CONSTRUCTION PHASE ENVIRONMENTAL PLAN

Site:	Great Jackson Street, Manchester
References:	19-118-R2
Date:	22 September 2026
Client:	Great Jackson Street Estates Limited



e3p

e3p

Taylor Road | Trafford Park | Urmston | Manchester | M41 7JQ
Registered in England | CRN: 08725262

+ 44 (0) 161 707 9612 | e3p.co.uk

QUALITY ASSURANCE

Report references	19-118-R2

REV REF	DESCRIPTION	DATE
01	Draft	July 2026
02	Inclusion of entire construction cycle	September 2026

WRITTEN BY	QUALIFICATION	POSITION
Harriet Mason	BSc (Hons), FGS	Project Manager

REVIEWED BY	QUALIFICATION	POSITION
Harriet Mason	BSc (Hons), FGS	Project Manager

AUTHORISED BY	QUALIFICATION	POSITION
Stephanie Cox	BSc (Hons), FGS, MIEnvSci, CEnv	Director

CONTENTS

1. INTRODUCTION 4
1.1. Background 4
1.2. Aims and Objectives 4

2. CONSTRUCTION ACTIVITIES 5
2.1. Duty Holders 5
2.1.1. Principal Contractor 5
2.1.2. Great Jackson Street Estates (Client) 5
2.1.3. Remediation and Enabling Works Contractor 5
2.1.4. Ecological Clerk of Works (ECoW) 5
2.1.5. Key Sub-Contractors 6
2.1.6. Contract Administrator 6
2.2. Roles and Responsibilities 6
2.2.1. Principal Contractor and Contract Administrator 6
2.2.2. Great Jackson Street Estates ..... **Error! Bookmark not defined.**
2.2.3. Ecological Clerk of Works (ECoW) 6
2.2.4. Sub-Contractors and Site Operatives 7
2.3. Information for Contractors and Visitors 7
2.4. Construction Activities 7

3. ENVIRONMENTAL ASPECTS, IMPACTS AND CONTROLS 8
3.1. Introduction 8
3.2. Air Quality: Dust and Particulate Emissions 8
3.2.1. Aspect 8
3.2.2. Impacts 8
3.2.3. Mitigation Controls 8
3.2.4. Dust – Groundworks 9
3.2.5. Dust – Demolition and Excavation 9
3.2.6. Dust – General Construction Activities 10
3.2.7. Dust – General Traffic 10
3.2.8. Particulate Matter – Fumes 10
3.3. Air Quality: Odour 11
3.3.1. Odour Emission Management 11
3.4. Noise and Vibration 11
3.4.1. Aspect 11
3.4.2. Impact 11
3.4.3. Mitigation Control 12

3.4.4. Noise – General Activities 12
3.4.5. Noise – Traffic Movements 13
3.4.6. Noise – Demolltion, Excavation & Superstructure Operations 13
3.4.7. Noise – Mobile Plant Movements 13
3.5. Waste 14
3.5.1. Waste Emissions 14
3.5.2. Waste Management 14
3.6. Hazardous Substance Storage and Pollution Prevention 14
3.6.1. Aspect 14
3.6.2. Impact 15
3.6.3. Mitigation Control 15

4. CONSTRUCTION AND VISITOR TRAFFIC 17
4.1. Noise – Traffic Movements 17
4.2. vehicle Parking For Site Operatives and Visitors 17
4.3. vehicle Turning Arrangements Within the SIte 17
4.4. Loading and Unloading of Plant and Materials 17
4.5. Wheel washing / Road Cleaning Measures 17

5. ENVIRONMENTAL MANAGEMENT SYSTEMS PROCEDURE 19
5.1. Management of Sub-Contractors 19
5.2. Training and Competency 20
5.3. Communication and Complaints 20
5.3.1. Internal Communications 20
5.3.2. External Communications 21
5.3.3. Complaints 21
5.4. Emergency Preparedness and Response 22
5.4.1. Emergency Spill Control (Soils and Controlled Waters) 22
5.4.2. Incident Investigation 23
5.5. Monitoring and Audit 24

APPENDIX I: DRAWINGS 25

1. INTRODUCTION

1.1. BACKGROUND

This Construction Environmental Management Plan (CEMP) has been prepared for Great Jackson Street Estates in respect of the proposed redevelopment of land located to the south of Great Jackson Street, Manchester, M15 4NG.

The development comprises the full construction cycle, including demolition of existing structures, enabling works, groundworks, basement construction, erection of two residential towers of 56 storeys (plus basement and roof plant), façade installation, internal fit-out, external works, landscaping, access arrangements, and associated infrastructure.

This CEMP has been prepared to discharge Condition 4 of the planning consent, which requires the submission and approval of a comprehensive plan detailing how environmental impacts — including biodiversity — will be avoided, minimised, or mitigated throughout all phases of construction.

1.2. AIMS AND OBJECTIVES

The aim of this CEMP is to outline how Great Jackson Street Estates and the appointed Principal Contractor will manage environmental risks and ensure compliance with all relevant legislation, planning conditions, and best practice guidance throughout the entire construction period.

The key objectives of this CEMP include, but are not limited to:

- Defining key stakeholder roles and responsibilities, including ecological roles required under Condition 4.
- Ensuring compliance with applicable environmental legislation, standards, and statutory requirements.
- Identifying environmental aspects and impacts associated with demolition, enabling works, construction, fit-out, and landscaping.
- Setting out operational controls and mitigation measures to avoid, minimise, or mitigate adverse environmental impacts.
- Protecting biodiversity through the identification of Biodiversity Protection Zones (BPZs), ecological method statements, and supervision by an Ecological Clerk of Works (ECoW).
- Ensuring sensitive works are appropriately timed and supervised.
- Establishing clear communication pathways, incident reporting procedures, and monitoring requirements.
- Promoting Best Practicable Means (BPM) and Best Practice Environmental Options (BPEO) across all construction activities.

The scope of this CEMP covers the following environmental aspects:

- Air quality (dust, particulate matter, fumes, VOCs).
- Noise and vibration.
- Waste management (including fit-out and landscaping waste).
- Hazardous substances and pollution prevention.
- Biodiversity protection and ecological management.
- Construction traffic and logistics.
- Emergency preparedness and response.
- Monitoring, auditing, and continual improvement.

2. CONSTRUCTION ACTIVITIES

Great Jackson Street Estates will oversee the full construction cycle associated with the development. The construction activities include, but are not limited to:

- Demolition of identified above ground structures;
- Removal of below ground foundation structures (within the identified Made Ground deposits);
- Processing and re-use of excavated site won materials from earthworks, where geotechnically and chemically suitable.
- Removal and disposal of surplus and unsuitable material off-site.
- Prepare earthworks development platforms that are suitable for the follow-on development.
- Groundworks and excavations.
- Basement construction.
- Superstructure erection.
- External works, hard landscaping and soft landscaping.
- To ensure the works do not adversely impact upon the surrounding area, environment, neighbouring properties or other third parties.
- To ensure that all works are carried out in accordance with the requirements and to the satisfaction of the relevant approving bodies such as the Environment Agency (EA), and Manchester City Council Environmental Health Department.
- Prepare and obtain regulatory approval for the remediation validation report associated with the remediation and earthworks.

2.1. DUTY HOLDERS

2.1.1. PRINCIPAL CONTRACTOR

The Principal Contractor (to be confirmed) will be responsible for implementing the CEMP across all phases of construction, ensuring compliance with environmental and ecological requirements, and coordinating all subcontractors.

2.1.2. GREAT JACKSON STREET ESTATES (CLIENT)

Great Jackson Street Estates will oversee the Principal Contractor, ensure compliance with planning conditions, and maintain responsibility for environmental performance and reporting throughout the project.

2.1.3. REMEDIATION AND ENABLING WORKS CONTRACTOR

The remediation and enabling works contractor is yet to be confirmed; however, the site will be overseen by the client Great Jackson Street Estates.

2.1.4. ECOLOGICAL CLERK OF WORKS (ECOW)

A suitably qualified Ecological Clerk of Works (ECoW) will be appointed to:

- Identify and mark Biodiversity Protection Zones (BPZs).
- Supervise sensitive ecological works.
- Deliver ecological toolbox talks.
- Provide stop-work authority where ecological risks are identified.
- Undertake ecological monitoring and reporting.

2.1.5. KEY SUB-CONTRACTORS

Key subcontractors will include:

- Demolition contractor
- Groundworks contractor
- Structural contractor
- Façade contractor
- M&E contractor
- Fit-out contractor
- Landscaping contractor

All subcontractors must comply with the CEMP and ecological protection measures.

2.1.6. CONTRACT ADMINISTRATOR

Manchester City Council will act as the Contract Administrator for planning condition compliance.

2.2. ROLES AND RESPONSIBILITIES

2.2.1. PRINCIPAL CONTRACTOR AND CONTRACT ADMINISTRATOR

The Principal Contractor, supported by the Contract Administrator, will:

- Ensure the CEMP is implemented across all construction phases.
- Appoint competent contractors and specialists, including the ECoW.
- Review and update the CEMP as the project progresses.
- Ensure ecological requirements under Condition 4 are fully integrated.
- Submit updates and evidence to Manchester City Council as required.
- Maintain environmental records, inspections, and incident reports.

2.2.2. GREAT JACKSON STREET ESTATES

Great Jackson Street Estates will:

- Ensure the CEMP is available on site at all times.
- Ensure environmental aspects and impacts are identified and controlled.
- Provide resources for environmental and ecological protection.
- Ensure all contractors comply with environmental legislation.
- Investigate environmental incidents and maintain formal records.
- Act as first point of contact for public complaints and environmental issues.

2.2.3. ECOLOGICAL CLERK OF WORKS (ECOW)

The ECoW will:

- Undertake pre-construction ecological surveys.
- Identify BPZs and ensure protective fencing is installed.
- Supervise vegetation clearance, works near BPZs, and any sensitive ecological activities.
- Deliver ecological toolbox talks.
- Maintain ecological monitoring records.
- Report non-compliance and recommend corrective actions.

2.2.4. SUB-CONTRACTORS AND SITE OPERATIVES

All subcontractors and operatives must:

- Follow all environmental and ecological control measures.
- Attend environmental and ecological briefings.
- Report environmental hazards or ecological incidents immediately.
- Avoid causing pollution, harm to biodiversity, or nuisance to local receptors.
- Comply with all relevant environmental legislation.

2.3. INFORMATION FOR CONTRACTORS AND VISITORS

All subcontractors and visitors to the site will be made aware of the CEMP and the controls applicable to their presence and activities on site including but not limited to:

- Site induction including environmental and ecological requirements.
- Toolbox talks covering dust, noise, pollution prevention, and biodiversity protection.
- Briefings on BPZ locations and exclusion zones.
- Instructions on emergency procedures, including ecological stop-work protocols.

The Great Jackson Street Estates Site Management team will be responsible for monitoring communications between all relevant parties involved in the project. This will ensure that all environmental matters relating to the development are discussed and managed, with all observations and communications documented in regular meetings and, if necessary, issued via email. All applicable records and correspondence will be retained on-site by the Principal Contractor.

Relevant site layout and location plans/development drawing detailing the location and construction of the site compound, storage locations and car parking are to be displayed on an information board at either the site entrance or main site office.

2.4. CONSTRUCTION ACTIVITIES

The construction activities include:

- Demolition: controlled removal of structures with dust, noise, and ecological safeguards.
- Enabling Works: clearance, temporary works, installation of BPZ fencing.
- Groundworks: excavation, foundation works, drainage installation.
- Basement Construction: concrete works, waterproofing, temporary lighting controls.
- Superstructure: steel and concrete frame erection, crane operations.
- Façade Installation: glazing, cladding, lifting operations, wind management.
- Internal Fit-Out: M&E installation, plasterboard, painting, VOC management.
- External Works: paving, kerbing, soft landscaping, ecological timing constraints.
- Commissioning: testing, final inspections, removal of temporary works.
- All activities will be undertaken in accordance with the environmental and ecological controls set out in this CEMP.

3. ENVIRONMENTAL ASPECTS, IMPACTS AND CONTROLS

3.1. INTRODUCTION

This section identifies the significant environmental aspects and impacts associated with demolition, enabling works, groundworks, basement construction, superstructure erection, façade installation, internal fit-out, external works, and landscaping. It sets out the physical and procedural controls required to avoid, minimise, or mitigate adverse effects on human health, biodiversity, local amenity, and the wider environment.

Environmental aspects have been identified through:

- Pre-construction assessments
- The Environmental Impact Assessment
- Planning Condition 4 requirements
- Site-specific constraints
- Best practice guidance (ISO 14001:2015, BS 5228, CIEEM, EA guidance)

Controls apply throughout the entire construction period and must be adhered to by all contractors, subcontractors, and site operatives.

3.2. AIR QUALITY: DUST AND PARTICULATE EMISSIONS

3.2.1. ASPECT

Air quality may be affected by:

- Dust from demolition, excavation, stockpiles, concrete works, cutting, grinding, drilling
- Particulate matter from vehicle movements and plant operation
- Fumes from diesel engines, generators, and plant
- VOCs from paints, adhesives, sealants, solvents, M&E installation
- Bitumen/asphalt fumes during external works
- Dust and debris from façade installation (glass, cladding, insulation)

3.2.2. IMPACTS

- Nuisance to residents and businesses
- Health impacts (respiratory irritation, asthma triggers)
- Dust deposition on vehicles, buildings, vegetation
- Reduced air quality affecting ecological receptors
- VOC exposure to workers
- Complaints to Manchester City Council
- Potential breach of planning conditions

3.2.3. MITIGATION CONTROLS

Planning & Management

- Dust risk assessment completed prior to each phase.
- Daily site inspections recorded in the Environmental Log.

- ECoW consulted where dust may affect BPZs or sensitive ecological features.
- Weather monitoring used to plan high-risk activities (windy/dry periods).

Physical Controls

- Damping down haul routes, stockpiles, and exposed soils.
- Misting systems used during demolition and heavy excavation.
- Stockpiles covered or sealed during dry/windy conditions.
- Windbreak netting installed where required.
- Cutting, grinding, drilling undertaken in enclosed or screened areas.
- Façade cutting undertaken in designated controlled zones.

Operational Controls

- Drop heights minimised.
- No dry sweeping; only wet sweeping or vacuum systems.
- All vehicles carrying loose materials sheeted.
- Wheel wash used by all departing vehicles.
- Road sweeper deployed as required.
- No burning of waste on site.
- No idling of engines.

Fit-Out Controls (VOCs)

- Low-VOC paints, adhesives, sealants used wherever possible.
- Adequate ventilation during internal works.
- VOC-emitting works scheduled during periods of low occupancy.
- VOC monitoring undertaken if strong odours detected.

3.2.4. DUST – GROUNDWORKS

- Dampening of exposed soil and material stockpiles using sprinklers/bowsers/hoses when necessary to prevent dust and particulate matter becoming mobile.
- Stockpiles of soils and materials to be located as far as possible from sensitive receptors, taking account of prevailing wind directions and seasonal variations.
- Surface areas of stockpiles would be minimised (subject to health and safety and visual constraints regarding slope gradients and visual intrusion) to reduce the area of surfaces exposed to wind pick-up.
- Material drop heights will be kept to a minimum.
- Where appropriate, windbreak netting/screening will be positioned around material stockpiles and vehicle loading/unloading areas.

3.2.5. DUST – DEMOLITION AND EXCAVATION

- Water will be utilised as a dust suppressant.
- Any cutting equipment employed shall have a dust suppressant system (water or an extraction) or suitable local extract ventilation.

- Any cutting equipment will be undertaken in a designated, isolated area to ensure that any dust generated whilst supressed cannot cause any unnecessary nuisance.
- Enclosed chutes and covered skips shall be used at site to control dust generation from the waste handling activities; and

If a screener/crusher is to be used at site, Great Jackson Street Estates shall:

- Operate to the appropriate Part B Environmental Permit registered with their Local Authority and notify them of its use by issuing the appropriate deployment form referring to the New Victoria Development site.
- Keep a copy of the permit on-site and adhere to the conditions therein at all times; and
- Complete all activities in line with Process Guidance note PG 3/16 (04)12 and use BAT according to this guidance at all times.

3.2.6. DUST – GENERAL CONSTRUCTION ACTIVITIES

- Visual inspection of the external site areas to check for dust deposition (evident as soiling and marking) on vegetation, cars, and other objects. Implementation of remedial measures will be carried out, if necessary, with agreement with the impacted persons.
- Operatives will use appropriately designed vehicles when handling material and design controls for the use of construction equipment and vehicles. Additionally, it will be ensured that all construction plant and equipment is maintained in good working order.
- Dust-suppressed tools will be used for all operations; and
- No unauthorised burning of any material will be carried out anywhere on site.

3.2.7. DUST – GENERAL TRAFFIC

- Surfaced and un-surfaced site access roads will be dampened as necessary using a water bowser and surfaces kept in good order.
- Regular inspection of local highways and site boundaries to check for dust deposits shall be carried out. A road sweeper shall be employed to ensure site road and local highways are kept free of deposits; the frequency of visits shall be varied depending on the condition noted during the inspections.
- Vehicles carrying loose aggregate and workings should always be sheeted when not unloading.
- Wheel cleansing measures in line with Great Jackson Street Estates standard procedure will be located inside the development area adjacent to the site exit point. All delivery and bulk haulage vehicles will be required to enter the wheel cleansing facility before leaving site.
- Where possible, construction traffic shall be routed to avoid sensitive roads (i.e. residential areas, etc.); and
- Speed limit around site of 10 mph.

3.2.8. PARTICULATE MATTER – FUMES

- Engines of all vehicles and plant on site will not be left running unnecessarily.
- Ultra-low sulphur diesel fuel will be used in plant and vehicles.
- Ensuring that plant and vehicles are well maintained and hold a valid MOT.
- All commercial road vehicles and construction plant, including stationary plant must comply with any legislative requirements, including the European Emission Standards.
- Wherever possible, use of electrically powered plant and vehicles will occur.
- Short-term releases may also occur during start-up of diesel engines, etc. Regular visual checks

and routine maintenance would be applied in accordance with the plant specification to minimise releases. Faulty site plant will be taken offline until repairs are carried out and it has been tested and found to be operating satisfactorily.

3.3. AIR QUALITY: ODOUR

3.3.1. ODOUR EMISSION MANAGEMENT

E3P has undertaken a review of the previous site investigation data in order to determine the potential for the demolition and construction works to result in odour emissions. This review has also considered the requirements for any mitigation measures to control impacts at sensitive locations in the immediate area of the site to an acceptable level. All factors considered in the review have indicated that there is an overall low risk of odour release as result of the activities of Great Jackson Street Estates due to the following considerations:

- Low odour source potential of excavated material especially in respect of polyaromatic & aliphatic hydrocarbons
- No history of landfilling activities for materials that would generate odorous landfill gas such as hydrogen sulphide or contain organic/putrescible materials.

Based on the stated factors, it is considered that there is a negligible risk of odour impact as a result of the works and no specific mitigation is proposed. However, daily sensory observations in the immediate vicinity of activities will be undertaken. If significant odours are noted on a consistent/repetitive basis, a review of operations will be undertaken and if required appropriate remedial action implemented to control emissions.

3.4. NOISE AND VIBRATION

3.4.1. ASPECT

Noise and vibration at the site will be generated from several sources during construction activities at the development. The key sources of noise and vibration will include, but not be limited to:

- Demolition
- Excavation
- Piling (if required)
- Crane operations
- Superstructure erection
- Façade installation
- Internal fit-out
- External works
- Traffic movements
- Generators and compressors

3.4.2. IMPACT

Generally, noise can be defined as any unwanted sound and in most cases occurs unexpectedly and is either too loud or repetitive. At certain decibel levels, it is hazardous to health, with low frequency noise just as damaging. Noise accounts for most of the complaints that local councils receive about environmental pollution and is a major source of stress.

English law defines a nuisance as 'an unlawful interference with a person's use or enjoyment of land or of some right over, or in connection, with it'.

Significant ground-borne vibration can lead to human health impacts a reduction in the quality of life of nearby residents and the working efficiency of commercial building occupants. Very high levels of vibration have the potential to cause damage to nearby structures and infrastructure.

3.4.3. MITIGATION CONTROL

To mitigate the potential impacts of noise the following measures shall be adopted across a range of activities that are planned at the site.

3.4.4. NOISE – GENERAL ACTIVITIES

Construction/demolition works shall be confined to the following hours:

- Monday – Friday 08.00 – 18:00
- Saturday 08:00 – 13:00
- Sundays/Bank holidays: No work

Workforce may arrive on site 30 minutes prior but no working outside these times. Noise is to be kept to a minimum in the first hour.

Any proposal for out of hours works shall be submitted to Manchester City Council and approved, at least 3 weeks in advance of such works commencing.

General induction training and toolbox talks will be undertaken by Great Jackson Street Estates for site operatives who have responsibility for particular aspects of controlling noise and vibration at the site.

Drop zone and loading areas will be placed away from sensitive receptors.

Where appropriate, prior consent will be sought from the local authority under Section 61 of the control of Pollution Act 1974.

If required, local residents and business will be kept informed of when activities producing excessive noise and vibration.

Stationary plant such as generators will be located as far as possible away from the nearest sensitive receptor.

Where generators are operated overnight, measures shall be taken to minimise noise levels impacting adjacent receptors.

Plant will be used in accordance with the manufacture's recommendations.

Appropriate screens or enclosures will be provided where practicable, around the perimeter of the site by the Principal Contractor which will reduce the noise pollution by 10dB.

Radios will not be permitted to be used anywhere on site.

All vehicle and plant engines will be turned off when not in use and where possible electrically powered machinery shall be used instead.

Only plant and machinery that are in good repair and conform to the manufactures or legislative/British Standards BS 5228-2:2009 will be used.

Care will be taken when erecting scaffolds and steelwork to avoid impact noise. All operatives undertaking such activities will be instructed on the importance of handling the scaffolding/steelwork to reduce noise to a minimum; and

Contractors must use Best Practicable Means (BPM) to minimise the nuisance from noise and vibration; this is to include compliance with BS 5228, Noise Control on Construction and Open Sites.

Note: No specific monitoring requirements have been set or required in respect of this development. However, if relevant complaints are received noise and vibration monitoring will be implemented as part of an investigation and subsequent corrective actions.

3.4.5. NOISE – TRAFFIC MOVEMENTS

Great Jackson Street Estates will develop a Traffic Management Plan (TMP) and all delivery vehicles shall be required to adhere to the TMP for the demolition activities. The TMP shall be displayed in prominent locations to ensure all visitors are aware of how to navigate the site. In addition, the following procedures will be followed:

- Internal haul routes will be well maintained to prevent uneven driving surfaces.
- Deliveries will be programmed to arrive during permitted hours only. Care will be taken when unloading vehicles to minimise noise. Delivery vehicles would be routed to minimise disturbance to local residents and businesses. Delivery vehicles will be prohibited from waiting on the highway or within the site with their engines running.

3.4.6. NOISE – DEMOLITION, EXCAVATION & SUPERSTRUCTURE OPERATIONS

The Great Jackson Street development has had no noise or vibration limits set. Works will be undertaken in the proscribed operating hours. Notwithstanding the following procedures will be followed:

- Contractors shall be required to ensure that plant is operated with all specified acoustic covers in place. Regular inspections of plant shall be undertaken to ensure this measure is being followed.
- The drop height of materials should be minimised.
- Equipment to be switched off when not in use (including during breaks and down times of more than 30 minutes).
- Compressors to be fitted with properly lined and sealed acoustic covers which should be kept closed whenever in use.
- Pneumatic percussive tools to be fitted with mufflers or silencers of the type recommended by the manufacturers.
- Equipment which breaks concrete, brickwork, or masonry by bending or bursting or “nibbling” shall be used in preference to percussive tools where practicable. Avoid the use of impact tools where the site is close to occupied premises.
- Where practicable, equipment powered by mains electricity shall be used in preference to equipment powered by internal combustion engine or locally generated electricity; and
- Plant shall be maintained in good working order so that extraneous noise from mechanical vibration, creaking and squeaking is kept to a minimum.

3.4.7. NOISE – MOBILE PLANT MOVEMENTS

Use of operating plant and equipment appropriate to the works with emission levels limited to relevant EC Directive/ UK Statutory Instrument levels and the levels quoted in BS5228. In addition, the following procedures will be followed:

- Rubber tracked excavators will be used to dampen any possible vibration emitted on roads or tarmacked surfaces.
- Internal haul routes will be well maintained to prevent uneven driving surfaces.
- Intermittently operating plant will be shut down in the intervening periods between operations (including during breaks and down time of more than 30 minutes).
- Any compressors/pumps brought on to site should be silenced or sound reduced models fitted with acoustic enclosures.
- All pneumatic tools will be fitted with silencers or mufflers.
- Where possible, noisy plant shall not be used simultaneously and/or in close proximity to each other, to avoid cumulative noise impacts; and
- Site inspections will be undertaken and will include checks to ensure that plant is being operated with any specified acoustic covers in place. Excessively noisy plant shall be removed from site for repair or maintenance.
- Use of broadband (i.e. white noise) reversing alarms rather than tonal will not be used.

3.5. WASTE

3.5.1. WASTE EMISSIONS

Great Jackson Street Estates will determine how each waste stream will be managed, the projected waste volumes and the Duty of Care checks on all waste carriers and permitted disposal/recovery sites. The details of the Duty of Care checks shall be recorded and retained at site office. Site operatives shall undertake checks of the Waste Transfer Notes and Hazardous Waste Consignment Notes supplied against the details of the Site Waste Management Plan (SWMP) to ensure waste is being managed in line with current waste legislation.

3.5.2. WASTE MANAGEMENT

A Site Waste Management Plan will be implemented in accordance with Great Jackson Street Estates's Policy and Best Practice to ensure that demolition and construction waste is minimised, segregated, and disposed of responsibly. Waste streams will be identified in advance and segregated on-site where practicable, including (but not limited to) soils, inert construction waste, metals, timber, plasterboard and general waste.

Waste will be stored in designated, clearly marked skips or containers and removed by licensed waste carriers to authorised disposal or recycling facilities. The waste hierarchy will be followed, prioritising reuse and recycling over disposal to landfill.

Waste transfer notes and records will be retained for audit purposes.

3.6. HAZARDOUS SUBSTANCE STORAGE AND POLLUTION PREVENTION

3.6.1. ASPECT

Hazardous substances such as chemicals, fuels and lubricants will be stored and used during the construction lifecycle. Examples associated with construction activities are primarily the following substances:

- Fuels (diesel, petrol, kerosene).
- Oils (hydraulic, lubricant).
- Solvents.

- Cleaning agents.
- Adhesives/resins.

3.6.2. IMPACT

Poor handling, storage and use of liquid hazardous substances can result in spillages that can impact both the natural environment and human health. Specific examples of the impacts can include:

- Pollution of foul and surface water sewers.
- Direct discharge and contamination of surface waters.
- Land and groundwater contamination.
- Inhalation and adsorption of hazardous substances by humans (site workers, visitors, public).

3.6.3. MITIGATION CONTROL

Measures will be developed, implemented, maintained, and monitored by Great Jackson Street Estates to comply with the Water Resources Act 1991, Environmental Protection Act 1990 and other associated regulations.

All deliveries will be supervised by a competent person capable of dealing with any spills or other incidents that may occur. The level of all storage tanks will be checked before delivery to prevent overfilling and to ensure that the product is delivered to the correct tank.

A designated fuel and hazardous storage area will be set up within the site compound to ensure containment of any ongoing and potential accident spillage.

- The following list shows measures that will be put in place to prevent pollution and would conform to the best practice policy proposed The handling, use and storage of hazardous materials to be undertaken in line with the EA's Pollution Prevention Guidance (e.g. Oil Storage Regulations for Business, Prevent Groundwater Pollution from Solvents etc.).
- Adequately bunded and secure areas with impervious walls and floor for the temporary storage of fuel, oil, and chemicals on site during construction.
- Drip trays will be in use to collect leaks from fuel pumps or from standing plant. Water pumps and generators used on the site will have integral drip trays where possible.
- All valve and trigger guns must be protected from vandalism and unauthorised use. When not in use they should be turned off and securely locked. Any tanks or drums should be stored in a secure container or compound, which should be kept locked when not in use. Bowsers must also be stored within secure compounds when not in use.
- Drip trays and bunded areas shall be inspected and kept free of accumulated rainwater, as necessary. Any cleaning/arisings/oily water from drip trays etc. will be assessed and disposed of in accordance with EA waste classification guidance (WM3).
- Small quantity of fuel in approved fuel cans can be temporarily stored over an absorbent pad when in use in a work area.
- To help limit the impact of any spills, all hazardous substance storage areas should be located at least 10 metres away from any fowl/surface drain or watercourse.
- Re-fuelling activities will only be undertaken in designated areas, by suitably qualified persons. Toolbox talks will be communicated to site staff and contractors so that they are fully informed of refuelling procedures.
- Oil interceptor(s) fitted to all temporary discharge points and for discharge from any temporary oil storage/ refuelling areas (where applicable).

- Development of pollution control procedures in line with the EA's Pollution Prevention Guidance, and appropriate training for all construction staff.
- Provision of spill containment equipment such as absorbent material on site. Spill kits will be regularly inspected and immediately replaced if used. These spill kits will contain absorbent pads, absorbent granules, and methods of disposal of materials and used kit. These kits will be located at appropriate points around the site which are at a higher risk of pollution (e.g. refuelling area and next to fuel tanks).
- All hazardous liquids e.g. oils, lubricants, chemicals, paints will be stored in a segregated area in a suitable locked COSHH container and in accordance with the Safety Data Sheet. COSHH assessments will be available nearby for information in the event of a spillage.

Although the EA Pollution Prevention Guidelines (PPG's) have now been superseded by the EA online pollution prevention guidance they still provide suitable structure for legislative compliance and reflect BPEO. This project will also consider the information that is included in the following PPG's:

- PPG2: Above ground oil storage tanks: Provides information about storing oil in above-ground storage tanks, for new installations and existing tanks. The guidance is for small to medium size commercial oil storage. It gives advice on choosing, installing, using, and maintaining oil tanks and how to deal with spills.
- PPG3: Use and design of oil separators in surface water drainage systems: provides information about choosing and using oil interceptors to comply with environmental law and prevent pollution. It gives information about choosing, installing, and maintaining an oil separator. Oil separators can be fitted to surface water drains to protect the aquatic environment.
- PPG7 Refuelling facilities: It includes guidance on planning, designing, operating, and maintaining refuelling facilities, plus information on storing other related, non-fuel products and dealing with environmental incidents.
- PPG13: Vehicle washing & cleaning: provides information on how to comply with the law and prevent pollution when washing and cleaning vehicles. It includes advice on dealing with effluent, waste management and storing and using chemicals.
- PPG26 Drums and intermediate bulk containers: gives information to store and handle drums and intermediate bulk containers (IBCs). It provides advice on choosing drums and IBCs, designing storage areas, delivery and handling, maintenance, dealing with spills and waste management.

4. CONSTRUCTION AND VISITOR TRAFFIC

4.1. NOISE – TRAFFIC MOVEMENTS

Great Jackson Street Estates will develop a Construction Traffic Management Plan (CTMP) and all delivery vehicles shall be required to adhere to the CTMP for the enabling work activities. The CTMP shall be displayed in prominent locations to ensure all visitors are aware of how to navigate the site. In addition, the following procedures will be followed:

- Internal haul routes will be well maintained to prevent uneven driving surfaces.
- Deliveries will be programmed to arrive during permitted hours only. Care will be taken when unloading vehicles to minimise noise. Delivery vehicles would be routed to minimise disturbance to local residents and businesses. Delivery vehicles will be prohibited from waiting on the highway or within the site with their engines running.

4.2. VEHICLE PARKING FOR SITE OPERATIVES AND VISITORS

Adequate provision will be made for the parking of site operatives' and visitors' vehicles within the site boundary to prevent on-street parking and associated highway safety impacts. A designated temporary site compound area will be established.

Parking arrangements will be reviewed periodically to ensure they remain sufficient throughout the construction programme, particularly during peak labour periods.

4.3. VEHICLE TURNING ARRANGEMENTS WITHIN THE SITE

A suitable turning area will be provided within the site to ensure that all construction vehicles can enter and exit in a forward gear where practicable. The site layout will be designed to accommodate the largest anticipated vehicle (e.g., articulated lorries or concrete mixers), ensuring safe manoeuvring without the need for reversing onto the public highway.

The proposed location of the designated turning area will be established in accordance with the CTMP.

Where reversing is unavoidable, it will be controlled by trained banksmen using agreed hand signals or radios. Turning areas will be kept free of obstruction and regularly inspected to ensure continued safe operation throughout the construction phase.

4.4. LOADING AND UNLOADING OF PLANT AND MATERIALS

Loading and unloading activities will be confined to designated areas within the site compound to minimise disruption to surrounding receptors and reduce the risk of mud tracking onto the public highway. These areas will be located away from site boundaries where practicable and will be appropriately signed and managed. The location of storage and loading/unloading areas will be provided in the CTMP.

Deliveries will be scheduled to avoid peak traffic periods where possible, typically outside of school drop-off/pick-up times and commuter peaks. A delivery management plan will be implemented, requiring all suppliers to book deliveries in advance. Banksmen will be employed where necessary to control vehicle movements and ensure safe manoeuvring during loading and unloading operations.

Deliveries will only be conducted within working hours specified in Section 3.4.4 of this report.

4.5. WHEEL WASHING / ROAD CLEANING MEASURES

Wheel cleansing measures in line with Great Jackson Street Estates's standard procedure will be located inside the development area. There will be at least one wheel wash location active at all times, the location of which will be relocated to the points numbered as the build progresses.

All delivery and bulk haulage vehicles will be required to undergo wheel cleansing before leaving site.

Regular inspection of local highways and site boundaries shall be carried out. A road sweeper shall be employed to ensure site road and local highways are kept free of deposits; the frequency of visits shall be varied depending on the condition noted during the inspections.

5. ENVIRONMENTAL MANAGEMENT SYSTEMS PROCEDURE

5.1. MANAGEMENT OF SUB-CONTRACTORS

When applicable, sub-contractors will be required to provide method statement(s) and risk assessments covering all their activities and state the environmental aspects and impacts of their activities along with the associated control and mitigation measures. This information must be issued to Great Jackson Street Estates prior to their commencement to allow for suitable review and scrutiny.

Sub-contractors will be instructed that their method statement(s) should include as a minimum:

- A description of the works being undertaken.
- Descriptions of the impacts to the environment caused by their works based on a review of surveys and information available for the development. The impacts should consider areas such as hazardous substances, waste, noise, dust, and vibration etc.
- Details of the activities to be undertaken, equipment to be used, hours of operation, site access arrangements, vehicle movements and details of waste and emissions expected to be generated.
- Management and mitigation measures.
- Monitoring and measurement processes; and,
- Emergency preparedness and response procedures.

The method statement(s) must also confirm that the following specific control measures are incorporated into their work activities:

- All waste to be segregated (where applicable) and placed in a suitable waste container.
- All fuel to be stored in suitable double-skinned bowsers, tanks or within a bunded area.
- Drip trays or absorbent blankets are to be placed under all static plant.
- All hazardous chemicals to have an up-to-date COSHH assessment, be appropriately labelled and be stored in a locked container.
- Emergency arrangements for spill response.
- Spillages to be reported immediately.
- Vehicle and plant engines to be turned off when not in use; and
- All excavations work to cease immediately if unknown contamination and waste hotspots are identified.

Furthermore, Great Jackson Street Estates shall ensure that subcontractors are communicated with prior to commencing on-site to cover the following:

- Each subcontractor will nominate an individual who will be on-site and who will control quality, health, safety and environmental affairs on behalf of the subcontractor.
- Subcontractor's employees must comply with any quality, safety and environmental instructions given by Great Jackson Street Estates's representatives.
- All subcontractors and their employees will attend a Sit Induction Talk at times arranged with the Site Management Team.
- Any personal injury, damage, loss or negative environmental impact sustained or caused by subcontractor employees must be reported immediately to the Site Manager.
- No subcontractor will subcontract all or part of the contract without prior approval of Great Jackson Street Estates.

- Subcontractors must advise Great Jackson Street Estates's Site Management of any deviation from methods of work or materials use and seek approval before proceeding.

5.2. TRAINING AND COMPETENCY

Site operatives, either working directly for Great Jackson Street Estates or for sub-contractors, will be competent to perform their respective roles, especially those which have the potential to cause significant environmental impacts. Competence is defined in terms of appropriate qualifications, training and work experience.

All site operatives will receive an environmental induction prior to the commencement of any site works and this induction will include:

- Summary of the CEMP and its contents.
- Project duty holders & management structure.
- Key roles & responsibilities.
- Details of the applicable environmental aspects and impacts of the development.
- Air Quality (dust and odour emissions).
- Noise & vibration.
- Waste management.
- Hazardous substance.
- Pollution prevention & control measures.
- Emergency preparedness & response (use of spill kits, reporting of incidents, incident investigation, non-conformance/corrective actions).
- General environmental awareness.

A record of all the inductions undertaken will be kept by the management of Great Jackson Street Estates, this will include the names and signatures of each delegate and their respective organisation, along with the date the induction was completed. This will form part of all the records generated as a result of the implementation of this CEMP.

5.3. COMMUNICATION AND COMPLAINTS

5.3.1. INTERNAL COMMUNICATIONS

A copy of this CEMP will be retained on site throughout the duration of the works. A copy will also be distributed to the project team, including any subcontractors, to ensure that all the applicable environmental management requirements are communicated effectively. Key activities and environmentally sensitive operations will also be briefed to staff and sub-contractors through the induction process and supplementary toolbox talks.

A site environmental management meeting will be scheduled (either weekly or monthly) and undertaken following a structured agenda that will include discussion items including:

- All internal and external environment communications and complaints (including those from statutory bodies such as the EA).
- Environmental incidents and near misses.
- Amendments to the CEMP or site working practices.

- Environmental training (including inductions and toolbox talks).

Internal communication occurs on an on-going basis and is achieved through various mechanisms that include, but are not limited to:

- Email
- Toolbox Talks
- Team meetings and briefings
- Noticeboards
- Minutes of meetings
- Training sessions

5.3.2. EXTERNAL COMMUNICATIONS

Procedures may be implemented to clearly demonstrate how the local community will be informed of the consequences of applicable work activities and how Great Jackson Street Estates will control or mitigate any impact they could have on them. These procedures will also detail who the key point of contact is at the site for the local community to approach should they wish to discuss any aspect of the development works.

Liaison arrangements will be maintained throughout the development period and will include elements such as:

- Consultation with the relevant statutory bodies (e.g. Local Authority, EA) in conjunction with the Principal Contractor (when applicable).
- Information to local community representatives regarding the future programme of works, (if required).
- Advance notification to those most affected by particular environmental impacts (verbal discussions or written correspondence).

5.3.3. COMPLAINTS

Any concerns the local community or statutory bodies wish to raise can be brought to the attention of the site management. Any complaints received by other site operatives shall be immediately reported to the site management. Site operatives will be informed about the process to deal with complaints from members of the public as part of their site induction.

When a complaint is reported the following information shall be recorded on the Complaints Log by the site management:

- Details of the issue leading to the complaint.
- Details of the complainant.
- Date
- Name
- Address
- Contact number
- Preferred contact method

It is the responsibility of personnel receiving such complaints to notify the Senior Management Team. All complaints will be investigated where necessary, and appropriate corrective and preventative actions put in place.

If a complaint has been previously made, details of the previous incident should also be recorded on the complaint record form and checks should be made as to the corrective actions considered and implemented as a result of the previous complaint.

5.4. EMERGENCY PREPAREDNESS AND RESPONSE

5.4.1. EMERGENCY SPILL CONTROL (SOILS AND CONTROLLED WATERS)

Immediately after observing any leakage or spillage of oils, fuels, or chemicals at the site; works should cease immediately until deemed safe to continue by site management.

If the spillage consists of flammable liquids all possible sources of ignition should be extinguished, and site management informed immediately. Great Jackson Street Estates should contact the Client as soon as reasonably practical to inform of the incident.

It will be the responsibility of Great Jackson Street Estates & Site Operatives to identify the source of the leakage/spillage and seek to rectify the problem or reduce the amount of material that could continue to leak out. On open ground use absorbent pads as a barrier to any further contamination. If required put on appropriate Personal Protective Equipment prior to coming into direct contact with any leaked/spilled material.

Once the possibility of any further spillage/leakage has been stopped the site should seek to contain the spillage taking into consideration the following:

- On land - use suitable material to construct a bund around the spill to stop it from spreading.
- Use booms to contain oil spills that have entered or about to enter drainage.
- In internal buildings use absorbent pads or oil absorbent granule; and,
- Any contaminated soils will be excavated, taken to the quarantine area, and sampled to identify for waste classification purposes (EA Technical Guidance WM3). Further validation sampling will be undertaken at the land around the 'hot spot' of contamination to provide clarification that all contaminated material has been removed.

It is crucial to protect any spillage from entering a sensitive receptor area. Should any spillage enter a sensitive receptor and cause a pollution incident it will be the responsibility of Great Jackson Street Estates to inform the EA on the emergency pollution incident number 0800 807 060.

In the event of an incident on site that requires the emergency services attendance dial 999.

Once all spilled materials have been contained clean-up of the material should commence. All contaminated materials (soil, sand, absorbent granules) should be disposed of as hazardous waste in line with current waste regulations. Materials should be placed in the hazardous waste wheelie bin; however, for bigger spillages, a larger waste receptacle such as a self-contained skip should be used.

These can be temporarily held in the quarantine area. All contaminated material must be forwarded to an appropriately licenced recovery or disposal site as specified by a technically competent manager or environmental consultants.

All leaks and spills must be fully investigated by the Principal Contractor along with the immediate replenishment of any materials and items taken from the emergency spill kits.

5.4.2. INCIDENT INVESTIGATION

All environmental incidents will be reported directly to the Principal Contractor immediately and to the Client as soon as reasonably practicable.

Examples of environmental incidents can include:

- Spillage of hazardous substance onto ground, into drains or a watercourse.
- Damage to the habitat of protected species.
- Releases of significant dust, particulates and odours that cause a nuisance to the local community.
- Incidents involving fugitive releases of waste or the non-compliant transfer of waste.
- Noise emissions leading to human health impacts and/or statutory nuisance.

If a pollution incident occurs it must be reported to the Emergency Coordinator (Project Manager). All Environmental Incidents must also be notified to the Project Environmental Officer and safety incidents to the Safety Manager. The Emergency Coordinator will notify the client of the incident and ensure they are kept up to date with any close out actions taken.

Great Jackson Street Estates will complete a formal written investigation. The investigation must be carried out in a timely manner and should focus on gathering evidence and information including but not limited to:

- Description of events.
- Photographs.
- Drawings, sketches.
- Details of applicable substances.
- Witness statements.
- Description of damage.
- Analysis and physical investigation of any contamination.

The information gathered during the investigation should be analysed to determine:

- Factors contributing to the incident and root causes; and,
- Opportunities for corrective and preventative actions.

All site operatives connected to the incident may be included in the investigation process when required by the incident investigator.

On completion of the incident investigation, site management will identify a suitable corrective and preventative action to mitigate the incident from occurring again. On completion, site management should also conduct a review of the CEMP and any associated environmental aspects and impact evaluations and make suitable amendments if required.

Table 4.1 below displays the key emergency contact information.

Table 4.1 Emergency Contact Information

CONTACT	ADDRESS	CONTACT DETAILS	ROLE
Environment Agency	Ghyll Mount, 0 Penrith 40 Business Park, Penrith, CA11 9BP	03708 506506	Environmental protection and pollution control

Manchester City Council	Albert Square, Manchester, M60 2LA	0161 234 4343	Planning & Environmental Health
Great Jackson Street Estates	Quayside House, Furnival Road, Sheffield, S4 7YA	07825 176370	Client/Principal Contractor

5.5. MONITORING AND AUDIT

Appropriate monitoring of the environmental effects of Great Jackson Street Estatess activities enables the effectiveness of environmental mitigation to be evaluated. It also allows environmental issues to be identified and responded to at an early stage. Monitoring will also help Great Jackson Street Estates identify and implement environmental improvements which will contribute to the overall environmental performance of the project.

END OF REPORT

Appendix I: DRAWINGS





Notes:

Phase	Issue	Date	Drawn	Checked	PM
P1	REVA	25.06.2026	TG	CA	KK

Client: Continuum

Job No: 19-118

Date: 25.06.2026

Drawing No: 001

Scale: NTS

Job Title: Great Jackson Street, Manchester

Drawing Title: Site Location Plan

e3p
Environmental Engineering Partnership Ltd
Taylor Road, Trafford Park
Urmston, Manchester, M41 7JQ
Tel: 0161 707 9612
E-mail: info@e3p.co.uk
Website: www.e3p.co.uk

The client must not amend any drawing, design or other intellectual property produced by E3P Ltd without permission in writing from E3P Ltd in advance of any amendments being made. In the event that such written permission is not obtained in advance of the amendments being made, E3P Ltd shall not be liable for any damage and/or losses occurring as a result of the amended drawing, design or intellectual property.