

Trammell Crow Company

Heywood Stores Manchester Road

Construction Management Plan
October 2022



Construction Management Plan

Incorporating Site Waste Management Plan
Demolition Phase

(Part A)

&

Construction Management Plan
Construction Phase

(Part B)

Heywood, Manchester

For: Trammell Crow Company Logistics Ltd | Date: August 2022

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Executive Summary

This Construction Management Plan (CMP) has been developed in line with the project information and, as such, is as accurate as practicable at the time of writing and is intended to inform the technical reports which are being prepared as part of the planning application submission. Further development of this document will be undertaken as the project proceeds. The CMP should be read in conjunction with a Construction Environment Management Plan ('CEMP') prepared by Brooks Ecological and which specifically covers biodiversity/biosecurity matters.

The site comprises the Heywood Stores, located on Manchester Road in Heywood, Manchester. It extends to approximately 11.3 ha and comprises nine warehouse buildings. The warehouse buildings historically been used for archive storage by the Department of Work and Pension (DWP). A Lawful Development Certificate was granted on 14 December 2021 which confirmed that the site's existing lawful use was Use Class B8 (comprising circa 31,900 sqm of floorspace).

All operatives will work within the confines of the site boundary. All site areas shall have the appropriate safety barriers, fencing, hazard warning signs and segregation for vehicles and pedestrians. Any mechanical movement outside the confines of the site boundary shall be with the aid of a trained banksman.

Demolition phase works will include:

- Protection of ecology/biodiversity features in accordance with the submitted CEMP prepared by Brooks Ecological. Ecology report and AIA are being prepared and will be provided once available;
- Site clearance (trees not identified to be retained, shrubs, vegetation, etc.);
- Asbestos survey prior to demolition (see Santias Asbestos Management Survey Report Reference AP004327-02-02 December 2021);
- Demolition of buildings within the red boundary to include removal of slabs, foundations, hard standing and drainage (approximate depth 2,000mm);
- Remediation of any identified contamination;
- Crushing of demolition arisings (Type 1 & 6F2) to be stockpiled and retained on site for incorporation within the re-development works;
- Removal of plant and/or materials for refurbishment/reuse (vehicular movements during demolition and construction phases to be quantified); and
- Removal of waste materials to a suitable licensed facility.

The purpose of this CMP is to ensure that all waste generated from the demolition activities undertaken by the appointed demolition contractor is:

- Subject to the waste hierarchy and waste management plan allowing the management and assessment of all arisings from site;
- Collected and stored so that the potential for pollution or environmental damage is minimised and the opportunity for re-use or recycling is maximised;

- Disposed of in a way that is environmentally sound and complies with all legal requirements; and
- Evidenced to allow production of environmental impact assessments (BREEAM)

There is potential for the reuse of these materials in the proposed new development, as the majority of brickwork, paving and foundation items can be recycled.

A minimum target of 95% diversion of non-hazardous waste from landfill should be targeted for this project, this excludes any hazardous materials which cannot be treated and reused / recycled.

Construction phase works will include:

- Establishment of contractor's facilities for the duration of the works;
- Continued protection of trees identified as being retained;
- Re-engineering and profiling of ground to provide required levels and bearing capacities;
- Boundary treatments to site perimeter;
- Off-site highway works (subject to Section 278 Agreement);
- Off-site utilities works;
- Substructure works;
- Superstructure works;
- Building services installation;
- Fit out of offices and ancillary areas;
- On-site infrastructure works (roads, footpaths, utilities, etc.); and
- Soft and hard landscaping.

Part A – Demolition, Remediation and Site Clearance Phase

A1 | Introduction

Part 1 of this document provides details relating to site set up and activities that will occur on site during the demolition and remediation phase. Detailed briefings will be provided for staff relating to the traffic and pedestrian management plan, fire evacuation and logistic plans together with the detailed management systems governing the approach to the day-to-day running of the project, welfare provision, consultation with the workforce etc.

The planning application proposes of the Redevelopment of the site comprising the demolition of all existing units and erection of new storage and distribution units (Use Class B8) with ancillary office space, vehicular, pedestrian and cycle access, external yards, parking, landscaping and associated works.

A2 | Site Establishment and Setup

A2.1 BREEAM Requirements

A2.1.1. BREEAM 2018 Pre-demolition Requirements

The demolition Contractor is required to complete a pre-demolition audit on any existing buildings, structures or hard surfaces being considered for demolition. This must be used to determine whether refurbishment or reuse is feasible and, in the case of demolition, to maximise the recovery of material for subsequent high grade or value applications. The audit must cover the content of the Pre-demolition audit scope given below, and:

1. Be carried out at concept design stage by a competent person, (see definition below), prior to demolition works.
2. Guide the design, consider materials for reuse, and set targets for waste management.
3. Engage all contractors in the process of maximizing high grade reuse and recycling opportunities.
4. The audit must be referenced within the Main Contractors resource management plan (RMP).
5. Actual waste arisings and waste management routes used are to be compared with those forecasted, and any significant deviations from the planned targets are to be investigated.

A2.1.2 Pre-Demolition Audit Competent Person Definition

An individual who has appropriate knowledge of buildings, waste and options for reuse and recycling of different waste streams. Ideally this would be the demolition contractor but could also be the main contractor.

A2.1.3 Pre-demolition Audit Scope

The pre-demolition audit must cover:

1. Identification and quantification of the key materials where present on the project (see table below).
2. Potential applications and any related issues for the reuse and recycling of the key materials in accordance with the waste hierarchy.
3. Opportunities for reuse and recycling within the same development
4. Identification of local reprocessors or recyclers for the recycling of materials
5. Identification of overall recycling targets where appropriate.
6. Identification of reuse targets where appropriate.
7. Identification of overall landfill diversion rate for all key materials. (90% by tonnage or 80% by volume required for this project).

A2.1.4 Key Material Groups

European Waste Catalogue	Key group	Examples
170102	Bricks	Bricks
170101	Concrete	Pipes, kerb stones, paving slabs, concrete rubble, precast and in situ
170604	Insulation	Glass fibre, mineral wool, foamed plastic
1501	Packaging	Paint pots, pallets, cardboard, cable drums, wrapping bands, polythene sheets
170201	Timber	Softwood, hardwood, board products such as plywood, chipboard, medium density fibreboard (MDF)
1602	Electrical & electronic equipment	Electrical and electronic TV's or monitors, air conditioning units, lamps equipment, fridges
1301	Oils	Hydraulic oil, engine oil, lubricating oil
1703	Asphalt & tar	Bitumen, coal tars, asphalt
170103	Tiles & ceramics	Ceramic tiles, clay roof tiles, sanitaryware, ceramics
1701	Inert	Mixed rubble or excavation material, glass
1704	Metals	Radiators, cables, wires, bars, sheet
170802	Gypsum	Plasterboard, plaster, fibre cement sheets
170101	Binders	Render, mortar, cement
170203	Plastics	Pipes, cladding, frames, non-packaging sheets
1705	Soils	Soils, clays sand, gravel, natural stone
Most relevant EWC	Liquids	Non-hazardous paints, thinners, timber treatments
Most relevant EWC	Hazardous	Defined in the Hazardous Waste List (HWL) of the European Waste Catalogue (EWC)
Most relevant EWC	Floor coverings (soft)	Carpets, vinyl flooring
Most relevant EWC	Architectural features	Roof tiles, reclaimed bricks, fireplaces
170904 (Mixed)	Mixed or other	Efforts should be made to categorise waste into the above categories wherever possible.

A2.2 Dilapidation Survey

Prior to any works commencing a full detailed photographic dilapidation survey will be carried out covering the condition of the site and adjoining roadways, footpaths, neighbouring properties, access routes etc.

The survey will be undertaken and referenced to a site plan and issued to the necessary parties and retained on site for record purposes.

A2.3 Personal Protective Equipment

All site workers will utilise appropriate PPE to comprise the following (as a minimum):

- Hard Hat
- Hi-Vis Vest
- Steel-Toe Capped Boots

Additional PPE will be specified by the sub-contractors when developing their site and task specific RAMS (e.g., Asbestos removal). PPE specified during this process will be made available by the respective sub-contractor.

A2.4 Boundary Fencing

The first operation on site will be to undertake a security audit/assessment and to then secure the site boundary with a suitable secure hoarding/fencing around the perimeter of the site and braced to prevent toppling due to wind. The protection of retained trees and associated root protection zones are to be considered as part of this process. Signage to be installed will comprise statutory notices and minimal direction signage for deliveries and visitors etc.

The perimeter hoarding/fencing will be inspected daily to ensure it is fit for purpose and its layout and composition reviewed regularly in accordance with HSG 151. Subject to any ecology constraints or requirements, perimeter fencing will be debris netted the entire length and height assisting with the prevention of material migration that may be encountered, therefore protecting the surrounding areas beyond the site boundary.

A2.5 Setting Out and Service Detection

Once the boundary hoarding/fencing is erected, the main control setting out will take place. This will be carried out by the project engineer and will provide a reference for both the survey works to be carried out pre-commencement and the main construction operation.

Once main control has been established, the building(s) will be set out and checked against the site boundaries. The engineers will remain on site to carry out all setting out, checking, monitoring of the works and quality control.

Prior to any works commencing on site, a desktop study will be carried out of the works area and the roads immediately adjacent to the development. An on-site service detection survey will be carried out with all services, located during both this and the desk-top study, marked out on site and illustrated in a CAD format drawing for records. These will be maintained on site for the duration of the works.

In the event of any find both the authorities and the client will be notified immediately, and work stopped until a solution is developed.

A2.6 Archaeological Works

There are no current requirements for Archaeological monitoring.

A2.7 Site Investigation

Once the site boundaries are fenced and the main control setting out is established the project manager, site manager and site engineer will thoroughly survey the site to identify any existing areas of concern.

The survey will include but not be limited to:

- Exposed edges (to be protected)
- Uncovered chambers (to be protected)
- Covered chambers (to be opened/reviewed)
- Tree and Vegetation Protection
- Wildlife protection and habitation (as per submitted CEMP recommendations)
- Any areas of obvious contamination (see section on contamination) also note the planning requirements for notification and procedures.
- Underground Services (see section on underground services)
- Proximity to highways, and retaining wall structures (Shepcote Lane)
- Proximity to railways
- Proximity to canals
- Proximity to third party land specifically external areas.
- Locations of services for connection to temporary accommodation units
- Coordination of any boundary conditions
- Neighbour/boundary liaison.

All of the above shall be superimposed onto the Site Plan as required for future reference.

A2.8 Underground Services

Hand dug trial holes will be used to investigate / verify the presence of services identified in the tender documents or service survey. All trial holes will be surveyed by the site engineer with photographic records made to allow reference later.

Underground services known to site team or later becoming evident shall be marked on site with suitable warning signage, and all staff and personnel inducted on the location of the service, type of service and the size.

The record drawings generated during this process will be combined with the desktop study and on-site service detection exercise to provide a site-wide master record drawing – this will be known as the “Engineer’s Master Record Drawing”. This will be used to develop the risk assessment and method statements for the ensuing bulk earthwork and subsequent groundworks operations and to allow the permits used to control these operations to be appropriately detailed and specific.

A2.9 Contamination

RSK has undertaken investigations to establish the presence of any contamination, they have prepared a Phase I & II Geo-Environmental Assessment. The results of the site investigation and GQRA indicate that the identified potential contaminant linkages are absent based on the data

available. No asbestos containing materials were identified during the site works, or the screening of six samples.

Areas of suspected contamination not identified in the current documentation will be notified to the client/local authority/specialist engineers. If, during demolition, contamination not previously identified is found to be present at the site then no further demolition work (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out in this area until the developer has submitted and obtained written approval from the Local Planning Authority for, a remediation strategy detailing how this unsuspected contamination shall be dealt with.

The remediation strategy shall be implemented as approved. Areas of contamination shall be dealt with in accordance with current legislation and prescribed methods, a separate detailed design, method statement and risk assessment will be provided should a specialist operation to remove or remediate areas of contamination be required.

A2.10 Additional Precautions in Respect of Work in the Ground

The Principal Contractor operates a Permit to dig system for all ground breaking activities. This procedure prevents any ground breaking activities (including driving pin for setting out, landscaping etc.) from commencing until a permit has been issued.

This system of work ensures that the appropriate checks have been made in accordance with legislation but specifically refers to the Engineer's Master Record Drawing and addresses HSG 47 and HSG 144.

The Principal Contractor should be mindful of Unexploded Ordnance (UXO) when undertaking any Works in the Ground and carry out any necessary checks and surveys to satisfy themselves on the associated risk.

A2.11 Temporary Site Accommodation

The secure staff accommodation will comprise of temporary accommodation providing the following facilities;

- Offices for Staff
- Male and Female Toilets
- Canteen/kitchenette area

In addition, within the same complex welfare facilities for operatives will be provided in line with HSE guidelines and will comprise:

- Canteen/eating area
- Drying Rooms
- Toilet / Washing Facilities

The site accommodation will be suitably located to ensure the close proximity of both the works, and the main entrance to site in an area within the site. The site accommodation would be used for accommodating our full site team and welfare facilities and this position would allow both effective control of the site operations and monitoring of vehicle and pedestrian movements on and off site.

The office location together with the layout of traffic management system will be developed as part of the site wide logistic plan. This will be developed and recorded concurrent with the site surveying operation and will be maintained throughout the demolition phase.

Whilst the office location will be intended to be static throughout the works the traffic and pedestrian management will be regularly reviewed and will be subject to relocation to suit the progress of the works.

The units will arrive on a flatbed lorry and be offloaded by means of either the lorry-mounted crane (HIAB) or a hired crane situated alongside the lorry as close as possible to the final location of the unit. The location for the lifting operation will be assessed for suitability prior to scheduling the works and plate load tests carried out to demonstrate the load bearing capacity of the ground.

Early contact with the Statutory Authorities will be made in order to secure temporary service connections for water, electricity and foul connections if required and where possible. Alternative measures will be taken until the supplies are installed. All live temporary feeds will be protected throughout the works and stripped out prior to completion.

A2.12 Security

Existing boundary fencing will be supplemented and/or improved in order to fully fence the site as detailed above. No access will be permitted for un-authorised persons and all newly arriving operatives will receive a full induction prior to works commencement.

A2.13 External Lighting for Construction Purposes

Lighting will be provided to allow a safe and secure working environment for all personnel on and off of site and avoid any dark corridors. The site compound will be lit by floodlights fed from the site compound generator/mains connection. The site in winter months will be lit by light towers which will be switched off nightly by the site management team. As per the submitted CEMP recommendations, external lighting will be hooded to prevent spillage onto adjacent land.

A2.14 Site Working Hours

The site working hours are to be in line with standard construction working times, the site will open at 7.00am and close at 6.00pm unless planning restrictions are in place.

A2.15 Site Access

Vehicular access to the Site will be retained from Manchester Road, albeit improvements made to accommodate two-way HGV movements. The A6045 Manchester Road is a single carriageway road which runs from the staggered crossroads of Sefton Street and Ormerod Street to the north and to Manchester Old Road (A576) to the south. In vicinity of the Site, the A6045 is a two-way single carriageway road that is subject to a 30mph speed limit and an approximate width of 10 metres. The A6045 will continue to provide access to the Site and has approximately two-metre-wide footways at the Site access. Signage will be established to indicate construction traffic of routes and limitations. Signage will be installed at the main site gate to facilitate the safe access/egress of traffic onto site. Clear signage will be in place to identify crossing points of pedestrians/plant/vehicles.

Early dialogue with the local highway's authority will be undertaken to establish safe interface and access with and off any major highways. All operatives'/delivery drivers will be inducted upon arrival and briefed on these restrictions. In breach of these restrictions will receive a formal warning from the Principal Contractor, should a repeat offence occur, they will be formerly removed from the site.

All vehicles on arrival and all visitors/operatives will be asked to log registration numbers for record purposes. Strict adherence to the Lorry Routing Plan and Parking Exclusions Zone will be enforced.

All deliveries will be requested to register on arrival with the site team to ensure accurate recording of vehicle movements and knowledge of operatives on site in the event of an emergency evacuation. All drivers will be directed to report to the site offices prior to offloading with a holding area provided within the site fencing. Signage will be clearly visible to stop any parking in the entrance. Separate pedestrian access will be provided onto site from that of deliveries. This will be determined by the position of the site accommodation.

A2.16 Signage

Around the perimeter of the site statutory signage will be displayed to deter trespassers and advise the general public of the nature of the works. This signage will also be used to direct visitors and deliveries to the appropriate site access points. Within the site, signage will be established to provide direction to site operatives and delivery drivers and warning to site operatives, delivery drivers and site visitors. Such signage will include but not be limited to information regarding:

- Access routes
- Speed limits
- Height restrictions
- Overhead/Underground services
- Safety helmet, footwear and PPE requirements
- Noise restrictions
- Warning notices

Within adjacent roads directional signage will be displayed to advise all deliveries of the site location, and possible holding areas until such time as the site have authorized offloading within site boundaries.

A2.17 Parking Facilities

On-site car parking will be provided adjacent to the site accommodation for staff and visitor parking, comprising a total of 398 car parking spaces. Subcontractors will be advised of parking areas, prior to commencement of their works on site. The Contractor will need to implement a suitable method to segregate pedestrian from the vehicular access to this area. Delivery vehicles will not be permitted to use the area and upon delivery a stopping zone will be provided adjacent to the offices and site entrance for deliveries to report to site management prior to entering site under supervision. Under no circumstances whatsoever shall off-site parking be permitted. Strict adherence is required to the Lorry Routing Plan and Parking requirements. Failure to comply will result in immediate removal from site. Exclusion Zones will form part of the Principal Contractor's weekly Health & Safety Inspection rota to ensure that no contractors are breaching these rules.

A2.18 Storage

The storage area will enable bulk materials to be stored for use in accordance with the site programme. The materials will be transported around site from the storage areas by forklift as and when required.

It is intended that lockable storage cabins are provided on site and will be utilised for the storage of small items of material, small plant and have facilities for storage and testing of materials.

The storage cabins will be kept locked at all times with a designated person holding the keys. No hazardous materials will be kept within these unless appropriate precautions are taken. Due to the use of forklifts and other mechanical plant, diesel will be required to be stored on site. For this purpose, double skin tanks with integral bund will be utilised.

Site Fuel Storage will be kept between the Principal Contractors compound area or designated fuel storage areas around the site which will have all necessary exclusion zones, drip trays and signage.

A2.19 Waste Disposal

All sub-contractors will deposit waste materials in skips located at suitable locations on site. The skips will then be taken to a registered waste management facility for segregation and processing. The target will be 95% waste recycled/diverted from landfill.

Waste that cannot be stored in a combined skip will be stored in skips segregated on site. This will generally be limited to plasterboard/gypsum based materials, metals, canteen waste and COSHH materials. All segregated waste will be sent to waste management sites/direct to processing plants dependent upon the material being carried.

Gypsum skips will be covered at all times to prevent release of wind-blown dust. The Contractor will be required to implement the Recommended Construction Phase Mitigation Measures

A2.20 Traffic Management and Pedestrian Management

Any public right of way that intersects the site will be maintained wherever possible but applications for closure/diversion will be required to facilitate construction and ensure public safety.

Deliveries will be restricted to access routes identified within the Construction Management Plan and will be scheduled 48 hours prior to arrival to mitigate the risk of queuing traffic on the site approach roads.

All delivery drivers will receive an induction sheet that lets them know the site requirements once these requirements are accepted by the driver the delivery is then allowed to proceed onto the site.

All deliveries will be escorted by a Banks man to the unloading area. Once the vehicles are unloaded, they will be escorted by the banks man off site.

The Traffic management adopted by the site will be changeable throughout the project this will be monitored by the Principal Contractor and altered as required. There will be dedicated pedestrian routes throughout the site, and these will be changeable in line with the works being undertaken.

Site signage will be provided as necessary to advise visitors and deliveries of the site plant and Traffic movements.

A2.21 Wheel Cleansing Facilities and Arrangements

In conjunction with the establishment of the site vehicle entrance, if weather conditions deem it necessary, we will establish the vehicle wheel cleansing procedure and procure equipment and operatives to maintain and operate this facility. The wheel cleansing will generally be carried out on an area of temporary hard standing sufficiently sized to allow vehicles to carry out one full wheel

revolution whilst within the wheel cleansing area – this is to allow cleansing of the entire circumference of the tyre via jet washing facilities, manual and or proprietary system.

This hard standing will be removed on completion of the works to return the site to its original condition. Drainage of the wheel wash will be achieved by use of a membrane lined French drain with aggregates removed and replaced periodically to be maintained.

Surface run-off from washing areas can contain high levels of pollutants such as:

- Detergents
- Oil and fuel
- Suspended solids
- Antifreeze

Aggregate removed from the French drain will be disposed of as contaminated waste in accordance with waste management regulations. Please note that the majority of all material that will be removed from site in large volumes will be stock piled until at such time ground hardens to reduce any risk of mud or debris on the road.

A2.22 Noise and Dust Management Planning

Nuisance dust emissions from construction and other civil engineering activities are a common and well- recognised problem. Fine particles (less than 10 mm in diameter, known as PM10) from these sources are now recognised as significant causes of pollution. Owing to their small size, they can be carried from sites even in light winds and may therefore have an adverse effect on the local environment and on the health of local residents, as well as on those working on the site. Air Monitoring on site and at Boundary positions can be undertaken if necessary.

The potential sources of these fugitive dust emissions relevant to the demolition phase are:

- Site clearance
- On site moving operations of arisings
- Vehicle movements overhaul rods
- Vehicle movements on site during dry periods
- Wind blowing across the site during dry periods
- Stockpiling of arisings
- Cutting and grinding
- Accidental spillage and loss of load from vehicles carrying loose material
- The generation of this fugitive dust requires consideration of additional factors such as:
 - Prevailing wind (speed, direction)
 - Prevailing climate, including rainfall
 - Location of sensitive receptors (including properties, habitats and watercourses)

Prevailing winds are specifically important when considering fugitive dust. The speed of winds can determine dispersion of dust; high winds can increase the initial generation of dust, in addition to carrying the dust over greater distances.

We acknowledge both the nuisance effect and health risks associated with construction dust and a dust management plan is to be provided and agreed prior to works commencing and shall identify

the activities likely to release dust and the appropriate mitigation methods to control this. This plan should also contain a general overview of the site to manage dust accumulation on access roads both on and off site and the risk of wind-blown dust from the site in general. The contractor will endeavour to implement measures to manage and control the dust in accordance with table 1 of CIS 36 for task specific dust risks and in accordance with The Environment Act, (1995) and the UK Air Quality Strategy in respect of general site dust. The Contractor will adopt Best Practice Guidance as recommended and published by various bodies. This will be from guidance offered by the *Institute of Air Quality Management Guidance on the assessment of dust from demolition and construction*.

Control measures for reducing dust emissions will be based on best management practice. Details of the general dust controls are as follows:

- A water suppression equipment will be maintained when necessary to suppress dust during periods of dry and/or windy weather;
- Wind speed and direction will be taken into account when organising operations;
- All site staff will receive appropriate training in order to ensure that employees are conversant with the site dust control strategy.

Specific control measures for all plant and machinery, external storage areas and vehicle movement routes are listed below:

A2.22.1 Plant and Machinery

- All site plant will have upward facing exhausts and radiator cowls to reduce the generation of dust;
- We will utilise the existing building facades to provide a level of screening for as long as possible during the strip out/demolition work which will in turn mitigate dust and minimise noise from the operations and plant to outside the site boundary;
- Drop heights into and out of vehicles will be minimised;
- An atomiser may be used to ensure any overhead dust is dampened and kept within the site confines where deemed appropriate.

A2.22.2 External Storage Areas

- Water suppression equipment will be used, as and when necessary, to control dust arising from stockpiles;
- The loading area will be maintained in a damp condition during dry and windy weather using a water bowser;
- The unprocessed storage piles or other long-term stocks will be treated in order to seal the surfaces to control dust if required to control dust emissions.

A2.22.3 Vehicle Movement Routes

- The site access roads will be suitably surfaced;
- The access road and other hard surfaced areas and roads will be kept clean at all times and watered by motorised spray units during dry conditions;
- Haul roads will be graded regularly to remove loose material from the surface;
- A speed limit of 5mph will be enforced to minimise disturbance on internal haul roads.

A2.22.4 Site Management

The Project/Site Manager will:

- Assume responsibility for the management of the site;
- Ensure personnel and operatives are advised of their roles to minimise the generation of dust;
- Deploy suitable dust mitigation measures based on visual observation and weather conditions;
- Review the performance of the operatives and efficiency of dust reduction measures;
- Ensure that records are maintained; and
- Ensure that equipment is maintained.

A2.22.5 Dust Action Plan

In the event that unacceptable dust impact is caused at a nearby receptor, and a justified complaint is received by the site management, the following dust action plan will be implemented:

If an activity at the site results in an unacceptable level of dust being generated, then that activity shall cease until sufficient measures have been adopted which prevent or minimise the dust emission. The implementation of such measures will be the responsibility of the Site Manager.

Conditions which may require the use of dust suppressions at the site include the following:

- Dry surfaces where mud or debris is present;
- Any part of the site where movement of vehicles generates dust;
- Any part of the site where dust may be generated by wind;
- Stockpiles without vegetation or cover;
- Crushing and screening activities;
- Material handling operations; and
- Any other activities which result in dust generation.

The site manager will be responsible for monitoring dust levels associated with the conditions and activities identified above. The site manager shall implement adequate dust suppression measures to control dust from any activity which causes unacceptable emissions of dust.

A2.22.6 Dust Complaints

In the event of an external complaint being received regarding dust nuisance, details of the complaints will be logged and potential sources of occurrences on site will be investigated. Records of all complaints will be logged and potential sources or occurrences on site will be investigated. Records of all complaints received, and remedial actions will be held on site within the dedicated site logbook.

A2.22.7 Mud

To comply with UK laws, vehicles exiting quarries, construction site, waste and recycling plants and other such facilities need their wheels cleaned to prevent them spreading contaminants on local roads in the area. We anticipate the use of a Dry Ramp system initially due to their inherent low environmental impact with significantly reduced water usage and no need for electricity. The system works by utilising the vehicles weight and speed when driving over the steel angle plates, opening up the tyres tread loosening and freeing compacted debris. As the vehicle moves along the ramp, the rumble effect aids the removal of compacted residue from the tyres and the undercarriage. These systems in our experience are very effective and as there is no additional water, the risk of fine slurry leaving the site is vastly reduced. This is also very practical during the winter months reducing the risk of freezing.

We also plan to keep on site in the 'wash zone' a water jet wash that can be used to clean any final remnants prior to the wagons leaving the site.

By placing the wheel wash facility as far away from the exit point as possible, any final mud is lost on the site haul road prior to leaving site. This can then be removed. Very easily via a road sweeper (which may also be deployed where needed on local roads if required).

A2.23 Noise and Vibration Management Planning

Works are to be carried out in a manner to minimise noise impact. Works shall have regard to the recommendations in be BS 5228 (Code of practice for noise and vibration control on construction and open sites), the Noise Abatement Act (1960) and all amendments thereto, and the Department of the Environment Advisory Leaflet No.2 'Noise Control and Building Sites' and such subsequent publications.

All vehicles and mechanical plant used for the purpose of the works will be fitted with effective exhaust silencers and will be maintained in good and efficient working order. All pneumatic percussive tools will be fitted with mufflers or silencers of the type recommended by the manufacturers. Machines used intermittently will be shut down in the intervening periods between operations or throttled down to a minimum. All noise will be monitored at the site boundary. If any actions levels are reached and or exceeded works will cease immediately and not recommenced until an alternative solution/method is found, however this is unlikely to occur.

In addition, our team will embrace best practice with regard to noise minimisation, which will include:

- All construction plant and equipment will comply with UK and EU noise emission limits.
- Plant will be serviced regularly to minimise adverse noise impacts.
- All vehicles and mechanical plant used for the purpose of the works will be fitted with effective exhaust silences and maintained in good and efficient working order.
- Selection of inherently quiet plant where appropriate. All major compressors will be sound reduced models fitted with properly lined and sealed acoustic covers which will be kept closed whenever the machines are in use and all ancillary pneumatic percussive tools will be fitted with mufflers or silencers of the type recommended by the manufacturers.
- Machines in intermittent use will be shut down in the intervening periods or throttled down to a minimum.
- Materials will be handled with care and be placed, not dropped. Materials will be delivered during normal working hours.
- All ancillary plant such as generators, compressors and pumps will be positioned so as to cause minimum noise disturbance.
- Where practical, noise barriers, close into demolition works when working in the vicinity of properties on site will be provided. This will provide mitigation for the short-term significant construction noise effects at these properties.

A2.23.1 Vibration

It is anticipated that the works will not pose an environmental vibration risk. This will be investigated by the Site Manager and confirmed. Best practice should be utilised at all times, and ongoing monitoring undertaken. Where it is deemed that vibration may pose an environmental risk, this should be fully investigated by the Site Manager and Environmental manager.

A2.23.2 Light Disturbance

As per the submitted CEMP, consideration will be given to the location and angle of temporary construction lighting to ensure minimal potential for disturbance to any party in adjacent premises. Where lighting is not required during night hours, it will be switched off. Additionally, lighting arrangements will also take into account consideration the potential disturbance of wildlife and ecology, in particular the potential bat corridor identified by the ecologist to the north of the site (around the canal area). Any temporary lighting will minimise the impacts of light spillage on adjacent retained habitats through the attachment of directional hoods to lights and the use of pressure sodium lights. Non-essential lighting will be fitted with automatic cut-off switches.

A2.23.3 Heritage and Archaeology

It is not anticipated that there are any archaeological sensitive areas with the demolition boundary. However, the following outlines the procedures which will be followed in the event of such a find or discovery:

- Immediately stop works in the area of find;
- Protect the find and the surrounding area, by fencing/blocking off and immediately contact the site manager;
- Contact the archaeologist and obtain advice on how to proceed;
- All significant findings must be reported.

A2.24 Odour Monitoring Planning

It is not considered a high risk of encountering odour levels that would cause any concern or issue with the onsite operatives or beyond the site boundary, air quality monitoring devices can be placed on the site perimeter and checked daily. Due to the open nature of the site vehicle fumes is not deemed as an issue for the onsite operatives or beyond the site boundary. Once enclosed structures are erected plant internally is all electrically operated so the reduction of odour omissions is greatly reduced from onsite plant.

A2.25 Ecological Monitoring / Mitigation and Management Plan and Tree Protection

Refer to Arboricultural Impact Assessment and Method Statement, which includes details of tree protection and management. It is the responsibility of the Contractor to determine if the Client or other relevant persons have identified and designated ecological sites or protected species within this site. Prior to the start of works activities on site, the sensitive areas are identified, fenced off and all staff made aware. Appropriate transport routes are designated with these sensitive areas in mind to ensure they are not disturbed.

Prior to any commencement of works between 1st March and 31st August in any year, a detailed survey shall be carried out to check for nesting birds and the results submitted to and approved in writing by the Local Planning Authority. Where nests are found in any building, hedgerow, tree or scrub to be removed (or a converted or demolished in the case of buildings), 4m exclusion zone shall be left around the nest until breeding is complete. Completion of nesting shall be confirmed by a suitably qualified person and a further report submitted to and approved in writing by the Local Planning Authority before any further works within the exclusion zone take place. Each reserved matters application to be supported by detailed proposals for the incorporation of features into the scheme suitable for use by breeding birds including house sparrow. The approved features shall be permanently installed prior to the first occupation of the development hereby permitted and thereafter retained, unless otherwise agreed in writing by the Local Planning Authority.

Should there be any trees identified outside of the site area whose roots require protection, prior to commencing work, the ecologist and contractor shall survey such locations and tree root protection barriers will be installed inboard of the perimeter fence to ensure that tree roots are protected prior to any demolition work and site clearance work commencing. Signage shall be erected on the protection fencing to ensure the work force are aware of the sensitive area and shall not enter.

All tree felling work will be undertaken outside the bird nesting season, although if works cannot be avoided during the nesting season, an ecologist shall supervise any works.

A2.26 Protection of Water Resources and Water Quality

Retaining existing and forming new retention ponds in the early stages of the earthworks will allow the site to quickly be controlled from surface water run off perspective. Temporary grips/drain runs will be implemented during construction to further manage surface water. Daily inspections of the site perimeter and watercourses will form part of the project specific daily high five inspection rota for protection. All other environmental protection measures will be implemented in line with our full ISO 14001 Environmental accreditation and procedures. Temporary Foul water is contained locally and taken off site by a licensed waste management specialist until permanent foul drainage is functional. All potential environmental risks such as fuel are contained in isolated areas away from water courses and contained in double bunded storage tanks at all times. Drip trays are used for refilling and portable emergency spill kits are placed at all fuel/chemical storage points.

A2.26.1 Existing Drainage Systems

Prior to any works commencing a full survey of the existing drainage network will be established to determine both its location and condition. This will be clearly marked on a site plan. Where possible drainage in low areas of the site will be retained during the earthworks and groundworks stages of the project to assist in minimising any potential flooding risk. These will be regularly checked and cleared as necessary, in order to maintain a functioning temporary system for site drainage.

As required, any drainage that is not to be re-used in the new scheme will be suitably capped to prevent any unwanted debris from entering the systems.

A2.26.2 Earthworks & Groundworks

During the demolition works any flood water shall be retained within the confines of the site. Temporary drainage ditches may be formed to retain any flood water. This in turn will then be pumped off site or via the existing drainage systems (should the necessary discharge permits be obtained) or via mobile pumping units. The latter would also be the case should the on-site pumping units fail mechanically.

A2.26.3 Wheel Cleansing Areas

For the cleaning of vehicles prior to exiting the site a portable jet wash with bowser will be used to clean excess mud / debris from the wheels.

In order to prevent the water escaping off site and dedicated wash down area will be suitably positioned on site. This will consist of a temporary hard standing, laid to falls, so that all water generated from the wheel cleansing activities can be collected via a simple drainage channel. The water collected in the drainage channel will be pumped off site via the existing drainage systems (should the necessary discharge permits be obtained) or via mobile pumping units.

A2.26.4 Maintenance of Systems

In order for water to be swiftly and efficiently dealt with on site regular maintenance of the above temporary and permanent systems will be carried out periodically and in periods of high rainfall.

Where necessary road sweeping units will be utilised to keep hard standings cleaning and free flowing to allow water to drain unimpeded.

A2.26.5 Water Systems

There are no known water courses located within proximity to the site however careful control over demolition activities will be implemented to greatly reduce any risk to hidden aquifers or similar water related features. Spill kits will be made available, and site operatives trained in their use, to deal with any spillages. All spill kits will be fully stocked at all times.

Due care and attention must be made with regard to potential surface run off affecting water courses and stockpiling of any materials should ideally not be located with the vicinity of any watercourses.

The positioning of fuel storage tanks and other potentially polluting materials and maintenance/refuelling facilities should be on bunded areas of hardstanding with dedicated drainage systems. Stored materials on site will be checked regularly for containment integrity (both primary and secondary). Quantity stored and security of storage.

It is the Contractors policy that all works will not directly or indirectly affect the natural water courses by any of its operatives/activities. Surveys are carried out prior to the start of works to establish the existing water quality and water levels around the site. Disturbing underground pipes is to be avoided where possible. Regular inspections are carried out with regard to the discharges, drainage systems, collection ditches, ponds interceptors and watercourses to ensure they are all in good order. It is ensured that run -off is directed away from sensitive areas. Services are protected to reduce the risk of damage by heavy plant or digging which could otherwise lead to pollution incidents.

A2.27 Community Liaison

The Contractor will actively seek to ensure community liaison is maintained throughout the duration of the demolition works. Site specific activities will be planned where possible which ensure interactivity with local communities, schools, colleges and charities. Events are to offer opportunities to local residents to meet and discuss the project with site management.

A2.28 Considerate Constructors

The Contractor shall be an active member of the Considerate Constructors Scheme and upholds its principles and adopts the CCS code of practice throughout the project. The Contractor shall ensure that all works are undertaken in a manner which not only ensures best practice but ensures minimal disruption and cause for complaint by the public.

A2.29 Project Management and Protocols

A2.29.1 Licences/Consents/Exemptions

Site management will regularly liaise with the Environment Agency and other regulatory bodies where necessary in regard to all consents, exemptions and licences. Any applications will be made with consideration of appropriate timescales. A consents schedule will be completed and held on site files detailing information from date of application. Where specific limitations are set through

any licence, consent or exemption this is to be clearly identified and regularly reviewed to ensure compliance.

A2.29.2 Site Environmental Documentation

All environmental documentation must be kept on site at all times and be available for inspection by internal and external auditors as well as the Client. Where any documentation is amended previous versions will be superseded and documents transmitted in line with procedures. Site personnel will be made aware immediately. If any significant changes in works procedures are implemented. Initial start-up documentations will include the following:

- Site Setup Checklist
- Environmental Aspects/Impacts Register
- Project Environmental Plan (PEP)
- Site Waste Management Plan (SWMP)
- Pollution Prevention Plan (PPP)
- Construction Environment Management Plan (CEMP – prepared by Brooks Ecological)
- Any additional reports detailed within the Consultant's Reports appended to this document

Ongoing weekly environmental inspections will take place on site by authorised personnel using the Daily/Shift SH&E Inspection Checklist. The findings of these inspections and any associated actions will be appropriately documented in agreed format. Copies will be held on site at all times.

A2.29.3 Reporting

Monthly reporting of waste figures on to the Site Waste Management Plan (SWMP) and environmental incidents will be undertaken by the site.

A2.29.4 Auditing and Monitoring

A regular audit schedule will be implemented throughout the duration of the project and will include both internal and external audits. It will be the responsibility of the site management to ensure all documentation and evidence required for audit purposes is kept up to date and freely available for

inspection at all times. The site environmental management system shall be audited to the standards set out by ISO14001.

A3 | On-Site Demolition Activities

A3.1 Generally

All works will be carried out in accordance with British Standards and BS Codes of Practice: BS6187; 2011 Code of Practice and in accordance with the Engineer's drawings, specifications and recommendations within.

Works to be completed prior to commencement of physical demolition; restricted zones will be implemented around work areas utilising physical barriers; where applicable, mechanical demolition plant will be mobilised at the work area with suitable attachments; a visual check will be made, prior to commencement of demolition, to ensure no unauthorised personnel are present within the work area.

The project will be audited on weekly basis by the site team covering Health, Safety & Environmental compliance and is externally audited by the Principal Contractors HSEQ manager with audits available on site for review at any point. The project will also be registered under the “Considerate Contractors Scheme” who will also monitor and audit the site for further compliance.

All external areas will be cleaned and left mechanically swept with all building rubbish removed from site.

In writing this Construction Management Plan the following HSE Guidance has been taken into account:

- HSE 150-Health & Safety In Construction;
- HSE 151-Protecting the Public;
- HSE 136-Workplace Transport Safety; and
- HSE 144- The safe use of vehicles on construction sites

To ensure maximum potential for reducing waste to landfill, and encouraging reuse and recycling, waste will be segregated where possible. Separate skips and/or wheelie bins will be made available for all types of waste. Each skip will be clearly labelled and site personnel will be informed of procedures within the induction process. Regular monitoring will be undertaken to ensure correct procedures are followed at all times. The skips will be emptied at regular intervals to prevent overfilling. Toolbox talks will be undertaken with all site personnel to ensure full understanding of waste procedures.

A3.1.1 Disposal of Non-Hazardous Waste

All non-hazardous waste will be removed from site within strict adherence to all waste legislation requirements, including the Duty of Care Regulations. Prior to any agreed use of waste carrier or waste disposal sites, the appropriate licences will be thoroughly checked by using the Environment Agency Public Register website

(<http://environmentagency.gov.uk/ePRinternet/SearchRegisters.aspx>) to ensure that particular waste streams can be accepted and carrier licences are valid. This can only be undertaken by authorised personnel and copies of all necessary licences must be retained on site at all times and reviewed for expiry.

No waste shall leave site without appropriate Waste Transfer Notes. It is essential that all Waste Transfer Notes are inspected for detail and must contain the correct description of waste as well as the correct European Waste code (EWC) in line with the List of Waste Codes Regulations. Only authorised and fully trained personnel may sign Waste Transfer Notes. Regular audits will be undertaken to ensure correct procedures are being followed.

A3.1.2 Disposal of Hazardous Waste

No hazardous waste must leave site without the correctly completed Waste Consignment Note. The Consignment Notes must contain all necessary information, including waste description and hazardous waste registration number. Any waste carriers removing hazardous waste must have appropriate licences and disposal sites must be verified to be able to accept waste being sent. These checks and signing of consignment notes can be only undertaken by authorised personnel. All hazardous waste must be stored on site in appropriate, covered or locked skips. No mixing of hazardous and non-hazardous waste is authorised.

A3.1.3 Waste Reporting and Records

All Waste Transfer/Consignment Notes will be held on site throughout the duration of the project and retained on file as legally required. (i.e., Waste Transfer Note: 2 years and Waste consignment Note: 3 years). If a waste carrier fails to provide a waste transfer/consignment note, Contractor templates will be printed from the Contractors Management System and completed prior to waste removal (NB: Waste Transfer Note and Waste Consignment Note).

Each waste transfer will be fully documented and the Site Waste Management Plan updated accordingly. Each month, a comprehensive waste report will be compiled by the Waste Management Contractor, detailing the exact movements of the previous months waste, including destination (i.e., landfill, recycled, reused) and treatment.

A3.2 Soft Strip

Phasing of the soft strip will precede the demolition works. All accessible parts of the buildings will be soft stripped, and all waste will be sorted into relevant waste streams, removed, and disposed of off-site, into a licenced waste facility. All materials will be recycled wherever possible.

A thorough soft strip enables the hard demolition process to continue with a greater level of material processing and ensures the lighter demolition arisings are not loose when the machines are working at demolishing the buildings.

A3.3 Details of Dealing with Contaminated Materials

A Phase I & II Geo-Environmental Assessment has been prepared by RSK to evaluate the soil and groundwater contamination status of the site and the wider area. This report shall be read in conjunction with this report.

A3.4 Asbestos Materials

At the time of this report, an Asbestos Management Survey has been carried out by Santia and available for the contractors use.

A3.5 Details of Dealing with Asbestos Containing Materials

Any suspected asbestos containing materials identified during the course of site works will be tested by a UKAS accredited laboratory before being removed and appropriately disposed at a licensed facility. There will be no treatment of asbestos material on site.

A3.6 Hard Demolition

All demolition works will be carried out in accordance with British Standards and BS Codes of Practice: BS6187; 2011 Code of Practice, to encompass Demolition of all buildings within the Site Boundary on the demolition plan.

Demolition will be carried out on all buildings referenced A – L in the DP1 Title Plan (included within Appendix A).

Works will include removal of all hard standings, shrubs, trees, bushes, hedgerows etc. (in line with Ecology Requirements). Removal of any arisings from demolition of existing structures to below ground level including removal of existing foundations and drainage items.

Waste removal shall include any unsuitable or contaminated materials from site to an approved, licensed waste facility.

The site shall be excavated to formation level and graded, trimmed, and compacted as necessary with approved selected material.

A3.7 Demolition Arisings, Materials to be Recycled

A waste hierarchy will be implemented to help ensure the maximum diversion of demolition materials from landfill. Typically this may include:

- Reuse – cleaning, repairing, refurbishing whole items or spare parts;
- Recycling – turning waste into new materials or products.
- Recovery – anaerobic digestion, incineration with energy recovery, gasification and pyrolysis which produce energy fuels; and
- Disposal – landfill and incineration without energy recovery

Demolition arisings such as paving, brick, concrete and inert soils can be recycled. The process of crushing concrete and hardcore into recycled aggregate such as Type 1, 6F2/6F5 will follow the requirements of the WRAP (Waste and Resources Action Program) Protocol.

Materials which cannot be immediately reused as part of the redevelopment of the site will be taken to a waste recovery facility in accordance with the waste hierarchy methodology.

A3.8 Typical Recyclables

Trammell Crow Company Logistics (TCCL) are actively seeking to appoint a demolition contractor who is able to demonstrate a commitment to the diversion of waste away from landfill with the aim of reducing, reusing or recycling waste such as:

- Hardcore and concrete – crushed and screened to produce recycled aggregates;
- Wood – to produce panel boards or biomass fuel;
- Ferrous and non-ferrous metals – sent to licensed scrap metal processors;
- Cardboard and paper – recycled to produce paper, card, packaging, etc;
- Rigid plastics – sent to plastic reprocessors;
- Polythene – sent to plastic reprocessors;
- Soils – screened for re-use in agriculture, recreational use, etc;
- Green waste – sent to licensed compost facilities;
- Waste electrical and electronic equipment – sent to licensed facilities to be broken down into its individual components for recycling as metals or plastics;
- Batteries – recovery of lead, zinc, mercury, cadmium, manganese and lithium;
- Glass – recycled as jars or bottles;
- Carpets – recycled for use in plastics or horticultural markets; and
- Unrecyclable's - sent to landfill or sent for incineration at a waste to energy plant. In either case the intrinsic energy contained in the material can still be recovered. In landfills the degradation of the waste creates landfill gas which has a high methane content which is readily converted to electricity.

Part B – Construction Phase

B1 | Introduction

Part 2 of this document provides details to enable the Contractor to develop principal approaches with regard to applicable legislation when carrying out operations, incorporating control procedures, processes and reporting in accordance with the Contractor's own management system(s).

The appointed contractor will be required to have a sustainable vision for all of the construction site based on three balanced and interlocking elements, namely, a strong and diverse environmental understanding, fundamental improvements in environmental management and use of resources, and an understanding of its social responsibility. The CMP sets out the objective to achieve environmental and social development simultaneously with a view to continuously improve the service and commitment it shows.

The CMP document has been produced in outline format to accompany the planning application and highlights the areas which would be covered by a completed CMP/CEMP which would be compiled prior to any works commencing on the site. This document also refers to associated documentation which on a live project would include the following supporting documentation:

- Pollution Prevention Plan
- Traffic Management Plan
- Construction Phase Plan
- Site Waste Management Plan
- Environmental Policy
- Environmental Aspects / Impacts Register
- Any additional reports detailed within the Consultant's Reports appended to this document

B2 | Environment Management / Policy

It is intended that, where possible, the contractor's Management System (MS) shall conform to BS EN ISO14001. The Environmental Management System (EMS) shall be regularly monitored and audited by appropriate personnel throughout the duration of the works. It is the responsibility of the Contractor's Project Manager to ensure development, approval and effective implementation of the Environmental Management System. This should be undertaken with the support of the contractor's Environmental Manager (or other suitably qualified/experienced person) and the Contractor's Safety, Health & Environment (SH&E) Department. It must also be made clear to all site personnel that each individual has a responsibility to ensure that no environmental incidents occur.

Further to this, the contractor shall ensure that an Environmental Policy has been produced, in accordance with duties under The Control of Pollution Act and the Environmental Protection Act, whilst fulfilling obligations to both employees and the public who may be affected by the

contractor's activities.

B3 | Environmental Aspects and Impacts Register

An Aspects and Impacts Register shall be produced for this project which identifies potential environmental risks/issues and the impacts that could occur as a result.

B4 | Project Details

Redevelopment of the site comprising the demolition of all existing units and erection of new storage and distribution units (Use Class B8) with ancillary office space, vehicular, pedestrian and cycle access, external yards, parking, landscaping and associated works.

B4.1 Site Location & Description

The site comprises the Heywood Stores, located to the north of Manchester Road in Heywood, Manchester. It extends to approximately 11.3 ha and comprises nine warehouse buildings.

All contractor operatives will work within the confines of the site boundaries. All site areas/boundaries shall have the appropriate safety barriers, fencing, hazard warning signs and segregation for vehicles and pedestrians. All mechanical vehicle movement outside the confines of the site boundaries shall be with the aid of a trained banks man.

B4.2 Sustainability Statement

It is increasingly clear that with modern lifestyles, problems to do with breathing, vision, posture, weight, physical inactivity and mental health are all on the rise while at the same time issues surrounding climate change, resource scarcity, weather prediction, resilience and community wellbeing are all at tipping points.

Against this backdrop, designs of modern workplaces must focus on enhanced health and wellbeing for building users, utilising the natural assets provided by the sun, air, and rainwater for productive purposes on the site while reducing negative impacts to earth ecology.

Over the term of a building lease which could be 15 or 20-years, tenants or purchasers of TCCL's buildings will have little or no idea how their businesses (and therefore their building requirements) will change. What is certain is that there will be change - likely to be driven by emerging technologies, changes in workplace practices and macro-economic events such as climate emergency and pandemics.

In recognition of the accelerating pace of change, TCCL has the following focus areas and plans to deliver the following exemplar features for the scheme:

B4.2.1 Technology Enabled Efficiency

- The scheme will be designed and delivered in a sophisticated digital environment, ultimately enabling the buildings to be managed from anywhere in the world via an internet connection
- The building frames will be designed parametrically, fabricated off-site by robots and erected on site using the principles of design for manufacture and assembly (DfMA)

- Facilities will be provided for a sensor suite to be installed in each building which will monitor air quality, water quality, humidity, noise and heat mapping. Displays will be installed in each reception area ready for connection to the occupied building BMS

B4.2.2 Clean Air, Water, Soil and Energy

- Materials will be specified using cradle to cradle (circular economy) principles wherever possible so that in future they can be returned to industry and endlessly remanufactured without a loss in quality
- There will be “materials passports” which will ensure benefits to earth ecology by reducing negative impacts to air, soil and water
- Air source heat pumps will be used to increase energy efficiency while reducing CO2 impacts
- Roof mounted solar arrays will be installed providing a minimum 20% carbon reduction. Additional roof area will be provided for future PV and/or solar thermal arrays
- Rainwater will be captured from roofs of the buildings to enhance productive and edible landscapes and inform landscape character

B4.2.3 Health and Wellbeing of Building Users

- External breakout areas allowing building users to sit enabling a connection to nature
- Native planting will be used with fruiting, flowering and nut bearing species throughout the site, providing pollinator friendly planting to support local wildlife and growing spaces for building users

B4.2.4 Flexibility by Design

- Building in future flexibility to the scheme is crucial to allow occupiers to adapt buildings for their changing needs
- The offices are at first floor level with a clear area beneath them, this allows for future extension of office area if the building user requires
- Within the warehouse floor the mesh within the concrete will be set to allow for future wire guided systems to be installed with ease for potential automation if required
- Prefabricated dock face elements allow for easy reconfiguration if required
- Underground ducts and conduits will be installed to facilitate easy reconfiguration of the internal warehouse area if required
- The yard areas are designed for maximum operational efficiency
- Level access doors on grade are provided as part of the base building specification

It is, of course, crucial that the benefits of the initiatives delivered through the proposed scheme are measurable within the technical rigour and quality that each rating system requires.

The underlying principles which have informed the proposed scheme design for enhanced health and wellbeing are rooted in recognition that there is a relationship between proximity to natural light and productivity, that maintenance of optimal thermal comfort maximises productivity, control of environmental characteristics such as noise, indoor air quality and light can have positive impacts on mental health; and provision of facilities which promote physical activity and healthy eating enable a measurable connection between healthy workplaces and the health and wellbeing of building users.

B4.3 Start / Completion Dates

Start Date	September 2023	Finish Date	May 2024	
Site Hours	Monday – Friday	Saturday	Sunday	Out of Hours
	07.00 – 18.00	07.00 – 14.00	Not envisaged	Not envisaged
Contract Period (Weeks)	39			

B4.4 Project Management Team

TBC

Role	Name	Contact Tel No	Location
Project Manager	TBC	TBC	TBC
Senior Construction Manager	TBC	TBC	TBC
Site Engineer	TBC	TBC	TBC
HSE Advisor	TBC	TBC	TBC
Environmental Manager	TBC	TBC	TBC

B5 | Site History

B5.1 Ground Conditions

All information with regards to existing ground conditions will be made available in a commissioned Soil Investigation report for reference throughout the development process. Ground works will be designed and carried out in conjunction with the report and anomalies such as contaminants will be dealt with accordingly in line with the report guidance.

B5.2 Nuisance & Environmental Considerations

For the purposes of this document, nuisance is broken down into four sections:

- Dust & Mud
- Noise
- Vibration
- Lighting

The following sections detail activities and control methods to be implemented on the project. Sensitive receptors likely to be affected by the construction nuisance include the neighbouring Industrial units as well as nearby road users.

B5.2.1 Dust

Mechanical disturbance of granular material exposed to air creates atmospheric dust, this type of dust generation is termed as 'fugitive' as it is not discharged into the atmosphere in a confined stream. The potential sources of these fugitive dust emissions relevant to the project are outlined below:

- Site clearance
- On site earth moving operations, site levelling, cut and fill, etc
- Vehicle movements overhaul roads
- Vehicle movements on site during dry periods
- Wind blowing across the site during dry periods
- Stockpiling of excavated materials
- Cutting and grinding
- Accidental spillage and loss of load from vehicles carrying loose material
- Deep excavations
- The generation of this fugitive dust required consideration of additional factors such as:
 - Prevailing wind (speed, direction)
 - Prevailing climate, including rainfall
 - Location of sensitive receptors (including properties, habitats and watercourses)

Prevailing winds are specifically important when considering fugitive dust. The speed of winds can determine the dispersion of dust; high winds can increase the initial generation of dust, in addition to carrying the dust over greater distances.

Appropriate preventative measures to control dust emissions can significantly reduce the potential for dust generation. The contractor will adopt "Best Practice Guidance" as recommended and published by various bodies. This will be from guidance offered by the *Institute of Air Quality Management Guidance on the assessment of dust from demolition and construction*

B5.2.2 Dust Management and Control Measures

As per the IAQM Guidance on the assessment of dust from demolition and construction it is imperative that Dust is managed and controlled thoroughly by Site Management.

Extract from the IAQM Guidance on the assessment of dust from demolition and construction:

Site Management			
5. Record all dust and air quality complaints, identify cause(s), take appropriate measures to reduce emissions in a timely manner, and record the measures taken.	H	H	H
6. Make the complaints log available to the local authority when asked.	H	H	H
7. Record any exceptional incidents that cause dust and/or air emissions, either on- or off-site, and the action taken to resolve the situation in the log book.	H	H	H
8. Hold regular liaison meetings with other high risk construction sites within 500 m of the site boundary, to ensure plans are co-ordinated and dust and particulate matter emissions are minimised. It is important to understand the interactions of the off-site transport/ deliveries which might be using the same strategic road network routes.	N	N	H

Although the nature of planned works are not assumed to create excessive dust, control measures for reducing dust emissions will be based on best management practice. Details of the general dust controls are as follows:

- A water suppression equipment will be maintained when necessary to suppress dust during periods of dry and/or windy weather;
- Wind speed and direction will be taken into account when organising operations;
- All site staff will receive appropriate training in order to ensure that employees are conversant with the site dust control strategy.

Specific control measures for all plant and machinery, external storage areas and vehicle movement routes are listed below:

B5.2.3 Plant and Machinery

- All site plant will have upward facing exhausts and radiator cowls to reduce the generation of dust;
- We will utilise the existing building to provide a level of screening for as long as possible during the strip out/demolition works which will in turn mitigate dust and minimise noise from the operations and plant to outside the site boundary;
- Drop heights into and out of vehicles will be minimised;
- An atomiser may be used to ensure any overhead dust is dampened and kept within the site confines where deemed appropriate.

B5.2.4 External Storage Areas

- Water suppression equipment will be used, as and when necessary, to control dust arising from stockpiles. Stockpiles will only be utilised if needed. If in the event a temporary stockpile is required, then this will be kept away from the site boundary and maintained at a height less than the site boundaries to reduce any risk of transfer by wind onto a neighbouring property. Areas on site will be agreed by site management before placing.
- Soil storage areas etc will be assessed where appropriate.
- The loading area will be maintained in a damp condition during dry and windy weather using the water bowser.
- The unprocessed storage piles or other long-term stocks will be treated in order to seal the surfaces to control dust if required to control dust emissions.

B5.2.5 Vehicle Movement Routes

- The site access roads will be suitably surfaced;
- The access road and other hard surfaced areas and roads will be kept clean at all times and watered by motorised spray units during dry conditions;
- Haul roads will be graded regularly to remove loose material from the surface;
- A holding lane within the site boundary will be introduced to avoid waggons queuing near the entrance or queuing.
- A separate pedestrian access and egress lane will be included which will be wide enough to allow for cycles and will also include a safe crossing point for construction workers;
- A speed limit of 5mph will be enforced to minimise disturbance on internal haul roads.

B5.2.6 Site Management

The Project / Site Manager will:

- Assume responsibility for the management of the site;
- Ensure personnel and operatives are advised of their roles to minimise the generation of dust;
- Deploy suitable dust mitigation measures based on visual observation and weather conditions;
- Review the performance of the operatives and efficiency of dust reduction measures;
- Ensure that records are maintained; and
- Ensure that equipment is maintained.

B5.2.7 Dust Action Plan

In the event that unacceptable dust impact is caused at a nearby sensitive receptor, and a justified complaint is received by the site management, the following dust action plan will be implemented:

If an activity at the site results in unacceptable levels of dust being generated, then that activity shall cease until sufficient measures have been adopted which prevent or minimise the dust emission. The implementation of such measures will be the responsibility of the site manager.

Conditions which may require the use of dust suppression at the site include the following:

- Dry surfaces where mud or debris is present;
- Any part of the site where movement of vehicles generates dust;
- Any part of the site where dust may be generated by wind;
- Stockpiles and Earth mounds without vegetation or cover;
- Crushing and screening activities;
- Material handling operations; and
- Any other activities which result in dust generation.

The project / site manager will be responsible for monitoring dust levels associated with the conditions and activities identified above. The site manager shall implement adequate dust

suppression measures to control dust from any activity which causes unacceptable emissions of dust.

B5.2.8 Dust Complaints

In the event of an external complaint being received regarding nuisance dust, details of the complaints will be logged and potential sources or occurrences on site will be investigated. Records of all complaints received and remedial actions will be held on site within the dedicated site logbook.

B5.2.9 Mud

To comply with UK laws, vehicles exiting quarries, construction sites, waste and recycling plants and other such facilities need their wheels cleaned to prevent them spreading contaminants on local roads in the area. The site will be serviced by road sweepers to maintain access roads and within the local area during phases of heavy construction traffic.

We also plan to keep on site in the 'wash zone' a water jet wash what can be used to clean any final remnants prior to the wagons leaving the site.

B5.2.10 Noise

Noise has the potential to cause disturbance to nearby receptors during construction and therefore will be controlled wherever possible by the site team using best practice guidance. Noise monitoring will be undertaken whenever necessary and the findings recorded using the Noise Monitoring Register, to ensure that noise levels at site boundaries and the boundaries of neighbouring premises do not exceed those laid down in the planning documents. Operations that may cause nuisance noise will be planned in advance and plant selection will form an important part of the planning process.

In addition, our team will embrace best practice with regards to noise minimisation, which will include:

- All construction plant and equipment will comply with UK and EU noise emission limits.
- Plant will be serviced regularly to minimise adverse noise impacts.
- All vehicles and mechanical plant used for the purpose of the works will be fitted with effective exhaust silencers and maintained in good efficient working order.
- Selection of inherently quiet plant where appropriate. All major compressors will be 'sound reduced' models fitted with properly lined and sealed acoustic covers which will be kept closed whenever the machines are in use and all ancillary pneumatic percussive tools will be fitted with mufflers or silencers of the type recommended by the manufacturers.
- Machines in intermittent use will be shut down in the intervening periods between work or throttled down to a minimum.
- Materials will be handled with care and be placed, not dropped. Materials will be delivered during normal working hours.
- All ancillary plant such as generators, compressors and pumps will be positioned so as to cause minimum noise disturbance
- Where practical, noise barriers, close into construction works, when working in the vicinity of properties on site, will be provided. This will provide additional mitigation for the short-term significant construction noise effects at these properties.

B5.2.11 Vibration

It is anticipated that the works should not pose an environmental risk; this should be fully investigated by the Project/Site Manager and Environmental Manager.

Best practice should be utilised at all times, and ongoing monitoring undertaken. Where it is deemed that vibration may pose an environmental risk, this should be fully investigated by the Project/Site Manager and Environmental Manager.

B5.2.12 Light Disturbance

In accordance with the External Lighting Report (Synergy Building Services), consideration will be given to the location and angle of lighting to ensure minimum potential for disturbance to any party such as the nearby units and road users. Where lighting is not required during night hours, it will be switched off. Additionally, lighting arrangements will also take into consideration the potential disturbance of wildlife and ecology. The lighting design will minimise the impacts of light spillage on adjacent retained habitats through the attachment of directional hoods to lights and the use of pressure sodium lamps. Non-essential lighting will be fitted with automatic cut-off switches.

The ecological impact of the new lighting has been carefully considered and measures included to reduce the effect on the natural environment, in line with the recommendations of the Bat Conservation Trust guidance "Artificial Lighting and Wildlife". Particular attention has been paid to the wildlife belt adjacent the site to improve current conditions and minimise any light impact. All luminaires will be high efficiency LED and prevent any upward light distribution.

B5.3 Heritage and Archaeology

It is not anticipated that there are any archaeological sensitive areas within the site boundaries. An Archaeological Desk-Based Assessment has been undertaken and the potential for the site to contain buried archaeological remains from the prehistoric to the industrial period is considered to be very low. However, the following outlines the procedures which will be followed in the event of such as find or discovery:

- Immediately stop works in the area of the find
- Protect the find and the surrounding area, by fencing/blocking off and immediately contact the Site Manager
- Contact the archaeologist and obtain advice on how to proceed
- All significant findings must be reported

B5.4 Waste Management System

In line with the Site Waste Management Plans Regulations 2008, a Site Waste Management Plan (SWMP) will be produced and required to be updated throughout the duration of the project, whilst being accessible upon request within the site office. The contractor's site personnel will be trained in the use of the SWMP.

B5.4.1 Environmental Permitting

If there are any processes which require environmental permitting, it must be ensured that the relevant subcontractor has followed the correct procedures via the Environment Agency to confirm that environmental permits are in place prior to the commencement of works.

An example of works that may require an environmental permit are as follows:

- Water discharge - including contaminated water from accidental spills or effluent treatment processes
- Water abstraction
- Water impoundment

B5.4.2 Segregation of Waste

To ensure maximum potential for reducing waste to landfill, and encouraging reuse and recycling, waste will be segregated where possible. Separate skips and / or wheelie bins will be made available for all types of waste. Each skip will be clearly labelled and site personnel will be informed of procedures within the induction. Regular monitoring will be undertaken to ensure correct procedures are followed at all times. The skips will be emptied at regular intervals to prevent overfilling. Toolbox Talks will be undertaken with all site personnel to ensure full understanding of waste procedures.

B5.4.3 Disposal of Non-Hazardous Waste

All non-hazardous waste will be removed from site within strict adherence to all waste legislation requirements, including the Duty of Care Regulations. Prior to any agreed use of waste carrier or waste disposal sites, the appropriate licences will be thoroughly checked by using the Environment Agency Public Register website: (<http://epr.environment-agency.gov.uk/ePRInternet/SearchRegisters.aspx>) to ensure that particular waste streams can be accepted and carrier licences are valid. This can only be undertaken by authorised personnel and copies of all necessary licences must be retained on site at all times and reviewed for expiry.

No waste will leave site without appropriate Waste Transfer Notes. It is essential that all Waste Transfer Notes are inspected for detail and must contain the correct description of waste as well as the correct European Waste Code (EWC) in line with the List of Waste Codes Regulations. Only authorised and fully trained personnel may sign Waste Transfer Notes. Regular audits will be undertaken to ensure correct procedures are being followed.

B5.4.4 Disposal of Hazardous Waste

No hazardous waste must leave site without the correctly completed Waste Consignment Note. The Consignment Notes must contain all necessary information, including waste description and hazardous waste registration number. Any waste carriers removing hazardous waste must have appropriate licences and disposal sites must be verified to be able to accept waste being sent. These checks and signing of consignment notes can be only undertaken by authorised personnel. All hazardous waste must be stored on site in appropriate, covered or locked skips. No mixing of hazardous and non-hazardous waste is authorised.

B5.4.5 Waste Reporting and Records

All Waste Transfer/Consignment Notes will be held on site throughout the duration of the project and retained on file as legally required (i.e., Waste Transfer Note: 2 years and Waste Consignment Note: 3 years). If a waste carrier fails to provide a waste transfer/consignment note, the contractor will provide their own template for completion prior to waste removal.

Each waste transfer will be fully documented and the Site Waste Management Plan updated accordingly. Each month, a comprehensive waste report will be compiled by the Waste Management

Contractor, detailing the exact movements of the previous months waste, including destination (i.e., Landfill / Recycled / reused, etc) and treatment.

B5.5 Water

Spill kits will be made available, and site operatives trained in their use, to deal with any spillages. All spill kits will be fully stocked at all times.

Due care and attention must be made with regards to potential surface run-off affecting water courses and stockpiling of any materials should ideally not be located within the vicinity of any watercourses.

The positioning of fuel storage tanks and other potentially polluting materials and maintenance/refuelling facilities should be on bunded areas of hard standing with dedicated drainage systems. Stored materials on site will be checked regularly for containment integrity (both primary and secondary), quantity stored and security of storage.

Construction of concrete structures during the construction phase would be monitored to prevent associated contaminated materials entering any watercourses. Pre-cast work or permanent formwork will reduce the amount of in- situ concreting required adjacent and above the watercourses. Washing out of concrete wagons or other equipment used in concrete operations will be undertaken in designated contained washout areas. These will be located away from all watercourses and drains and will be impermeable to prevent infiltration to ground.

Permission for any dewatering activities will need to be sought from the Environment Agency under the terms of the Water Act 2003, well in advance of construction commencing.

The contractor shall ensure that all works will not directly or indirectly affect the natural water resources by any of its operations/activities. Surveys are carried out prior to the start of works to establish the existing water quality and water levels around the site. Disturbing underground pipes is avoided wherever possible, particularly those containing gas (yellow) or foul water (brown/black) or diesel. Regular inspections are carried out with regard to the discharges, drainage systems, collection ditched, lagoons, interceptors, and watercourses to ensure that they are all in good order. It is ensured that run-off is directed away from sensitive areas. Services are protected to reduce the risk of damage by heavy plant or digging which could otherwise lead to pollution incidents.

Generally, during the construction phase of the development the contractor shall ensure that appropriate provisions are put in place to ensure that the water quality of the surface water discharge from the site is maintained. This will involve measures to prevent silts or other construction waste being conveyed offsite through surface water runoff.

The contractor shall ensure that wildlife and ecology provisions are adhered to.

B5.6 Transportation and Traffic Management

A Traffic Management Plan will be implemented on the site; details will in due course be found in the Construction Phase Plan (CPP) and displayed on the site safety notice board. The plan will outline timings of deliveries and routes to be taken by hauliers to ensure minimal disruption to local residents and businesses. This will include potential risk for noise disturbance as well as minimising additional traffic during peak periods.

B5.7 Ecological Management

As per the submitted CEMP, it is the responsibility of the contractor's project team to determine if the client or other relevant persons have identified and designated ecological sites or protected species within this project/site. Prior to the start of works/activities on site, the sensitive areas shall be identified, fenced off and all staff made aware. Appropriate transport routes are designated with these sensitive areas in mind to ensure they are not disturbed.

Transport routes should avoid areas containing retained trees and an alternative safe route identified.

The Control of Pollution Act and the Environmental Protection Act impose a duty on everyone to prevent pollution to the environment. In order to fulfil its obligation, it should be the contractor's policy that all work activities will be assessed with regard to the level of risk to the environment.

Good practice should be undertaken during the construction phase in order to avoid or reduce ecological impacts, including:

- Dust minimisation methods (e.g., wetting of dust-producing plant and machinery, covering of all vehicles carrying spoil) to avoid impacts on retained vegetation.
- Night working will be avoided wherever possible and all construction lighting should be directed away from retained areas of habitat. Security lighting and non-essential lighting should be fitted with automatic cut-off switches.
- Where works within and in close proximity to water courses are to be conducted, pollution prevention controls should be utilised to reduce the risk of sediment pollution.
- All clearance works, tree felling and scrub removal should be undertaken outside the bird nesting season (i.e., should be undertaken during the period September – February), although if works cannot be avoided during the nesting season (March – August inclusive) then a suitably qualified ecologist should supervise any works.

B5.7.1 Flora

Site preparation works include levelling of earth mounds and clearance of areas of scrub and trees using specialist contractors.

Individual trees and tree groups not requiring removal will be protected in accordance with BS5837:2005 – Trees in Relation to Construction. A Tree Protection Zone will be established within which no work could take place without prior authorisation. Clear signage will be placed on all fencing surrounding the protected tree area. The fencing will be regularly checked, and any areas found to be of poor quality or damaged, will be repaired or replaced immediately. All site personnel will be made aware of which areas are not to be entered within the Induction and this will be reinforced throughout the duration of the works through regular Toolbox Talks.

The remaining existing habitat will be managed to promote the wildlife which already exists.

B5.7.2 Unexpected Discovery of Flora and Fauna

Where any unexpected species is located by any personnel on site, all works within that area must cease immediately. Site management must be immediately informed along with the SH&E Department. No further work may take place within that area until confirmation has been given by the SH&E Department and site management.

B5.8 Land Management

During the site induction all personnel will be made aware of their responsibility to be vigilant regards potential soil contamination. Key personnel are ground workers, machine operators and their banksmen. They will report any suspicions of contaminated soil to site management who will then instigate the following actions:

All imported topsoil must comply with the Environment Agency's Soil Guideline Values (SGV's), for residential gardens and with BS3882:2007, specification for Topsoil. In addition, the source and supplier of any imported materials must be provided to the Local Authority together with appropriate analysis certification.

Any excavated soils removed from site for disposal to a landfill should undergo Waste Acceptance Criteria (WAC) testing in order to correctly classify the material in terms of waste disposal. The results of the WAC testing should be supplied to the chosen waste acceptor at an early stage of the development in order to locate a suitable landfill site.

B5.9 Resource Use

The contractor will ensure where practicable, the use of recycled or sustainable materials will be utilised. In line with company procedures, all wood should be obtained from a certified sustainable source, such as FSC and the Sustainable Timber Register fully completed with copies of the Chain of Custody Certificate(s) obtained.

A dedicated area will be maintained for storage of all materials and due care and appropriate handling will be undertaken at all times to reduce any risk of damages and wastage. Packaging of items should not be removed until required, to ensure maximum potential for returning of unused goods.

As much office waste as possible will be sent for recycling and strategies put in place to ensure minimal wastage, for example avoiding unnecessary printing, etc.

Where possible, use of local suppliers will be considered to reduce transportation costs and maintain a low carbon footprint. The project carbon footprint of transportation to and from site is captured using the Daily Signing In/Out Register which requests transport type (including fuel type), distance travelled, etc.

Waste disposal options are discussed with the designated waste management contractor to ensure minimal transportation requirements where possible.

B5.9.1 Energy Consumption / Monitoring

Switch it off schemes and other energy saving campaigns will be implemented on site to encourage all personnel to consider their carbon footprint both at work and home. Posters will be clearly displayed within the site office to ensure all personnel are aware. This will also be covered within the site induction and regular toolbox talks held relating to the subject.

B5.9.2 Water Usage

Within site accommodation, taps will be switched off when not in use or push taps will be implemented to ensure that water is not left running whilst also making staff aware of water saving techniques. Every effort to ensure reduction in water use should be implemented where available as well as consideration given to rainwater harvesting on site where possible.

B5.10 Visual Amenity

The contractor will ensure that the site boundaries are kept clean and tidy at all times. Any hoardings and/or fencing will be well maintained and kept free of graffiti and non-site-specific posters. Damaged or unsightly fencing must be repaired or replaced as soon as possible. Local roads will be kept free of excessive dirt and mud, road sweepers and wheel wash facilities are to be used as required to prevent build up. It is the responsibility of the site management to ensure the cleanliness of the site is maintained and allocated personnel will be identified to carry out regular checks.

B5.11 Considerate Constructors

The contractor shall be an active member of the Considerate Constructors Scheme, uphold its principles and adopt the CCS code of practice throughout the project.

The contractor will ensure all works carried out are undertaken in a manner which not only ensures best practice but ensures minimal disruption and cause for complaint by the public.

B5.11.1 Community Liaison

The contractor will actively seek to ensure community liaison is maintained throughout the duration of the works. Site specific activities will be planned where possible which ensure interactivity with local communities, schools, colleges and charities. Events are to offer opportunities to local residents to meet and discuss the project with site management.

B6 | Pollution Prevention

A Pollution Prevention Plan will be clearly displayed within the site office and all site personnel made fully aware of all sensitive receptors and control measures implemented to be adhered.

B6.1 Pollution Prevention Planning and Emergency Response

In the event of an Environmental Incident, procedures must be followed to ensure risks of further spillages/migration of pollutants are minimised. The contractor's Site Management Team will be on standby in the event of a major incident. The Emergency Response is located within the Environmental Policy. Environmental emergencies may include fire and/or explosion, environmental release or serious weather conditions.

Emergency Contact Details will be clearly displayed on the site notice board and information clearly explained to all site personnel during the site induction. All environmental emergencies must be reported immediately to the Site Manager for preventative and protective measures to be implemented to control/eliminate the emergency and a possible future re-occurrence.

For further information on pollution prevention, please refer to the 'Working at Construction and Demolition sites:

PPG6, Pollution Prevention Guidelines' set by the Environmental Agency by clicking on the link below:

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/290139/pmho041_2bwfe-e-e.pdf

B7 | Project Management

The following section will outline documentation and consents required for the project:

B7.1 Licences / Consents / Exemptions

Site management will regularly liaise with the Environment Agency and other regulatory bodies where necessary in regard to all consents, exemptions, and licences. Any applications will be made with consideration of appropriate timescales. A consents schedule will be completed and held on site files detailing information from date of application. Where specific limitations are set through any licence, consent or exemption, this is to be clearly identified and regularly reviewed to ensure compliance.

B7.2 Site Environmental Documentation

All environmental documentation must be kept on site at all times and be available for inspection by internal and external auditors, as well as the Client. The contractor shall agree a folder structure with the client. Where any documentation is amended, previous versions will be superseded and documents transmitted in line with procedures. Site personnel will be made aware immediately, if any significant changes in works procedures are implemented.

Initial start-up documentation will include the following:

- Site Setup Checklist
- Environmental Aspects/Impacts Register
- Construction and Environmental Management Plan (CEMP)
- Site Waste Management Plan (SWMP)
- Pollution Prevention Plan (PPP)
- Tree Protection Plan
- Arboricultural Impact Assessment
- Arboricultural Method Statement (AMS)
- NatureSpace District Licence Documentation

On-going weekly environmental inspections will take place on site by authorised personnel using the Daily/Shift SH&E Inspection Checklist. The findings of these inspections and any associated actions will be appropriately documented in agreed format. Copies will be held on site at all times.

B7.3 Reporting

Monthly reporting of waste figures on to the Site Waste Management Plan (SWMP) and environmental incidents will be undertaken by the site.

B7.4 Auditing and Monitoring

A regular audit schedule will be implemented throughout the duration of the project and will include both internal and external audits. It is the responsibility of the site management to ensure all documentation and evidence required for audit purposes is kept up to date and freely available for inspection at all times. The site environmental management system will be audited to the standards

set out by ISO14001. Additional legal compliance audits will also be undertaken. Any system failures will be documented and appropriate corrective actions issued and implemented.

Daily and Weekly site inspections will be carried out to ensure environmental risks are being managed appropriately. These inspections will be carried out by suitably qualified personnel and the appropriate SH&E inspection forms will be completed and signed off by the site/project management. All documents will be filed and retained on site for auditing purposes. Any failure to undertake such monitoring will be deemed as a non-conformance with procedure and appropriate corrective action will be implemented.

B7.5 Training

All site personnel with environmental responsibilities will be suitably trained and qualified. Where it is indicated that additional specific training requirements are needed, it is the responsibility of the site management to ensure these needs are met at the earliest possible opportunity.

The site induction includes a general overview of environmental issues relating to the site, as well as an overview of how these issues will be managed. It is expected that all appropriate site personnel will undertake in-house Environmental Awareness Training.

Environmental Toolbox Talks covering topics relating to site activities must be given to all site personnel and subcontractors at least fortnightly.

Environmental Alerts must be clearly displayed in all welfare/site areas. Any actions relating to these must be implemented immediately, and all site personnel made fully aware of any changes.





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