



Land off Dinting Road
Glossop

Construction
Environmental
Management Plan

July 2024

Rev -

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1. Contact Details (CDM REGULATIONS 2015)

1.1. Construction Phase

- Client:
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- Principal Contractor (Ground Works)
TBA
- Principal Contractor (Construction Phase)
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Birchwood One Business Park
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- Principal Designer:
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Birchwood One Business Park
Dewhurst Road
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2. Introduction

This Construction Environmental Management Plan (CEMP) has been produced by Seddon Homes in relation to the development of land off Dinting Road, Glossop.

The purpose of the plan is to identify potential Environmental risk associated with the proposed development and where appropriate, minimize this risk through appropriate mitigation.

This CEMP relates to site works that Seddon Homes Limited will undertake as Principal Contractor for this development, namely the installation of Site Infrastructure and associated construction of residential dwellings.

Seddon Homes' nominated Principal Designer will be responsible for the review and approval of any associated demolition phase Health and Safety documentation. All measures noted within the CEMP will be mirrored during these works unless the Principal Contractor requires additional enhanced measures. These shall be clearly detailed within the relevant Health and Safety plan for the site and all associated Risk Assessments and Method Statements shall be subject to the approval of the Principal Designer.

2.1. Development Overview

The site is to comprise 115 new residential units of 1,2,3 4 and 5 bedroom properties, comprising of 2 storey housing.

In association with the development proposals, construction of the site access and the agreed scheme of off-site works of highway improvement in accordance with a proposed scheme to be approved by High Peak Borough Council in consultation with the Highway Authority.

2.2. Relevant Planning Details

The site benefits from 2no. Outline Planning Permissions – HPK/2016/0648 and HPK/2017/0325 respectively.

Condition 19, on both permissions, states the following:

No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved statement shall be adhered to throughout the construction period. The statement shall provide for:

- *the parking of vehicles of site operatives and visitors*
- *loading and unloading of plant and materials*
- *storage of plant and materials used in constructing the development*
- *the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate*
- *wheel washing facilities*
- *measures to control the emission of dust and dirt during construction, including monitoring arrangements. In controlling dust on site, the contractor shall have a due regard to the Building Research Establishment Guidance Document 'Control of Dust from Construction and Demolition Activities' (BR456)*
- *A scheme for recycling/disposing of waste resulting from demolition and construction works.*

Condition 20, on both permissions, states the following:

No construction/Demolition work at the site shall take place outside the following hours:

- *07.00 hours to 19.00 hours Mondays to Fridays*
- *08.00 hours to 16.00 hours on Saturdays*
- *At any time on Sundays or Public Holidays except by agreement with the Local Planning Authority*
- *All deliveries to the site shall be limited to within the above hours*

Any equipment which needs to be operated outside the hours specified above shall be acoustically screened in accordance with a scheme to be agreed with the Local Planning Authority.

Condition 21, on both permissions, states the following:

No piling shall take place outside the hours 09.00 hours to 16.00 hours Mondays to Fridays.

2.3. Site Details

The proposed site is located on open land north of Dinting Road, Glossop, SK13 7UU, 1 mile from the town centre.

The new site access will be directly off Dinting Road.

The site comprises 2 paddocks separated by a public right of way (PROW). Dinting Road lies to the south west and The Shaw to the north west. An embankment and railway line lie to the east. To the north is a pond, which lies beyond existing residential dwellings. The existing PROW is used by students at Glossopdale School and Sixth form, which is located north of the site.

The site generally slopes east to west with steeper slopes to the north of the site. There is a railway embankment to the east which sits within the application boundary.

Existing trees will be retained too boundaries where possible, however there is minimal landscaping to be retained within the site.

Following site investigation and ground assessment, the site has little potential for contamination. There is very low risk from ground gas.

No gas protection measures are required within any of the proposed dwellings (Smith Grant R3340-L20240304-v2). The site is not in a Radon Affected Area.

The ground conditions encountered are summarised as follows:

Natural ground across the entire site and comprised topsoil over sandy, gravelly, sometimes silty CLAY and slightly clayey, gravelly, sometimes silty SAND. Sand is fine to medium; gravel is fine to medium, subangular to angular and of mixed lithology, sandstone or mudstone

There are no existing overhead lines on site; the existing BT has been diverted.

The site is bounded as follows:

Direction	Features	Relevant CEMP Issues
North	The Shaw/ Mouselow Mews - Residential	
East	Railway and embankment	Silt Runoff Dust Noise & Vibration Wheel Washing Facilities
South	Dinting Road, Car Park and Agricultural land	Dust
West	Shaw Lane/ The Shaw - Residential	



Fig 1 – Site Location.

2.4. Applicable Environmental Legislation

The following list details the applicable environmental legislation which has direct reference to this CEMP:

- Control of Pollution Act (COPA), 1974.
- Clean Air Acts, 1993.
- The Health and Safety at Work Act, 1974.
- The Highways Act, 1980.
- The Road Traffic Regulation Act, 1984.
- Water Resources Act, 1991.
- The Environmental Protection Act, 1990.
- The Wildlife & Countryside Act 1981

3. Scope of the CEMP

3.1. Scope

This CEMP defines responsibilities and methods during the Construction phase of this development to manage potential impacts on the environment and nearby sensitive residential dwellings.

The general principles contained within this CEMP and associated PCI (Pre-Construction Information) will be followed by the Principal Contractor. It should be noted that the nominated Principle Contractor shall not remain constant throughout the life of the project. Changes in Principal Contractor shall be notified to the Health & Safety Executive (HSE) by means of updated F10 forms as appropriate.

The CEMP addresses the following issues associated with the development, including all items related to 2.2 above:

- Timing of construction activity
- Noise and vibration
- Dust emissions
- Archaeology and cultural heritage
- Visual impact
- Ecology
- Water pollution
- Waste management
- Contaminated land
- Construction traffic management
- Light Pollution
- Storage of materials
- Wheel washing
- Community responsibility

4. Management Plan

4.1. Environmental Management Principles

Environmental management issues throughout the life of the development will be governed or guided by the following 'standards', including:

- Those contained in legislation (see section 2.4).
- Those established by industry codes of practice (see section 2.4); and
- Those that are specific to commitments made during consultation or contained within the Planning Permission pertaining to the development.

Where relevant, any such conditions are specifically referenced within this CEMP.

4.2. External Communications

Responses to issues which emerged from the various forms of community engagement are detailed in the table below, together with the applicant's response.

The Principal Contractor will be responsible for formal external communications, particularly those with statutory consultees. The main consultees likely to be involved include:

- High Peak Borough Council
- Derbyshire County Council
- Environment Agency
- Health and Safety Executive
- Local neighbours
- Other stakeholders

The Principal Contractor and their subcontractors will therefore be required to attend meetings as appropriate.

A complaints procedure will be established whereby any complaints would be made direct to the Principal Contractor's Project Supervisor. Details of a telephone number and contact details will be made available to all potential complainants and other interested parties. Where alternative contact details are not provided, the primary point of contact shall be the relevant Contracts Manager – Martin Jackson (01925 839500).

Details of the complaint, the source, location and date and time will be recorded in line with the complaints procedures detailed in the Site Manager's daily site record.

Complaints will be investigated by the Site Manager (and, if required, by the Contracts Manager), as appropriate. Appropriate action will be taken, where necessary, and records of all such complaints and actions will be maintained on site.

4.3. Training

All site personnel, including contractors and sub-contractors, will be made aware of their responsibilities with respect to the CEMP, and its appropriate implementation. As part of the implementation of the CEMP, the site induction programme will ensure that all site personnel are conversant with:

- The CEMP and its on-site implementation
- The environmental sensitivities of the site, particularly in respect of nearby receptors, whether these be Environmental or affected neighbours.

4.4. Monitoring

The Site Manager will monitor the environmental effects of the construction phase on a daily basis as follows:

- Evaluate the effectiveness of environmental mitigation, and identify environmental problems and appropriate responses at an early stage;
- Ensure that the works are carried out in accordance with the provisions of the CEMP; and
- Identify and implement any environmental improvements that would contribute to the overall environmental performance of the project.

During the Construction Phase, Seddon Homes will undertake internal monthly Health, Safety and Environmental audits (completed by the Contracts Manager), which cover the environmental issues addressed in this CEMP. Where any non-conformances are identified these will be rectified in line with non-conformance, corrective and preventative action procedures.

In addition, external audits shall be undertaken by Seddon Group SHEQ team to ensure a robust second line audit system. The results of both internal and external audits shall be made available to Seddon Homes' Managing Director.

5. General Code of Construction Practice

5.1. Noise and Working Hours

The closest noise sensitive receptors to the site works have been identified as No.s 132-136 Dinting Road located west of the site. Newly constructed properties to the north of the site on The Shaw and Mouselow Mews will also be considered a sensitive receptor.

In the absence of construction noise level criteria being stipulated by High Peak Borough Council, the proposals of this CEMP include the setting of an absolute LAeq,12hr noise level (for weekdays, 07.00 – 19.00) and an LAeq,8hr noise level (for Saturdays, 08.00 – 16.00) derived from B85228-1:2009 'Code of Practice for Noise and Vibration Control on Construction and Open Sites – Part 1: Noise'.

Working hours (including all deliveries to site and collections), derived from High Peak Borough Council, shall be restricted to the following.

- Monday – Friday 07.00 – 19.00 hours (Piling activities 09.00 – 16.00)
- Saturday 08.00 – 16.00 hours
- Sundays & Bank Holidays – No working shall be permitted.

There are 7 plots (and 1 garage) which are going to be piled. Plots numbers 10 & garage, 11, 16, 85-86, 95-96.

The piling activities associated with the construction phase of the development have the potential to generate noise and create an impact on the surrounding area.

Activity	Expected Period	Comments
Roads & Sewers	TBA	Routine Noise Monitoring not considered necessary – Monitoring shall be undertaken as necessary in response to complaints received.
Piling Operations	TBA	Routine Noise Monitoring not considered necessary so long as piling is carried out in compliance with WA Noise Assessment – Monitoring shall be undertaken as necessary in response to complaints received.

Fig 2 – Table of Specific Operations.

The following general mitigation measures will apply to potentially noisy operations, in particular:

- All plant and equipment to be used for the works will be properly maintained, silenced where appropriate, and operated to prevent excessive noise. Plant will be certified to meet any relevant EC Directives/UK/BS5228 standards.
- Vehicles and mechanical plant working at the site will be fitted with effective exhaust silencers.
- All equipment on the site will be maintained in good working order, to reduce extraneous noises, such as breaking and squeaking.
- Equipment which is used intermittently will be shut down or throttled down during the periods when not in use, this also includes stationary vehicles.

- Noisy plant will be sited as far as is practicable from noise sensitive receptors including adjoining residential properties, and ecological receptors within and adjoining the site.
- On-site cutting and hammering will be kept to a minimum as much as practicably possible.
- Should it be deemed appropriate, purpose made acoustic screens (i.e. for loading of rubble), or enclosures (i.e. for pumps, generators, compressors etc) will be used around noisy plant and activities.
- All construction activities will be undertaken using 'best practice means', as defined in Section 79(9) of the Environmental Protection Act, in a way to reduce noise and vibration emissions.
- Care will be taken when loading or unloading vehicles or dismantling scaffolding or moving materials etc. to reduce noise.

Site contact details and associated contact numbers shall be posted at the entrance to the site compound. The Site Manager shall have overall responsibility for the monitoring of noise on site. Should any complaints made to the Site Manager, these shall be forwarded to enable appropriate action to be taken.

In the event that site staff are not available, all matters relating to site operations shall be forwarded to the designated Contracts Manager or the Customer Care department, details below:

Contracts Manager	Martin Jackson 01925 839500.
Customer Care	customer.care@seddonhomes.co.uk

5.2. Vibration

In the absence of any construction vibration levels criteria being stipulated by High Peak Borough Council, the effects of construction vibration on building structures associated with Infrastructure and Construction works is expected to be negligible.

It is possible to employ several physical and operational measures in order to reduce the potential effects resulting from construction generated vibration. Such measures may include:

- Where reasonably practicable, plant and/or methods of work causing significant levels of vibration at sensitive premises should be replaced by other, less intrusive, plant and/or methods of working.
- Working during site hours only when residents are less at risk from disturbance, i.e. during the day when local residents are at work.
- All plant should be properly maintained, any defective plant should be replaced immediately.

Good community liaison should be maintained, vibration levels are more tolerable if they are expected. Where it is anticipated that unusual activities may be programmed, local residents shall be informed in order that complaints are kept to a minimum.

The proposed piling works have the potential to cause vibration and so the piling contractor will visit site on the first day of piling works and monitor the vibration levels for 1 hr at the nearest property, to determine whether the vibration levels are within the recommended maximum as defined in BS5228-2: 2009.

5.3. Dust Emissions

During all phases of the development, the Principal Contractor is directly responsible for the primary mitigation to alleviate dust effects from construction activities through a daily inspection of site conditions by the Site Manager / responsible person.

Site levels have been designed so cut/fill figures minimise the volume of materials required for off-site disposal and consequently a reduction in wagon movements and potential dust generation.

The onsite and surrounding roads will be inspected on at least an hourly basis for the accumulation of dust and mud deposits on the road. All mud and dust deposits on the road as identified by these inspections shall be

swept up by a mechanical road sweeper as soon as possible. A record shall be kept of these inspections carried out and any resultant actions taken and made available to the Local Authority as necessary.

During dry weather the roads will be sprayed with water to suppress dust and prevent causing nuisance off site.

Where reasonably practicable, potentially dusty activities will be located away from site boundaries.

Dust monitoring will be carried out throughout the day when prevailing weather conditions and activities would suggest a likelihood for dust generation.

Soil/ clay stockpiles will be 'sealed' using the back of the excavator bucket.

Vehicles carrying material to and from the site will be adequately and securely sheeted.

All vehicles associated with the operation of the site shall be subjected to wheel washing procedures to limit the deposition of mud and dust from the site on offsite road.

All non-road mobile machinery will use fuel equivalent to ultra-low sulphur diesel, and all will comply with current EU Emission Standards.

All mobile plant allowed on-site will be managed in such a way as to minimise emissions, including being switched off when not in use and being located as far as practicable away from site boundaries.

No fires will be allowed on site.

5.4. Visual Impact

Contractors' compounds and areas for material storage areas will be located within the allocated development area, and where possible, with due regard as to the sensitivity of the outlook from nearby residential dwellings (See Appendix A for Business Plan Layout)

5.5. Ecology

A Tree Survey was submitted and approved with the outline planning applications, identifying individual and grouped trees on the site.

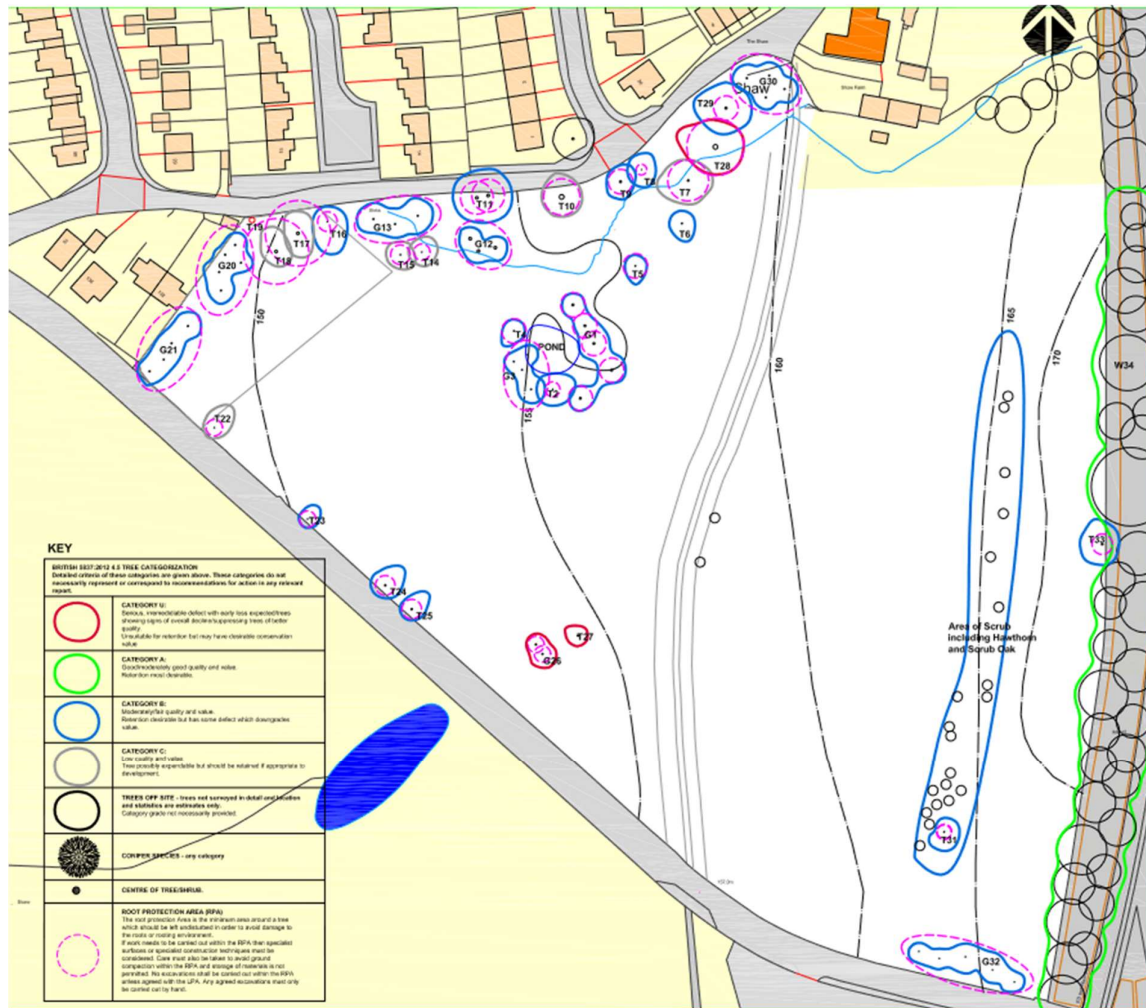


Fig 3 – Tree Survey approved with the outline permissions

The Arboricultural Method Statement details the procedures for tree removal and tree protection during the construction phase of the development in accordance with the planning condition and industry best practice. It also is guided by the recommendations of the British Standard 5837:2012 'Trees in Relation to Design, Demolition and Construction – Recommendations' (BS5837).

The AMS details the trees to be retained, removed or pruned and the protection measures for retained trees, including working within the Root Protection Areas.

The RPAs signifies the area around a tree that must be protected during construction works to avoid any harm to the rooting environments of trees. Where development and site works occur within RPAs or close to tree branches, there are mitigative measures and protocols that must be adhered to as detailed in the AMS. Unless otherwise stated within the AMS, within the areas protected by tree protection barriers the following apply:

- No excavation
- No lowering of levels
- No storage of plant or materials
- No vehicular access
- No fire lighting.
- No parking

- No welfare facilities
- No substance harmful to the environment or trees health shall be stored adjacent to or allow into tree protection areas. This includes all fuels, oils, bitumen, cement storage towers and washing area, building sand, salt or any other chemicals.
- No fires shall be lit on site, or within 15m of the trees canopy

There are no TPO's on the site.

The site is not located within a Conservation Area.

Vegetation shall only be removed/cleared outside of the optimum period for bird nesting (March to August inclusive) unless, before the removal/clearance commences, the vegetation is checked by a qualified ecologist and a report has been submitted to and approved in writing by High Peak Borough Council demonstrating that the nesting / breeding birds have been shown to be absent.

Bats - Two trees with low bat roost potential were identified within close proximity to the site. Measures to protect these trees should be used to comply with relevant wildlife legislation.

Birds - It is possible that the site could support a range of birds, common amphibian species and has been shown to be used by foraging and commuting bats. Recommendations have been made to safeguard these species and ensure habitat is provided to mitigate for losses of habitat and bird nesting provision is made to compensate for residual impacts resulting from habitat loss.

Enhancements are proposed for roosting bats, nesting birds, hedgehogs and amphibians.

5.6. Water Pollution

There are no existing ponds on the site, however there is one located off-site to the south of Dinting Road. A new SUDs pond is proposed within the development.

Silt pollution has the potential to cause serious damage to existing aquatic wildlife and appropriate control measures must be in place to limit the risk of silt pollution.

Initial silt prevention measures shall include, but not be limited to the retention of vegetated topsoil within 10m of the banks of the ponds. Appropriate silt protection fencing shall be installed along any temporary boundary / tree protection fencing in the locality of live operations.

Under no circumstances will water from the site be allowed to discharge to the ponds without appropriate treatment to ensure settlement or removal of silt particles. Regular on-site monitoring of overland runoff / collected water shall be undertaken to determine the appropriate silt control measures to be implemented for any particular construction activity.

Where necessary, additional silt control measures – e.g., Silt interception matting, settlement tanks and or “Siltbuster” treatment shall be provided by the Principal Contractor.

The risk to controlled waters as a result of general construction activities has been deemed to be Low. Best practice guidance shall be followed in respect of all activities on site. These shall include, but not be limited to:

- Environmental Agency document ‘working at Construction and Demolition sites: PPG6’, Pollution Prevention Guidelines, whilst withdrawn, shall be used as the basis for the control of general pollutants.
- All fuel storage tanks will be double banded to reduce the risk of spillage to groundwater.

- Waste fuels, oils and chemicals will be disposed of via a registered waste disposal contractor. Spill response equipment in the form of spill kits will be retained on site in a place close to the fuelling area, clearly marked and known to all site staff.
- No discharges of sewage will be made to the ground.

Any discharges other than clean uncontaminated surface water runoff to the sewer will be agreed with the water authority.

5.7. Waste Management

The over-riding aim during the construction process will be to minimize the amount of waste produced on site requiring treatment and/ or disposal.

During the construction phase, general waste, deleterious materials, site waste associated with welfare use, tree roots and any unexpected hazardous materials are the likely categories of waste to be encountered which require offsite disposal.

All waste from the site will be removed by skips to licensed waste transfer stations for recycling, treatment or disposal.

Should any hazardous waste be encountered the Principal Contractor will ensure the site is registered as a hazardous waste producer.

A Site Waste Management plan shall be developed to ensure that waste materials are correctly segregated and stored safely prior to disposal to licenced waste management facilities.

5.8. Contaminated Land

A full geo-environmental site investigation has been undertaken with respect to contaminated land at the development site – see 2.3.

6. Traffic Management

6.1. Site Access/ Delivery Routes

Access details to the site assuming travelling east along the M67, onto Hyde Road and south east onto Dinting Road.

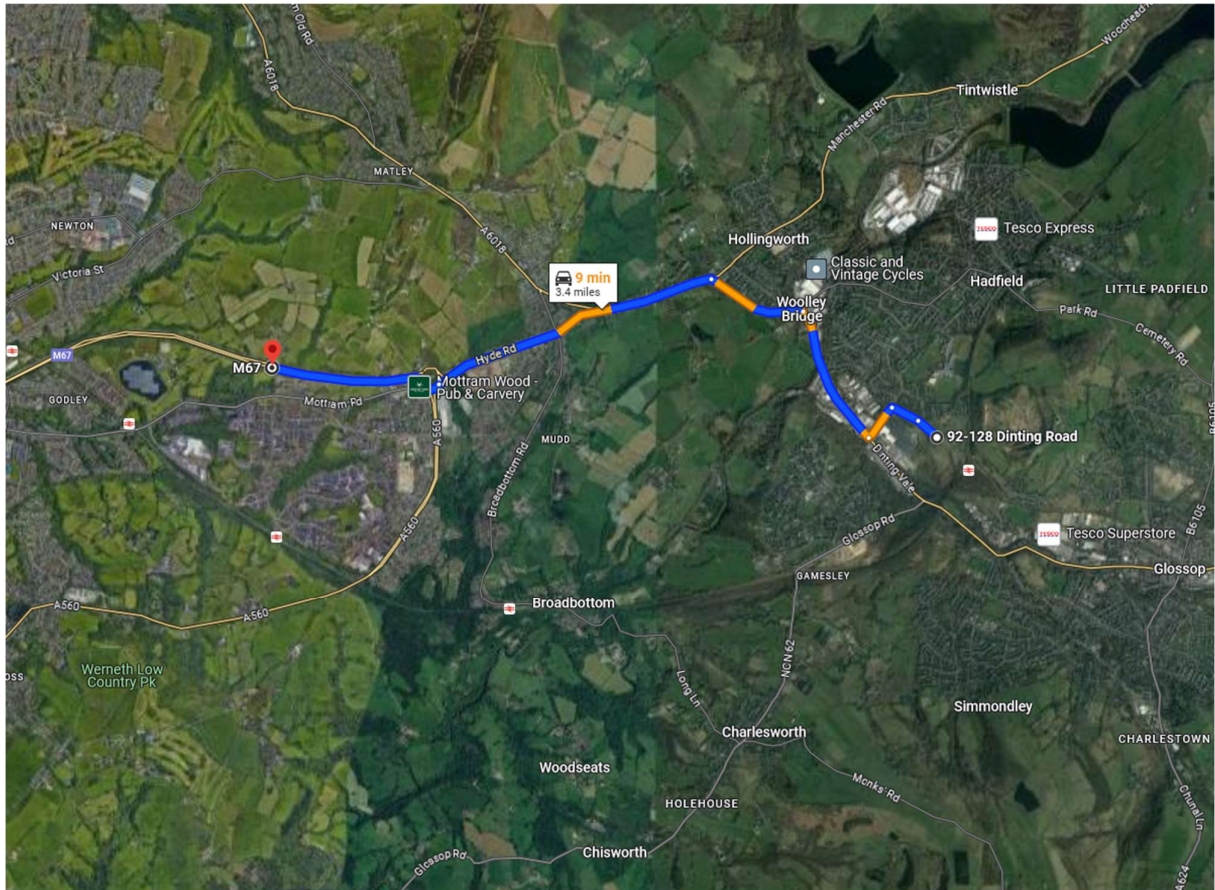


Fig 4 - Access route

It is not anticipated that Contractors will access the site via Public Transport and as such this mode of transport is excluded from this report.

A copy of this CEMP shall be appended to all orders associated with the site.

Condition 48 of HPK/2017/0325 queries the requirement for a temporary construction access. Access to the site for contractors/ deliveries will be from Dinting Road via the permanent approved point of access. It is not anticipated that a temporary access will be required as the permanent access will be constructed immediately upon site start.

Contractors parking is proposed off site to the south of the site:



Fig 5 – Off-site proposed parking plan

7. Additional Measures

7.1. Wheel Washing

Except for the initial enabling works, all vehicle movements into and out of the site shall be constrained to the site Estate Roads. These roads shall be kept clear of debris and mud on a regular basis via the regular use of subcontract road sweeping services together with daily road scraping using contractors plant.

Where the risk of depositing mud/ debris onto the adopted Highway network is deemed by the Principal Contractor to be unacceptable, a proprietary Wheel Wash facility shall be provided at a suitable location in close proximity to the proposed egress location. This will be located on site at the proposed access point off Dinting Road.

Any large vehicle entering or leaving site shall utilise the installed wheel wash facility. The facility shall be inspected on a regular basis by the Site Management Team to ensure its correct operation - refer to Appendix C for details of the typical Proprietary Wheel Wash facility.

Vehicles entering the wheel wash shall have all large clumps of mud debris removed prior to using the facility.

As with similar Seddon Homes sites, the following wheel wash model would be utilised. The decision to provide a wheel wash will depend upon the expected level of vehicle movements and the risk of debris being deposited on the adopted Highway network during any given operation phase of the development.

7.2. Lighting

On the basis of the proposed working hours for the site the use of lighting is only expected to be a potential issue during the Winter Months.

Any temporary lighting proposed, which is necessary to undertake works on site shall be located in such a way as to minimize any impact on nearby residents.

Where specific activities requiring lighting are proposed, where risk of annoyance cannot be avoided, it will be necessary to engage with potentially affected residents to minimize potential issues arising. The likelihood of such events occurring is deemed to be low.

Bats are nocturnal and adapted to roost and forage in low light conditions therefore increases in lighting can cause disturbance and potentially reduce the likelihood of bats occupying a roost site. The points listed below will help to minimise potential impacts from lighting:

- Avoid illumination of retained foraging habitats and commuting routes such as woodland areas, ponds and hedgerows
- No direct illumination of roost entrances, whether bat boxes or features on new buildings
- Use light sources that emit minimal ultraviolet light and avoid white or blue wavelengths to avoid attracting lots of insects.
- Individual lamps should be hooded and directed where needed to avoid unnecessary light spillage
- Use motion detectors to activate security lamps rather than continual flood lighting.

7.3. Community Responsibility

Seddon Homes does not operate under the "Considerate Contractor" scheme. This scheme was found to provide little tangible benefit in the past.



As a family owned company with a reputation for community involvement throughout the North West, Seddon Homes is committed to maintaining its reputation through full community consultation.

Seddon Homes will liaise with local resident groups if required should issues arise.

8. Appendices

APPENDIX B – Site Compound Layout

APPENDIX C – Proprietary Wheel Wash Facility Details/Specifications