockpile on hardstanding or impermeable sheeting, located at least 10 m road drains.
- Cover stockpiles with impermeable sheeting to prevent infiltration, mobilisation, and windblown dust.
- Manage surface water to prevent runoff from the contaminated stockpile area.

11. Cultural Heritage

No known archaeological remains have been identified within the immediate area of the proposed works at Northern Lawn Tennis Club, Manchester. The closet cultural heritage asset is the Grade II listed Church of St Aidan, which is located approximately 65 m north-west of the Site entrance; however, given the separation distance and the nature of the proposed works, it is not anticipated that the development will result in any adverse impacts on the fabric, integrity, or setting of this heritage asset. Overall, no significant effects on cultural heritage are expected.

However, should unexpected archaeological remains be discovered during construction, the Principal Contractor (PC) will implement the following actions:

- Stop works immediately in the affected area.
- Install temporary protection to isolate and secure the discovery.
- Record basic details where safe to do so, including photographs and location.
- Notify the Client and await further instructions. The Client is likely to inform the Local Planning Authority (Manchester City Council) and relevant heritage consultees (e.g. Historic England, where appropriate).
- Works will not resume in the affected area until approval is received from the Client and relevant authorities.

As good practice, the Site Manager will brief all site personnel on the potential for encountering unexpected archaeological remains and the correct reporting procedure as part of site inductions and toolbox talks.

12. Construction Noise and Vibration

The following section should be read in conjunction with the Noise Impact Assessment commissioned by the Client (reference: Clement Acoustics, 5 June 2026 (Ref: 19951-NIA-01-AA-R1)).

12.1 Noise Baseline

As indicated by Figure 5 below, the Site is located in a predominantly urban, residential area. The immediate noise sensitive receptors which could be impacted during the proposed construction works are residential properties located on:

- Elm Road
- Parkfield Road South
- Blackburn Gardens.

The existing baseline environment is likely to be influenced by general residential activity, existing tennis club activities, local traffic and urban noise.

Based on the nature of the proposed refurbishment works and absence of significant vibration-generating activities (e.g. piling), significant vibration effects are not anticipated.



Figure 5: The Site with a 300m radius drawn

Baseline noise measurements undertaken at the Site indicate typical daytime ambient noise levels of approximately 53 dB LAeq, with background levels of 40 dB LA90, reflecting a typical urban residential environment influenced by local traffic and recreational use of the tennis club.

12.2 Noise Criteria

In accordance with the findings of the updated Noise Impact Assessment (Clement Acoustics, June 2026), quantitative noise limits have been established to protect nearby residential receptors. Whilst these criteria relate primarily to operational noise, they provide a relevant benchmark for managing construction activities. External noise levels at the façades and garden areas of surrounding dwellings should not exceed 50 dB LAeq, representing the accepted threshold for avoiding adverse community effects in residential environments. In addition, noise from mechanical plant associated with the development is required to achieve a rating level of at least 5 dB below the prevailing background level, equivalent to a target of 35 dB LAeq during daytime hours at the nearest sensitive receptor.

These criteria will be used to inform construction planning, selection of plant and equipment, and the implementation of mitigation measures, ensuring that temporary construction noise remains appropriately controlled and consistent with the long-term acoustic objectives of the scheme.

12.3 Noise Management Plan

12.3.1 General Mitigation Measures

- Local residents surrounding the Northern Lawn Tennis Club will be provided with advance notification of the proposed works, including details of the nature and duration of activities.
- The Principal Contractor will comply with Manchester City Council's requirements relating to construction noise and vibration and will implement Best Practicable Means (BPM) at all times.
- In the event of a noise complaint, works will be reviewed immediately to identify the source. Appropriate corrective actions will be implemented to reduce noise levels and complaints will be recorded, and where required, communicated to the Local Authority Environmental Health Officer (EHO).
- The Principal Contractor will implement the recommendations of BS 5228-1 and BS 5228-2 (2009 + A1:2014) Code of Practice for Noise and Vibration Control on Construction and Open Sites.

Table 4 below provides a schedule of typical mitigation measures to be implemented. These will be reviewed and refined by the appointed Principal Contractor. This list is not exhaustive, and combined measures may yield the most effective noise reduction.

Table 4: Mitigation Measures

Refurbishment Activities
Strip-out and refurbishment works will be undertaken using controlled methods to minimise noise generation, including use of appropriate, well-maintained plant.
Cutting equipment (e.g. saws) will be regularly maintained to ensure efficient operation and reduce noise levels.
Drop heights during removal of materials will be minimised to reduce impact noise.
Materials will be handled carefully and unnecessary double handling will be avoided.

Works generating higher noise levels will be limited to daytime hours
Construction Works (Superstructure and Internal Fit-out)
Activities such as steel erection, cladding installation, bricklaying, flooring, and joinery will be programmed to avoid concurrent high-noise operations where practicable.
Prefabrication and off-site preparation will be maximised where feasible to reduce on-site noise.
Internal works (e.g. painting, M&E installation) will inherently generate lower noise levels and will be prioritised during more sensitive periods where necessary.
Stationary Plant
Static equipment such as generators and compressors will be located as far from residential receptors as reasonably practicable.
Where required, temporary acoustic screening (e.g. barriers or enclosures) will be installed around particularly noisy equipment.
All plant will be switched off when not in active use.
Mobile Plant and Vehicles
All plant and equipment will be fitted with effective silencers and maintained in accordance with manufacturer's specifications.
Plant will be inspected regularly to ensure silencers are present and functioning correctly.
White noise (broadband) reversing alarms will be used where appropriate to reduce disturbance to nearby receptors.
Vehicle movements will be managed to avoid unnecessary idling, revving, or reversing.
General Working Methods
Deliveries will be scheduled within normal working hours only.
Deliveries will comply with the Site's Construction Traffic Management Plan.
Site personnel will receive training on noise reduction measures as part of site inductions and toolbox talks.
Storage and laydown areas will be positioned to maximise distance from adjacent residential properties.
Equipment in intermittent use will be switched off when idle.
Nightshift Working
Not permitted

Additional Measures

The Site Manager will conduct periodic noise monitoring and site inspections during high-noise activities.

All personnel will be encouraged to report excessively noisy equipment so that corrective action can be taken promptly.

Continuous improvement principles will be applied to reduce noise impacts as works progress.

12.4 Complaint Investigation

In the event that a complaint relating to noise or vibration is received, an immediate investigation will be undertaken to identify the source. Appropriate mitigation measures will be implemented as soon as practicable to reduce or eliminate the issue.

All complaints will be recorded in a site log, including details of the investigation and actions taken. Where required, complaints will be communicated to Manchester City Council's Environmental Health Officer (EHO).

Working practices will be reviewed and adjusted where reasonably practicable to prevent recurrence.

12.5 Noise Management

Routine Controls

Daily site walkovers will be undertaken to identify:

- Excessive noise from plant or activities
- Poorly maintained equipment
    - High-noise activities will be:
        - Planned during core working hours
        - Avoided early morning and late afternoon where practicable.

Trigger Levels and Actions

The following trigger levels and appropriate actions have been identified:

- Noise perceived as intrusive at Site boundary - Immediate review of activity and equipment
- Repetitive or tonal noise identified - Adjust working method or change plant
- Complaint received - Investigate within same working day and implement mitigation
- Multiple complaints or ongoing issue – See additional controls

Additional Controls can be implemented by the Site Team (where required) and these include:

- Temporary acoustic barriers/screens installed along sensitive boundaries
- Relocation of plant away from residential receptors
- Sequencing works to avoid multiple noisy activities at the same time.

13. Air Quality Management

13.1 Site Setting and Sensitive Receptors

The Site is located within an urban area of Manchester where Air Quality Management Areas (AQMAs) have been declared by Manchester City Council due to exceedances of nitrogen dioxide (NO_2), primarily associated with road traffic emissions. The closest AQMA being located north of the Site, at the Lapwing / Palatine Road Junction.

The Northern Lawn Tennis Club Site is located within an established urban residential area. Sensitive receptors are present in close proximity to the Site, including neighbouring residential properties along Elm Road and Parkfield Road South, as well as site users and visitors to the Club.

Given the nature and scale of the proposed refurbishment works, the overall risk of significant air quality impacts is considered to be low to moderate, provided that appropriate mitigation measures are implemented.

Potential receptors for air pollution include:
- Adjacent residential properties;
- Site users, staff, and visitors;
- Vegetation within and around the Site.

Construction activities which could give rise to dust and emissions include (but are not limited to):
- Deliveries and construction traffic to and from the Site;
- Soft strip activities;
- Cutting, grinding, and drilling operations;
- Handling and temporary storage of materials;
- Operation of plant and machinery.

Due to the proximity of the Site to Palatine Road AQMA and proximity to sensitive receptors, appropriate mitigation measures will be implemented to minimise dust and emissions arising from construction activities, in accordance with best practice guidance.

13.2 Mitigation Measures

The Principal Contractor will implement Best Practicable Means (BPM) at all times to prevent or minimise emissions of dust, fumes, and particulate matter from the Site.

As a minimum, the following measures will be implemented:

General Measures

- Engines will be switched off when not in use;
- Vehicle movements will be minimised and managed to reduce emissions and dust disturbance;
- The Site layout will be planned to locate dust-generating activities away from sensitive receptors where practicable;

- All plant and equipment will be regularly inspected and maintained in accordance with manufacturer specifications;
- Ultra-low sulphur diesel (or equivalent) will be used where applicable;
- Solvent use on-site will be minimised.

Dust Suppression and Control

- Water suppression (e.g. misting or damping down) will be used during dust-generating activities such as cutting, breaking out, and soft strip works;
- Adequate water supply and equipment for dust suppression will be available on-site at all times;
- Cutting and grinding activities will be undertaken using dust suppression or local extraction where practicable;
- Activities will be reviewed during periods of high winds and modified or temporarily halted if necessary.

Materials Handling and Storage

- Stockpiles of fine materials will be kept to a minimum, located away from boundaries where practicable, and damped down or covered;
- All vehicles transporting loose or fine materials to or from the Site will be appropriately sheeted;
- Drop heights will be minimised during material handling to reduce dust generation.

Site Housekeeping

- Good housekeeping practices will be maintained at all times;
- Hardstanding surfaces and access routes will be regularly cleaned to prevent dust build-up;
- Any dust, mud, or debris tracked onto the public highway will be removed promptly, with road sweeping or washing undertaken where necessary;
- Wheel cleaning measures will be implemented if required.

Site Boundary Controls

- Temporary Site hoarding or Heras fencing with debris netting will be installed where required to reduce windblown dust leaving the Site;
- High dust-generating activities will be undertaken within enclosed or screened areas where practicable.

Monitoring and Management

- Daily visual inspections of dust levels will be undertaken by the Site Manager (or designated person);
- Weather conditions will be monitored and works adjusted accordingly;

- Toolbox talks will be provided to site personnel on dust prevention and control measures;
- Any incidents resulting in visible dust emissions will be recorded along with corrective actions taken.

These mitigation measures are informed by best practice guidance, including the Institute of Air Quality Management (IAQM) guidance on the assessment and control of dust from construction and refurbishment, and relevant industry standards.

13.3 Complaint Investigation

In the event that a complaint relating to dust or air quality is received, an immediate investigation will be undertaken to identify the source. Appropriate mitigation measures will be implemented as soon as practicable to reduce or eliminate the issue.

All complaints will be recorded in a Site log, including details of the investigation and actions taken. Where required, complaints will be communicated to Manchester City Council's Environmental Health Officer (EHO).

Working practices will be reviewed and adjusted where reasonably practicable to prevent recurrence.

13.4 Active Controls

Routine Controls

- Daily visual inspections of dust levels (minimum twice daily during dry weather)
- Continuous review of:
    - Weather conditions
    - Wind direction (particularly towards residential receptors).

Trigger Levels and Actions

The following trigger levels and appropriate actions have been identified:

- Visible dust crossing Site boundary - Immediate deployment of water suppression
- Dry, windy conditions forecast - Increase damping down frequency and review activities
- Dust deposition on nearby surfaces - Review source and introduce additional containment
- Complaint received - Immediate investigation and corrective measures implemented.

Enhanced Controls

- Temporary suspension of high dust-generating activities
- Increased use of:
    - Water suppression
    - Covered storage
- Installation of additional boundary screening or netting.

14. Environmental Monitoring and Continuous Improvement

It is anticipated that the following environmental compliance monitoring will be completed at Site. Records of environmental monitoring should be held for a period of two (2) years. In addition, the following measures will be taken to ensure continuous environmental improvement.

- Environmental conditions will be recorded in the Site diary/log daily
- All complaints, incidents, and corrective actions will be reviewed regularly
- Working practices will be adapted in response to monitoring results and community feedback
- Toolbox talks will be used to reinforce good environmental practice and address recurring issues.

Table 5: Environmental Monitoring

Type of Monitoring	Frequency	Responsibility
Dust – Visual Inspection	Daily, with additional checks during dry or windy conditions. Records to be maintained in the Site Manager's diary/log.	Site Manager or designated person
Air Quality (General – Visual)	Daily visual inspections of dust and emissions from plant and activities.	Site Manager or designated person
Noise	Daily Site walkovers to ensure plant is operating correctly and within manufacturer specifications. Additional monitoring to be undertaken in response to complaints or if high-noise activities are being undertaken.	Site Manager or designated person
Vibration	Visual/operational monitoring during structural works. Formal monitoring only if required due to complaints or sensitive conditions.	Site Manager or designated person
Weather Forecast Review	Daily review of weather forecasts (e.g. Met Office) to inform planning of dust-generating or weather-sensitive activities.	Site Manager or designated person
Pollution Control – Visual Inspections	Daily inspections of: -Fuel and chemical storage areas -Bunds and spill kits -Refuelling activities -Waste storage areas -General Site condition and housekeeping -Drain covers remain in place	Site Manager or designated person
Surface Water / Drainage Protection	Regular inspections (daily during works) to ensure no dust, debris, or contaminants enter drainage systems.	Site Manager or designated person
Waste Management	Ongoing monitoring of waste segregation, storage, and documentation (e.g. waste transfer notes).	Site Manager or designated person
Complaints Log	Recorded as required. Reviewed regularly with actions implemented and documented.	Site Manager or designated person



15. Emergency Response Plan

15.1 Roles and Responsibilities

All construction personnel will be made aware of this Emergency Response Plan through inductions and toolbox talks. A list of emergency contacts will be maintained on Site and updated once final personnel and contractors are confirmed.

Table 6: Emergency Contacts

Contact	Name/Address	E-Mail/ Telephone
Emergency Services		
Emergency Services (Police, Fire, Ambulance etc.)	General Line	999 (Emergency) 111 (Non-emergency)
Enforcing Authorities		
Environment Agency	(Incident Hotline)	0800 80 70 60
Local Authority Environmental Health	Manchester City Council	0161 234 5004
Natural England	General Line	0300 060 3900
Other		
Gas	National Emergency	0800 111 999
Electricity	(Northwest)	105
Water	Water (United Utilities)	0345 672 3723
Telecoms	BT	0800 800 151
Principal Contractor	TBC	TBC
Site Manager	TBC	TBC

15.2 Types of Hazards

The following environmental hazards are considered relevant to the Site and proposed works:

- Adverse weather conditions (e.g. heavy rainfall leading to runoff into drainage systems);
- Spills or leakages of fuels, oils, paints, sealants or other chemicals;
- Overfilling or failure of storage containers (e.g. fuel bowsers, waste containers);
- Plant or equipment failure resulting in release of contaminants;
- Concrete/cement use and accidental discharge to drainage systems;
- Uncontrolled runoff of silts, dust or debris into surface water drains/manholes;
- Chemical or fuel spills to ground with potential infiltration to the groundwater);
- Pollution entering the drainage network and ultimately impacting the River Mersey catchment;

- Fire or explosion resulting in contaminated firewater runoff;
- Discovery of unexpected contamination during minor excavations; and
- Vandalism or unauthorised access leading to pollution incidents.

15.3 Control Measures

The following key environmental protection measures will be implemented:

- Risk assessments and method statements (RAMS) will be prepared for high-risk activities including refurbishment, concrete use, and works adjacent to drainage features;
- Only trained and competent personnel will undertake plant operation, refuelling and handling of hazardous materials;
- All fuels, oils and chemicals will be stored in bunded containment areas (110% capacity) away from drainage points;
- Spill kits (e.g. absorbent pads, booms, granules) will be available:
  - At storage areas
  - In plant and vehicles
  - Adjacent to working areas
- Drain protection measures (covers, booms, silt socks) will be installed prior to works;
- Measures outlined in previous sections of this CEMP (e.g. drainage and pollution prevention controls) will be strictly followed;
- Dust and sediment control measures will be implemented to prevent runoff to drains;
- Any unexpected environmental constraints (e.g. contamination or ecological features) will be managed with advice from a suitably qualified specialist;
- Regular Site inspections will ensure control measures remain effective.
- Where asbestos removal works are undertaken, additional controls will be implemented in accordance with the licensed contractor's method statement to prevent any release of fibres, dust, or contaminated runoff to ground or drainage systems.

15.4 Emergency Response Information

All Site personnel will be briefed on emergency procedures and provided with relevant contact details.

The following principles apply:

- Plan works appropriately to **avoid environmental risks**;
- Implement measures to **contain and minimise impacts** in the event of an incident;
- All staff must:
  - **Stop work immediately** if pollution is observed;
  - Stop work if **unexpected contamination** is encountered;
  - Stop work if **protected species or archaeological remains** are identified;

Emergency procedures to be communicated include:

- Site rules;
- Accident procedures;
- Fire procedures;
- Spill response procedures.

15.5 Environmental Emergency Response Plan

A summary of actions that should be implemented in the event of the following circumstances is provided below:

15.5.1 Pollution Event

In the event of a spill or pollution incident:

- Stop work immediately and identify the source of the pollution;
- Deploy spill kits to contain and absorb contaminants at source;
- Prevent materials from entering drainage systems using drain covers, booms or temporary bunding;
- Only trained personnel should manage the response and operate equipment;
- Notify the Site Manager immediately;
- The Site Manager will:
  - Contact the Environment Agency Incident Hotline (0800 80 70 60) if required;
  - Inform the Client and relevant stakeholders;
- Where necessary, a licensed specialist clean-up contractor will be engaged;
- Contaminated materials arising from the clean-up will be treated as waste and disposed of appropriately.

15.5.2 Change in Site Conditions

- Any unexpected changes in ground conditions (e.g. contamination, groundwater presence) will be immediately assessed;
- Works will pause where necessary to allow for risk assessment and revised control measures;
- Additional containment or drainage control measures will be implemented as required;
- Any changes to material storage or stockpiling will include appropriate runoff management measures.

15.5.3 Incident and Near Miss Reporting

- Strict environmental incident reporting procedures will be implemented:
  - All Site personnel must report incidents or near misses to the Site Manager **within 30 minutes**;
  - The Site Manager will record the incident and implement corrective actions;
  - A formal incident report will be prepared for the Client, including:
    - Date and time of incident;
    - Description of incident (cause, location, impact, personnel involved, weather conditions);
    - Photographic evidence;
    - Details of any regulatory notifications;
    - Description of mitigation and clean-up actions;
    - Lessons learned;
    - Measures implemented to prevent recurrence.

Appendices

Appendix A: Legislation and Regulations

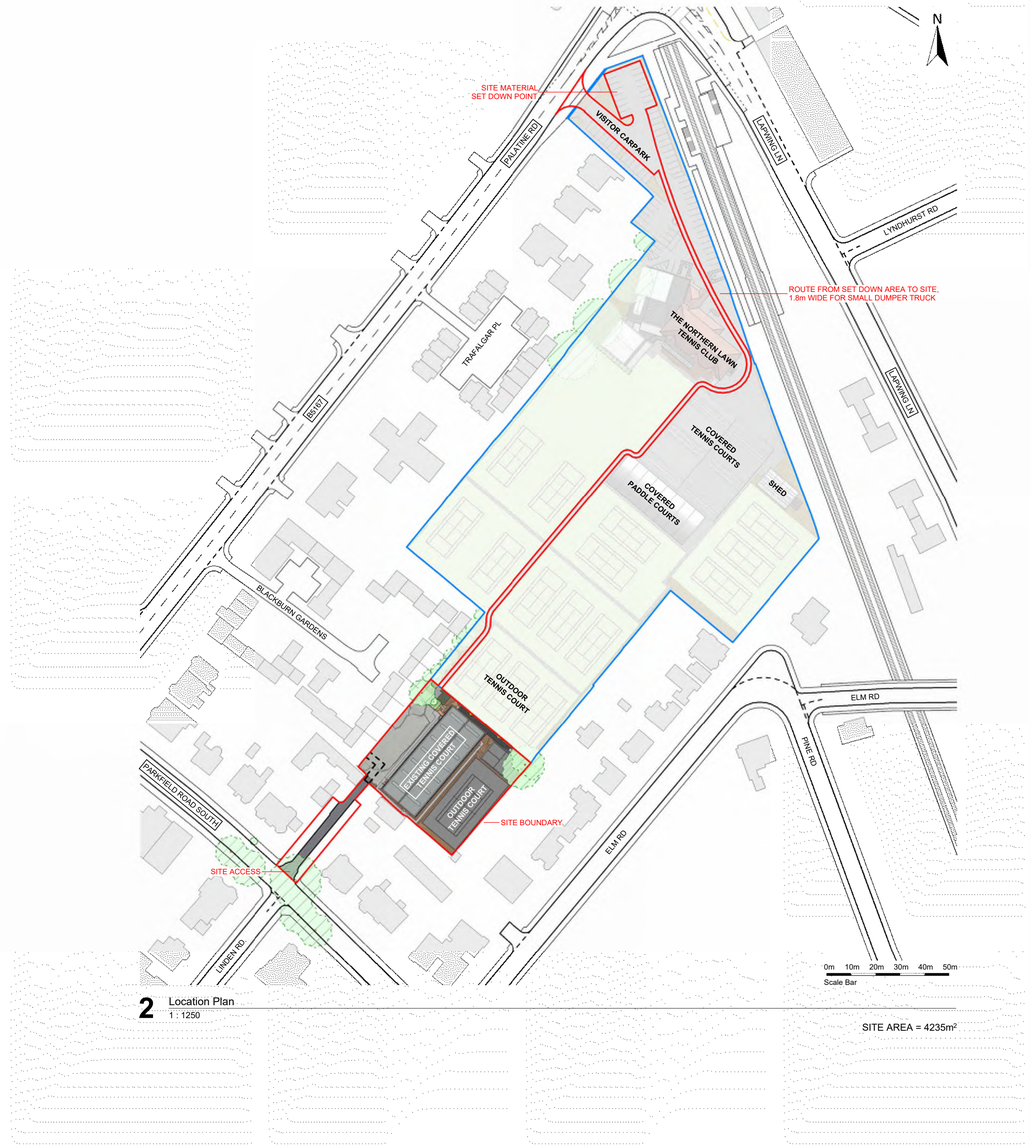
All works will be undertaken in accordance with current UK and, where applicable, devolved legislation, guidance, and best practice. The key legislation and regulations relevant to this project include, but are not limited to:

- Environmental Protection Act 1990
- Environment Act 2021
- Control of Pollution Act 1974
- The Waste (England and Wales) Regulations 2011 (as amended)
- The Hazardous Waste (England and Wales) Regulations 2005
- Duty of Care Regulations under Section 34 of the Environmental Protection Act
- The Clean Air Act 1993
- The Water Resources Act 1991
- Environmental Permitting (England and Wales) Regulations 2016
- Wildlife and Countryside Act 1981 (as amended)
- Countryside and Rights of Way (CRoW) Act 2000
- Conservation of Habitats and Species Regulations 2017
- Protection of Badgers Act 1992
- Control of Asbestos Regulations 2012
- Control of Substances Hazardous to Health (COSHH) Regulations 2002 (as amended)
- Noise and Statutory Nuisance Act 1993
- Control of Noise at Work Regulations 2005
- Control of Pollution (Oil Storage) (England) Regulations 2001
- Construction (Design and Management) Regulations 2015

Drawings

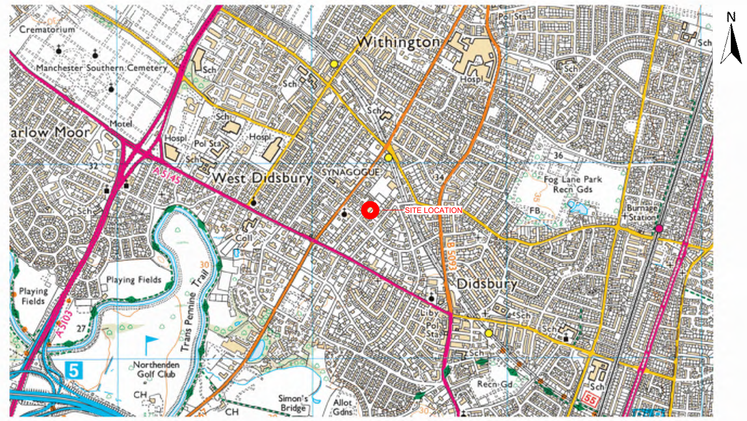
Drawing 1 - 2025-34-MRH-203 Rev D Proposed Location Plan

PROPOSED - INDOOR TENNIS COURT AT PALATINE ROAD, MANCHESTER



2 Location Plan
1 : 1250

SITE AREA = 4235m²



ORDANANCE MAP - NOT TO SCALE

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Notes

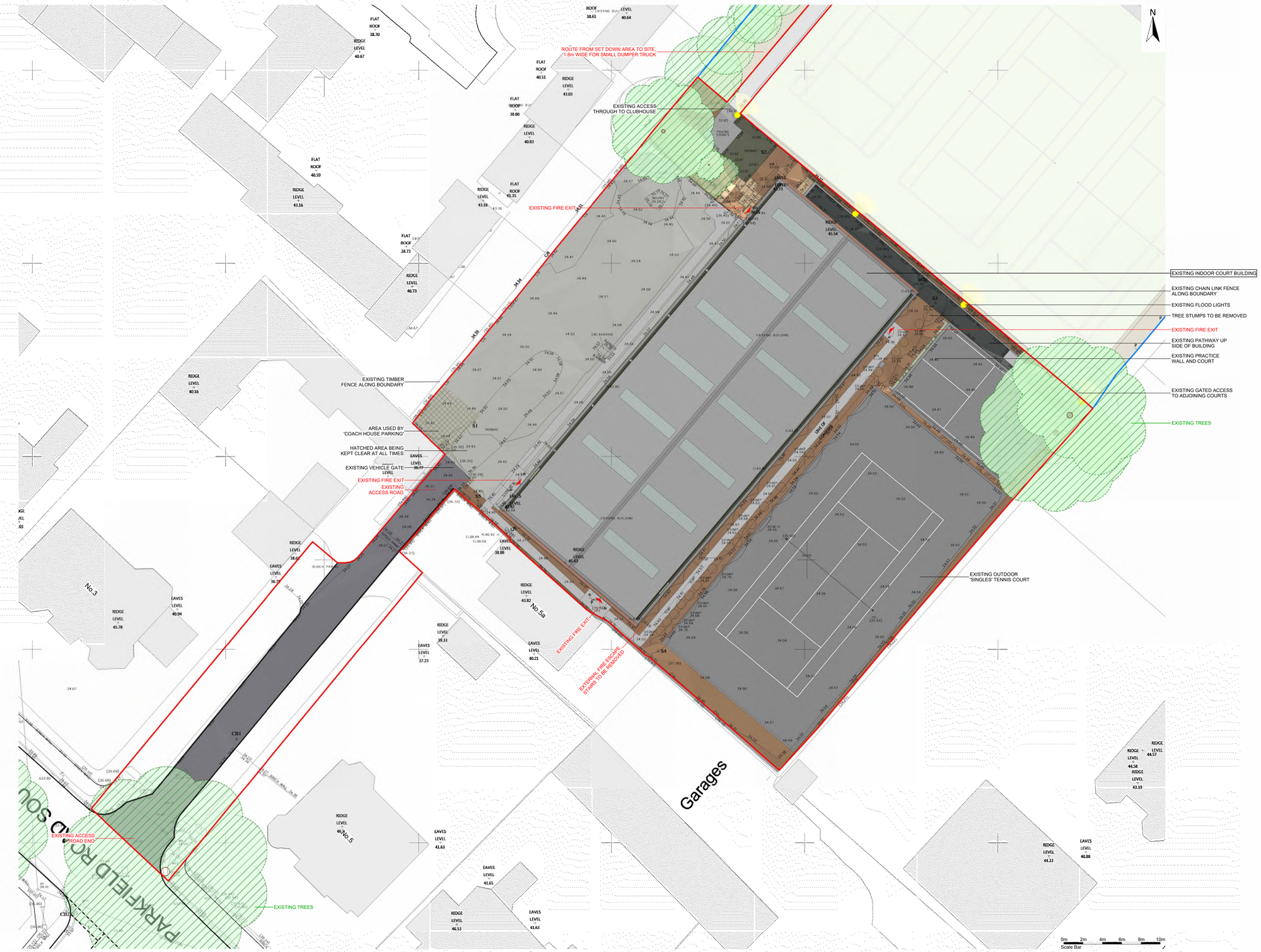
Rev A - Adjustments. Rev B - Red line adjusted to include material set down area. Rev C - Red line adjustment. Rev D - Site area corrected.

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Client Name	Project Name				Drawn by
The Northern Lawn Tennis Club	Indoor Tennis Court AT The Northern (Lawn Tennis Club), Palatine Road, Manchester, M20 3YA				KHS
Scale	Date	current rev.	Title / Description	Drawing No.	Project No.
1 : 1250 A1	June 2026	D	Proposed - Location Plan	**2025-34-MRH-203**	**2025-34**

Drawing 2 - 2025-34-MRH-202 b Proposed Block Plan

PROPOSED - INDOOR TENNIS COURT AT PALATINE ROAD, MANCHESTER



1 Block Plan
1 : 200

SITE AREA = 2589m²

DO NOT SCALE, IF IN DOUBT PLEASE ASK
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Notes
Rev A - Red line adjustment. Rev B - Red line adjustment.

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The Northern Lawn Tennis Club	Indoor Tennis Court AT The Northern (Lawn Tennis Club), Palatine Road, Manchester, M20 3YA	KHS

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1 : 200	A1	June 2026	B	Proposed - Block Plan	**2025-34-MRH-202**	**2025-34**