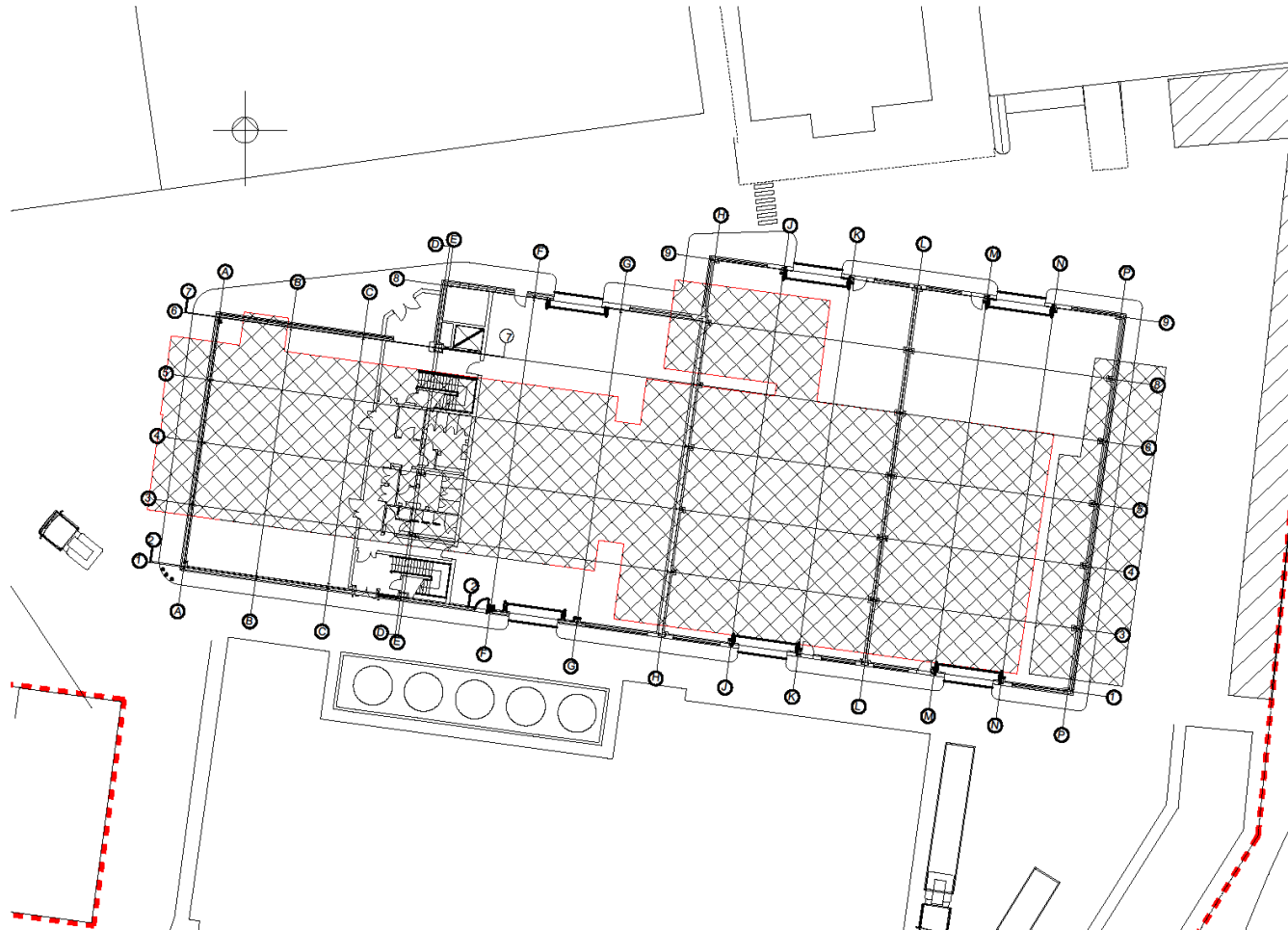


**Fragrance Oils International Limited, BT Redevelopment
Construction, Highways, Environment Management Plan**

TO Discharge Condition 3 of planning approval 71917 dated 01.12.2025 for Fragrance Oils International Limited, Eton Way South, Radcliffe, M26 2FR.

Site Layout

Grid Reference: 363715, 398285



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SCHEDULE OF AMENDMENT TO THE CEMP:

Revision	Revision Date	Subject of Amendment	Editors Name	Position
First issue	02.03.2026	Discharge Planning condition	FHA Design Consultants	-

1 INTRODUCTION:

1.1 The purpose of a Construction, Environment Management Plan is to outline, in a formal way, how a construction project can or will avoid, minimise or mitigate effects that the project may have on the environment. It must be clear the CHEMEP is not a “closed” report rather a “live” document that may, and probable will require amending as the project unfolds. For example, the details and requirement of the conditional planning approval is available and once submitted will be subject to scrutiny by the planning authority, additional requirement, if any, will be incorporated in this document and redistributed.

2 REGULATORY FRAMEWORK and CONDITIONS

2.1 The primary action when a planning consent is granted is to implement those conditions reserved for additional detail or clarity some of which may include environmental issues. This document is required to encompass such issues and provide the framework to record, consider and action those issues with a formal strategy in reducing any adverse impacts from the development.

2.2 This document cannot be completed until all necessary agreed conditions can be written into the document and their requirement addressed.

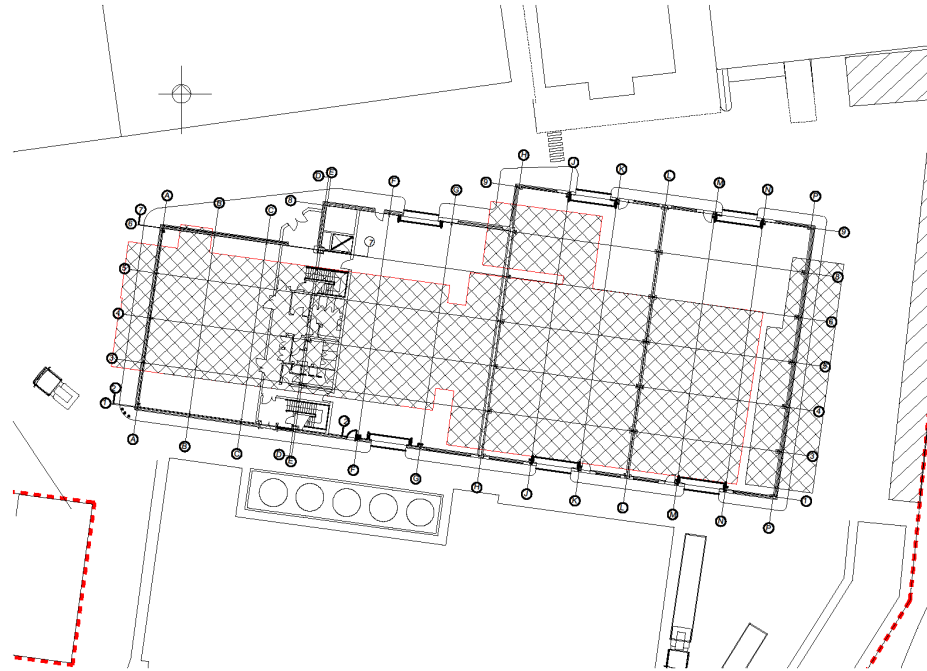
3 SITE LOCATION and FEATURES

3.1 Fragrance Oils Limited occupies a large area within the Eton Industrial Estate commercial and industrial estate boasting over forty different units which are home to many multi-disciplined commercial, industrial and distribution businesses. Located west of Bury and east of Bolton, the main entrance is served from Eton Way South off Eton Hill Road, Radcliffe with a direct links to the A6053 and A56 leading on to the motorway networks. The management strategy is to develop within site boundaries and update facilities as the company grows. They have actively purchased land adjacent to their present site, the most recent purchase fronting onto Eton Hill Road and their present ownership boundary ensuring total flexibility for their business needs and retaining a secure although expanded perimeter of the present working environment

3.2 The area, subject to this application, is near the centre of the industrial estate, 205m from an adopted highway. To the north of the site are more industrial units stretching to the estate boundary bordering Pennington Flash Country Park, separated only by a 2.4m high galvanised palisade security fence. To the east, south and west of the site are a mixture of previously built industrial buildings and refurbished units all of which are contained within the boundary of Moss Industrial Estate.

3.3 The development site was previously approved as part of the D3 unit and hardstanding storage area for civil construction materials, but this use ceased several years ago and now lies vacant. The site is devoid of any landscaping or ground cover.

4 SITE PLAN



5 CONSTRUCTION PROGRAMM

5.1 This document is prepared to discharge condition 3 of the planning consent number 71917 dated 01.12.2025 and forms the basic construction programme to discharge a pre-start condition, however in this case a building programme is only required for the in-house build team and not the public. I would mitigate this comment by pointing out the building site is a selected parcel of land within the private ownership of the client and presently enclosed with a security fence.

5.2 A construction programme will be available before building work commences and the site is cleared of the existing structures.

5.3 Working Hours:

- Monday to Friday: 08.00 – 18.00
- Saturday: 08.00 – 13.00
- Sundays & Bank Holidays: No working
- Deliveries will be timed outside rush hour traffic.
- Approved may be sought outside the above times for Steel delivery

6 ROLES and RESPONSIBILITIES

6.1 The build programme will be undertaken and supervised in-house by Fragrance Oils Limited as the principal contractor and client. Specialist sub-contractors will be employed by the principal contractor as needs arise.

6.2 The Management team leader for Fragrance Oils Limited will be Mr M Brooke or Mr D Woodcock, the Project Manager has not yet been appointed and he is responsible for the following:

- Submit the HSE F10 notice and liaise with the HSE advisor
- Signage - principal contractor sign, HSE signage, where and whom visitors should report to are clearly displayed
- Waste management in conjunction with the clients general site procedure as applicable
- Controlled site access
- Security in conjunction with the clients general site procedure as applicable
- Safe storage of material and chemicals
- First Aid facilities and procedures
- Emergency egress arrangements so those leaving site and surrounding rented units in the event of spillage or pollution
- Site Induction including briefing on environmental issues pertinent to the project and relevant toolbox talks.

6.3 The Project Manager will monitor environmental Issues by ensuring compliance with environmental legislation and consents, objectives, targets and the CHEMP, carry out Inspections and deliver any necessary environmental training,

7 CONTRATORS and VISITOR INFORMATION

7.1 All contractors and visitors to the site will be made aware of the Environmental policy and the controls applicable to their presence and activities on site including but not limited to:

- Method statements
- Risk Assessments
- Site induction which include Environment briefings
- Toolbox talks.

7.2 The Project Manager will be responsible for monitoring communications between all relevant parties to the project ensuring that all environmental matters to the project are discussed and managed and observation of the communications will be documented in the weekly site meetings and sent by e-mail. In addition, a copy of all correspondence will be held in this file.

7.3 Relevant site layout and location plans/ CDM drawing detailing the location and construction of the site compound, storage locations and car parking are to be displayed on an information board at the site entrance

8 ENVIRONMENT ASSESSMENT

8.1 It is important to identify any environmental changes to this site as soon as the site is vacated, an environmental assessment should be carried out by the Project Manager and his adviser to identify potential environmental impacts. This assessment can be undertaken in several ways including a formal risk assessment, the CHEMP does not need to include all components of the environmental assessment depending upon the outcomes of the assessment.

8.2 The assessment must consider signs of any ecology changes, including the presence of invasive or injurious plants. A written report should indicate the changes, their risk and the actions needed to mitigate or protect those changes. This information may need to be introduced to this document together with the proposed protective measures or solution

9 ECOLOGY

9.1 The industrial site has had many environmental surveys relating to ground conditions, contamination, amphibious activates or bats and birds, all of which has proved in favour of the individual developments, that does not mean complacency. In the case of this small parcel of land, the same vigilance should be given as if it were a new site. Once the site has been vacated from its present use, and before any moving on construction plant for site clearance, the Project Manager will walk the land, with his adviser, to look for signs of new ecological migration from amphibious, animal, birds or vegetation that may require special measures or protection

9.2 Any new signs of environmental changes must be given the fullest of investigation to determine an action plan for this document.

9.3.1 This site inspections will be reported and entered in this document

10 MONITORING

10.1 There are many aspects of site activity that require monitoring and recording such as:

- Sub-contractor Risk Assessments and Method Statement will be scrutinised to ensure the Noise and Vibration statutory nuisance are controlled and the provisions of the Environmental Protection Act – see section 12
- Waste management of material to ensure the minimum of waste and correct segregation • Water wastage and leaks going unchecked
- To control and stop the transfer of detritus materials to roads and water courses, through vehicle transfer using wheel scrub
- Boundary protection to stop material or dust littering the surrounding area.

10.2 The Site Manager will oversee compliance; regular inspections will be carried out and a site-based complaints procedure will be in place.

11 SITE SETUP and WORKING PRACTISES

11.1 Noise, Dust and Vibration.

- Noise: - All plant compliant with standards
 - Equipment maintained regularly
- Dust: - IAQM 2014 compliant using:
 - Water suppression
 - Fine dust netting to boundary fence
 - Covered vehicles
 - Controlled stockpiles
- Vibration: - Low vibration equipment used monitoring where required

11.2 Construction and Delivery Traffic will select and use routes that will causes the least disruption or annoyance to residential areas:

- Construction vehicles will use the main access from Eton Way South onto the private access road, for direct access to the contractor parking area.
- Delivery times will avoid peak hour traffic and be directed to use Atherleigh Way as the main access route to site

11.3 Wheel Cleaning, a cleaning station will be set up at the entrance to the construction compound, vehicles will be parked so all round access for cleaning can be achieved, vehicle can then leave via the privately owned road before Eton Way South making this length of road effectively a barrier for any remaining soil deposits. Road cleaning along the route shown on plan 2 will be carried out, as required, to remove pollution onto Eton Hill Road

11.4 Construction staff Parking has been designated on site construction compound, see plan 1, no parking will be allowed outside the designated area.

11.2 Surface Water Management, the general site has existing measures in place for the capture of contaminate before final outfall, the storage of fuels will only be sited on construction compound, Spill kits will be made available if the H+S identify a risk.

11.2 Site Layout and storage, see plan 1, areas will be designated for materials, plant, and site cabins. Hazardous materials will be stored safely.

11.2 Waste Strategy, waste will be reduced, reused, and recycled where possible, licensed carriers will be used to remove waste from site

MANAGEMENT TEAM STATEMENT

We will endeavour to protect the surrounding environment and the amenity of our residential neighbours as a high priority

