

# Construction Environment Management Plan

Issue No.1 01 March 2025

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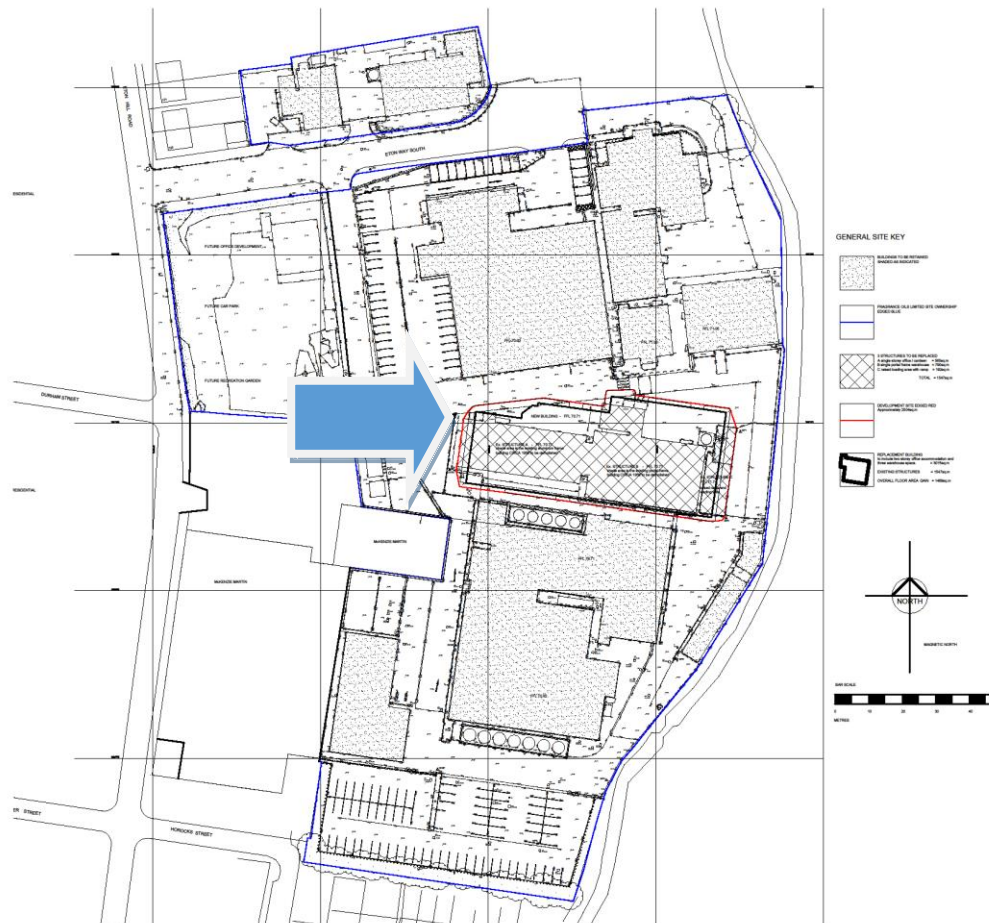
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Planning and Design Consultants.

## Fragrance Oils Limited, Eton Hill Road, Eton Way South, Radcliffe, Bury M26 2FR Construction, Environment and Management Plan

TO ACCOMPANY the PLANNING APPLICATION for the Redevelopment of Existing Facilities known as the BT Site

### Site Layout

Grid Reference: 379505, 408170



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SCHEDULE OF AMENDMENT TO THE CEMP:

| Revision    | Revision Date | Subject of Amendment | Editors Name           | Position    |
|-------------|---------------|----------------------|------------------------|-------------|
| First issue | 01.03.2025    | First Issue          | FHA Design Consultants | Design Team |

## **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 CEMP 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 a conditional planning approval is not presently available for this site at this time therefore any environmental considerations raised by the planning authority can only be incorporated in this document later.

## **2 REGULATORY FRAMEWORK and CONDITIONS**

2.1 The primary action when a planning consent is granted is to discharge and or implement those conditions reserved for additional detail or for clarity, some of which may include environmental issues or needing to be addressed before construction is commenced on site. This document is required to encompass all such issues and provide the framework to record, consider and action those issues with a formal strategy in order, not only, to conform with the planning approval but reducing any adverse impacts from the development.

2.2 This document therefore cannot be completed until the planning application has a planning approval and any necessary conditional requirements are written into this document and those issues are addressed. This document is then required to be revised and re-issued for further action.

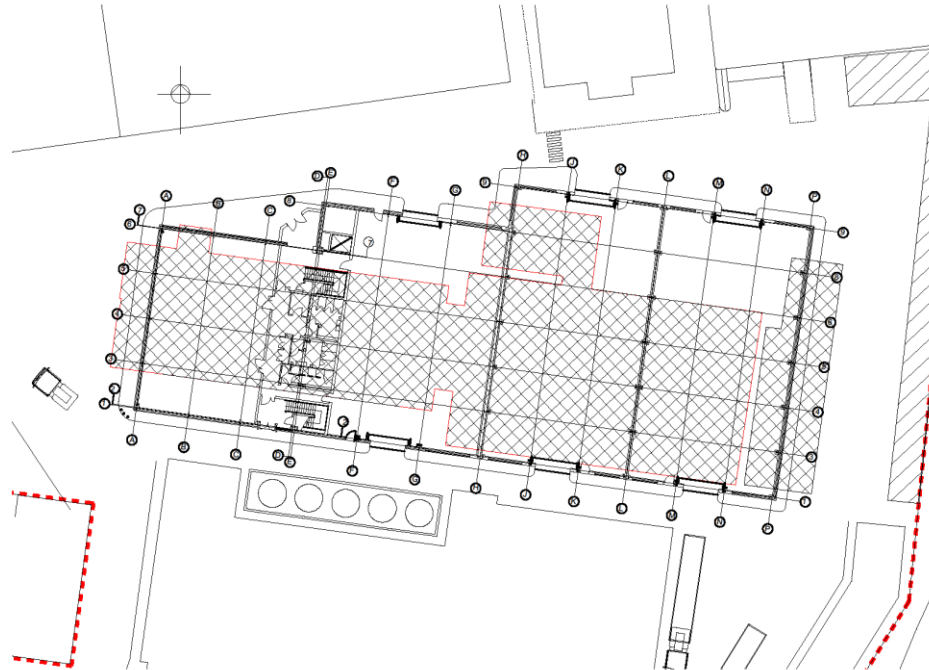
## **3 SITE LOCATION and FEATURES**

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 and buildings subject to the planning application, are in a central position of the main body of their site, A level area with outdated buildings not suitable for the present use, volume of material or present staffing levels. Surrounded on three sides by company buildings and a considerable distance to the residential properties off Eton Hill Road. The area around the existing buildings are used for open storage which will be incorporated with the new structures

3.3 There are no visible signs of existing eco structures, landscaping or protected wildlife although this will be the subject of further reports

#### 4 DEVELOPMENT SITE PLAN



#### 5 CONSTRUCTION PROGRAMME

5.1 Without a planning permission the basic information for creating a construction programme is missing, pre-start conditions would be the key to the time frame of any programme, 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.

5.2 A construction programme will be available before the commencement of building works except for site clearance where a construction layout will be prepared for the location of protective barriers with a fixed direction for pedestrians and visiting lorries.

## 6 ROLES and RESPONSIBILITIES

6.1 The build programme will be undertaken and supervised in-house at 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 Project Manager, always, will be Mr. M Brooke together with Mr D. woodcock whose will be 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 this document, carry out Inspections for none conformance and deliver any necessary environmental training,

## 7 CONTRATOR 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 contractors car parking are to be clearly identified and a full information board displayed at the security lodge where all personnel will be required to register.

## 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 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. Following the assessment this document may require an update and re-issue to include components of the assessment requiring further actions or agreed solutions.

## 9 ECOLOGIES

9.1 This site has had several environmental surveys relating to ground conditions, contamination, amphibious activates, bats and birds, all of which has proved in favour of the individual developments, that does not mean complacency. In the case of this 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, using the Biodiversity Report as a baseline, will walk the project area, with his adviser, to look for signs of new ecological migration from amphibious, animal, birds or vegetation that may require special measures or protection

Any new signs of environmental changes must be given the fullest of investigation to determine an action plan for 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
- 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, from the site through vehicle transfer using wheel scrub
- Boundary protection to stop material or dust littering the surrounding area - Air Quality Plan

This is not a comprehensive list; the Project Manager will expand it to suit the site needs but also shows the wider spectrum that requires daily monitoring.

This report has been prepared with the full support of Fragrance Oils Limited, project management team leader, Mr. Mark Brooke.

F. HAIGH