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78 Havant Road, Emsworth PO10 7LH

Construction Method Statement & Construction Environmental Management Plan

Construction Method Statement & Construction Environmental Management Plan

Introduction

The approved scheme is for the Demolition of existing 7 bed dwelling and construction of detached building comprising 9No. 'Assisted Living' Apartments (Class C3) and ancillary Carers Management Suite together with associated parking, secure mobility scooter and bicycle storage, refuse /recyclables storage and landscaping.
Application Number: APP/22/00487

Construction Environment Management Plan – Condition 9

No development shall take place until a site specific Construction Environmental Management Plan has been submitted to and been approved in writing by the Planning Authority. The plan must demonstrate the adoption and use of the best practicable means to reduce the effects of noise, vibration, dust and site lighting.

Construction Method Statement – Condition 10

Condition 10 – To be read in conjunction with HRP Architects drawing number 8993-001

No development shall start on site until a construction method statement has been submitted to and approved in writing by the Planning Authority, which shall include:

- (a) A programme of and phasing of demolition (if any) and construction work;*
- (b) The provision of long term facilities for contractor parking;*
- (c) The arrangements for deliveries associated with all construction works;*
- (d) Methods and phasing of construction works;*
- (e) Access and egress for plant and machinery;*
- (f) Protection of pedestrian routes during construction;*
- (g) Location of temporary site buildings, compounds, construction material, and plant storage areas;*

Demolition and construction work shall only take place in accordance with the approved method statement.

Reason: In order that the Planning Authority can properly consider the effect of the works on the amenity of the locality having regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011.

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1. Organisation and Responsibilities

Design Manager (to be confirmed)

The Design Manager is responsible for the management of the design consultants to ensure that the project specification is established in accordance with project requirements, building regulations and relevant standards. The Design Manager will be permanently on site during the early stages of the project and will visit site regularly during the later stages of the project. The Design Manager will liaise with relevant parties on the final scheme design and ensure advice is provided to the Project Manager on the potential impact of proposed construction methods.

Site Managers (to be confirmed upon appointment of the contractor)

There will be a Site Manager permanently on site during the works although this may be increased depending on the construction output. The Site Manager is responsible to monitor the implementation and effectiveness of the specified controls on a day to day basis. This includes the induction of all sub-contractor's operatives and liaison with their management should improvements be required. The Site Manager, under instruction from the Project Manager, will formally inspect the works on a weekly basis for compliance with Health, Safety and Environmental compliance.

Environmental Manager (appointment will be undertaken by the main contractor)

The Environmental Manager will monitor the compliance of the project from information provided by external resources (see below) and site visits ensuring the project is audited internally at least once.

2. Scope of Work

The satellite view of the area reveals more of the landscaping and character of the neighbourhood:

2.1 The site is situated on the south side of Havant Road, to the east of Barn Close and to the west of Western Avenue. Vehicular and pedestrian accesses are off Havant Road.

2.2 The site is approximately 0.15 hectares which is presently occupied by a large residential property with outbuildings. In this locality there are a varied range of buildings which range from detached and semi-detached houses to buildings with a bigger footprint and scale, such as Springfield Nursing Home, Emsworth House Nursing Home and the 3 storey housing development nearby.

2.3 The site is basically flat, with mature planting and trees to the boundary edges. Within the site's north-west corner is a Corsican Pine which is the subject of Tree Preservation Order No. 0624.

2.4 The site falls within Flood Zone 1 and would remain so in 2115.

Fig 1 – Arial View (taken from www.google.co.uk/maps)



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3. Environmental Impacts

The following table summarises the current key features on and around the development site which may be impacted by the construction of the approved building. In assessing the significance of the impact potential on these receptors we have taken into consideration reports received to date and publicly available information. **The impact severity will be re-assessed upon receipt of any specialist reports received in the future.**

Receptor	Description	Potential Impact Severity								
		Noise	Vibration	Dust	Fumes	Visual	Physical Harm	Flooding	Pollution	Heritage
General Community	The community in the vicinity of the development may be impacted by traffic movement of vehicles coming to the site.				M				L	
Residential Neighbours	Residential neighbours are located on all site boundaries.		L	L	L				L	
On Site Archaeology	From documents supplied in support of the planning application and the type of development (additional floor) we do not anticipate any archaeological Impacts									
Unexploded Ordinance (UXO)	No Risk Assessment has been undertaken to identify a low risk of UXO's on the site.									
Land	No Geo-environmental assessment has been conducted.									
Ecology	Please refer to Ecology Co-op report for actions and recommendations.									
Site Operatives	The land is residential so no adverse concern or reports regarding contaminants have been reported.									
Trees	Please refer to Bernie Harverson Arboricultural Impact Assessment.									
Flood Risk	Development is in Flood Zone 1 (TBC), the risk of ground water, sewer or pluvial flooding is considered to be very low or negligible. Site Drainage will be as agreed with the LPA in accordance with Southern Water but will use existing foul and surface water disposals									
Building Users	The building will be used by residents and their visitors. There are no pre-existing contaminants, no harmful materials will be used in the construction of new facilities.						M			

4. Environmental Mitigation

Site specific environmental issues requiring project specific mitigation have been considered and are summarised in the following table, these mitigation measures will be further detailed as the CEMP is developed on the receipt of further information:

Description of Mitigation	Impact Mitigated								
	Noise	Vibration	Dust	Fumes	Visual	Physical Harm	Flooding	Pollution	Heritage
Workings Hours Working hours for construction activities on project will be restricted as follows: ➤ Construction: 8:00 – 18:00 Mon to Fri ➤ Construction: 8:00 – 13:00 Sat There will be no works on Sundays or Bank Holiday, this is also due to weights restrictions being in place on the access to the site. Where construction activities may exceed these working hours then the EHO and local residents will be notified prior to the works.	✓	✓	✓	✓					
Archaeology Should archaeological remains be present and assuming that they are of low (local) to moderate (regional) significance and a design solution cannot be implemented to ensure their preservation in situ, further mitigation works such as a programme of archaeological excavation and recording are likely to be required to ensure the preservation by record of any threatened remains. A watching brief will be in place during excavation works and should any potential archaeological remains be identified then Archaeology South-east will be informed, and works in the area will be stopped and the area secured.									
Birds Nesting bird inspections will be required if vegetation, scrub and trees are to be cleared/felled during bird nesting season (March – August). If clearing any area within the recognised nesting season, a suitably qualified ecologist should inspect the vegetation/trees to be removed within at least 24 hours in advance of removal.						✓			
Spillage Emergency Planning An emergency plan for spills of fuels, oils or other CoSHH materials will be prepared for the project and briefed to all operatives. All minor spills will be cleared and consigned off site as hazardous waste.						✓		✓	

NB:NOISE

Noise Monitoring to be fully monitored to ensure no impact on neighbours and client to work closely with EHO to address any complaints.

Construction can be an industry where high noise levels are common and where both occupational and environmental noise monitoring may be needed.

The measurement and monitoring of noise from construction sites can be carried out using a range of different instruments depending upon the time over which the measurements need to be made.

If the measurements are to be made over a short period, such as a few hours, a handheld sound level meter would be suitable.

If the measurements need to be made over a longer period, an outdoor measurement kit may be needed these allow measurements to be made for up to 2 weeks with the internal battery packs and provide options such as remote download over 3G/GPRS and GPS location data

For longer term measurements, a permanent noise monitor may be the best solution. This type of system often requires a more in-depth discussion to ensure that all of the options and requirements have been covered.

4. Environmental Mitigation (continued)

Description of Mitigation	Impact Mitigated								
	Noise	Vibration	Dust	Fumes	Visual	Physical Harm	Flooding	Pollution	Heritage
Tree Protection Arboricultural surveys and reports all to be adhered to and actions taken as prescribed.						✓			
Traffic Management Traffic Management Plans have been included in <i>Section 5 (These are subject to change and to be confirmed upon appointment of the principal contractor)</i> . All deliveries will be booked in with the site contractor who will avoid slots at peak hours. Road will be kept clean by the provision of wheel cleaning facilities and road sweepers as required.	✓	✓	✓	✓	✓	✓		✓	✓
Waste Management Main contractor will apply the waste hierarchy to the project to minimise waste production and subsequent landfill burden. No waste removed from site will be permitted to leave without the provision of an adequately completed waste transfer note and copy of valid waste carrier licence for the person removing the waste and environmental permit for the site where the waste is being taken. In order to implement these requirements and monitor the amount of waste being produced by the project a Site Waste Management Plan will be prepared and maintained throughout the course of the construction phase.	✓	✓	✓		✓	✓	✓	✓	
Statutory Nuisance The client believes in being a good neighbour in all the communities in which we work and will register the project with the Considerate Constructors Scheme. Regular newsletters will be circulated to local residents and community groups to inform them of the progress of the works and any works which may impact on them. To minimise issues caused by noise and vibration Best Practicable Means will be employed in accordance with BS5228:2009+A1:2014 Parts 1 and 2. Dust from general site works will be monitored closely and dusts suppression employed as necessary to prevent dust from leaving the site boundary. Control measures that may be applied in order to avoid dust emissions include:- - Minimise the accumulation of loose materials on site road by regular sweeping which is to be wet or water assisted. - Ensure an adequate supply of water is available for water bowsers. - Ensure water bowsers are effective and maintained. - Ensure bulk deliveries /collections are sheeted (where appropriate). - Impose and enforce site speed limits. - Apply water spray to haul / site roads, demolition works, earthworks and stockpiles - Pay particular attention to stockpiles in dry, windy weather. - All Non-Road Mobile Machinery (NRMM) used during the course of the development that is within the scope of the Greater London Authority 'Control of Dust and Emissions during Construction and Demolition' Supplementary Planning Guidance (SPG) dated July 2014, or any subsequent amendment or guidance, shall comply with the emission requirements therein.'	✓	✓	✓		✓			✓	
Lighting Construction phase lighting shall be designed to minimise effects beyond the site boundary.					✓				

Site accommodation will be located in the site compound in the East of the site, adjacent 114 Havant Road (see fig 2 below). The compound will also accommodate a store for both the main and subcontractors, with access from the existing entrance on Havant Road. It is envisaged that when able, the site office can move into the ground floor of the development building allowing the external landscaping to take place.

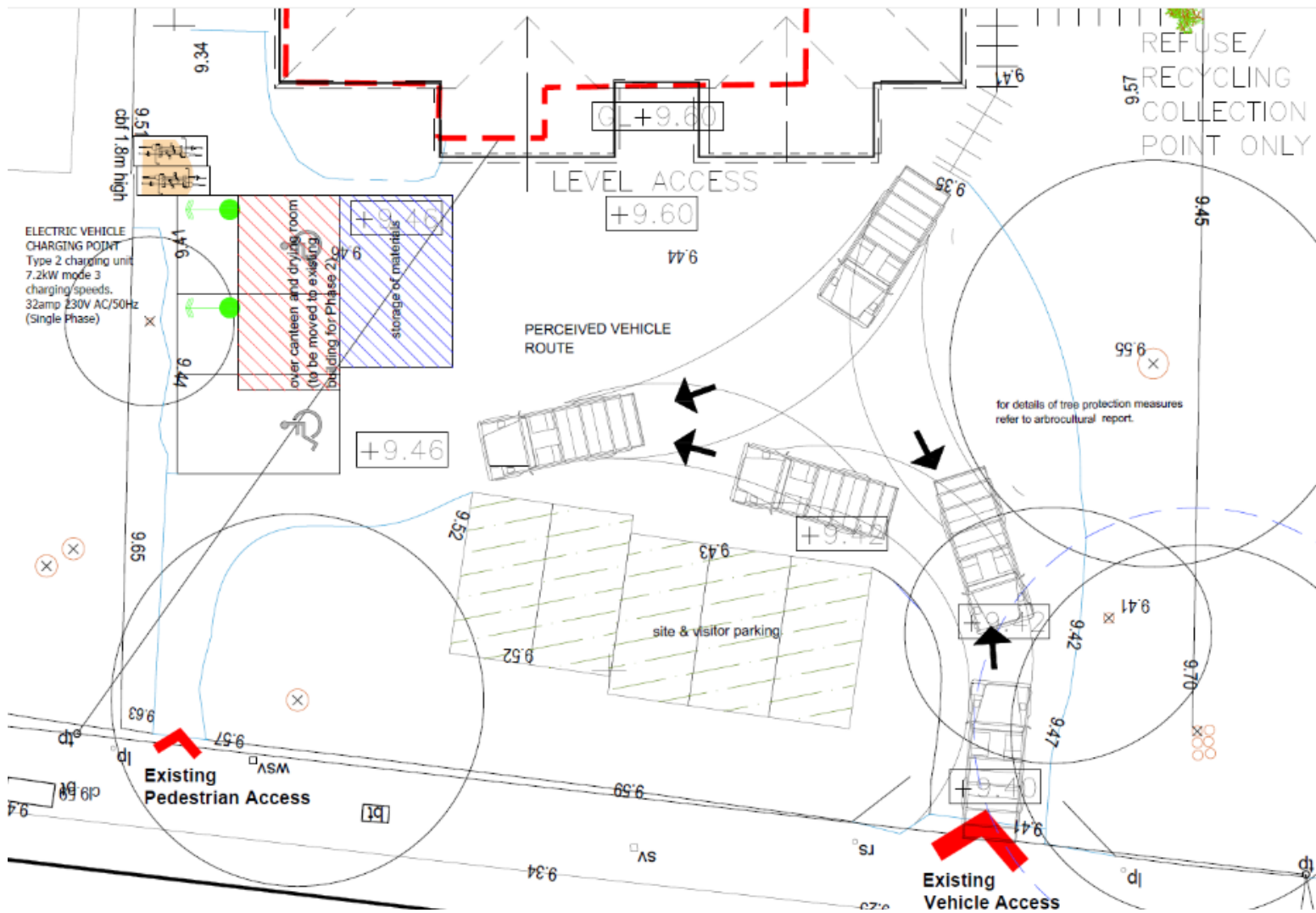


Fig 2 Site Compound, welfare, site parking (on existing site footprint)

All visitors arriving on foot will be directed to the Site Office from site notices displayed clearly on the pedestrian entrance to the site on Havant Road.

In order to reduce disruption to neighbouring businesses and residents during the construction periods we will take several steps to ensure as little impact as possible on the roads surrounding the site. These will include the following.

- All subcontractors will be advised of the requirement for site tidiness, and enforcement of this rule will take place if necessary.
- Newsletter drops to local community informing of progress and planned works.
- Should any local complaints arise about these or any other matter they will be dealt with promptly and courteously, and suitable compromises agreed wherever practicable, subject

- to the normal restrictions of construction sites.
- Provision for contractor / visitor parking on site to remove vehicles from neighbouring roads.
- Minimise the accumulation of loose materials on site road by regular sweeping.
- Ensure bulk deliveries /collections are sheeted (where appropriate).
- **General Signage**
- Adequate signage to be displayed warning of the potential dangers of unauthorised access on to the construction site. These will be displayed along the site access route and at intervals along the site perimeter. Adequate directional signage subject to planning approval will be displayed directing deliveries and visitors to the site to minimise any confusion and abortive travel from drivers unable to locate the site entrance. In accordance with the guidelines of the Considerate Contractors Scheme we will also display telephone details for local residents to contact should there be any instances where a resident wishes to report an incident relating to the construction works.
- **Subcontractor Parking**
- There will be adequate car parking on the site for subcontractors.

Phasing Strategy

Enabling Works

In order to commence the new build phase of the project it is necessary to complete both ecological and works to the site.

On site commencement temporary works will be carried to protect existing retained trees and habitats (e.g. Newts, Birds and Bats). In line with the recommendations of the specialist consultants, following this site clearance will commence.

Site clearance works requires the removal and of trees and other plants.

In order to allow safe construction of the new building we will allow a cut fill exercise to the development to ascertain the necessary level, it is important this must be considered early as later access to some areas would be more challenging. During this phase the formation levels for the new development will be cut, and arising's used where possible to create levels, with the remainder being taken from site for disposal.

In order to ensure the successful delivery of the project, we have assumed that all works relating to the provision of services for the proposed building will be dealt with as a matter of priority. In order to facilitate this it is necessary for the new services to be constructed as the permanent entrance access road is constructed taking the services to the plant room.

To enable this to happen key design development and procurement needs to take place prior to a start on site for these services (Gas, Electric, Water, Cable and

Telecom) to enable necessary installation of the infrastructure network for both the Statutory Authorities and the private infrastructure within the development.

It is important for the phasing and successful completion of the scheme that the access road and car parking is constructed to base course including any associated retaining structures as part of the first enabling works on the construction programme. This will be provided to the entire development together with all associated incoming services and drainage, ensuring construction in the correct sequence to minimise disruption to access and egress on site, and health and safety risks that arise from return visits to these areas.

Construction Works

1. The Health and Safety Executive will be notified of the commencement date of the construction works and all Health and Safety Documentation will be available for the duration of the project in the site office, prior to commencement of the works.
2. The site welfare facilities will comprise of: Site Management Team, inclusive of Contracts Manager, Site Managers, Finishing Managers, Project Surveyor, Design and Build Manager and M&E Project Manager. Site Operatives, Canteen, Drying Room, Toilet and Catering Unit along with subcontractor's containment.
3. There will be parking on site, as shown on the current logistic diagram.
4. The site is to be secured on all elevations by means of painted timber hoarding / existing and Heras fencing secured on steel posts or existing permanent features such as boundary walls etc. These will be maintained throughout the works.
5. Erect Heras fencing to protect retained trees.
6. Temporary lighting will be employed on the site where necessary. Where this is required, due consideration will be given to issues of light pollution and their effect on the local residential area.
7. Lorries will be checked prior to leaving each area/section and wash facilities will be employed prior to site excavation works to ensure transit routes remain clear of excessive spoil, dust and debris.
8. During the construction process consideration will be given to the management of surface water runoff. Ensuring that procedures are put in place to minimise the impact to any local water courses.
9. Excavate topsoil where applicable to formation level over the footprint of the building and store on site for use in landscaped areas.
10. Excavate and concrete foundations and construct to slab level.
11. Any surplus spoil away operations will be supported by a mechanical road sweeper / cleaner for the duration of the operation.
12. Undertake all drainage works and connect to the existing foul water and storm water drainage systems.
13. Construct all site facilities bases for cabins, temporary car parking areas to base course and form loading bay areas and tower crane base.
14. Erect independent scaffold to the perimeter of building as the construction evolves.
15. All deliveries to be scheduled in advance with suppliers as not to have more than one delivery on site at a

time so to cause congestion on site and on the adjacent approach roads. All loading & unloading will be carried out within the site

16. Roof structure of building, to including fascia's, soffits, guttering and roof tiling.
17. Fit all external windows and doors to form a water tight structure ready for commencement of internal trades
18. Construct external brickwork skin/ cladding/ render and clean down building.
19. Internal work will progress within the building at the same time as the external brickwork is being constructed.
20. Strip Scaffold.
21. Form Footpaths and hard landscaped areas.
22. Form and plant all soft landscaped areas.
23. Clean all areas internally and externally and hand over to client.
24. Erect permanent boundaries and remove temporary fencing from site

Noise

Although construction is an inherently noisy operations, we will look to reduce the noise by using an electric stick crane which is almost silent and implement the following;

1. Be friendly, approachable and look out for our neighbour's wellbeing.
2. Have respect for our neighbours' peace and privacy and allow them to live their day to day lives without interference from us
3. Recognise and accept that our neighbours may have different cultures, beliefs and personal circumstances to those of your own.
4. Mailshot and talk things through with our neighbours and try to resolve issues in a calm and reasonable manner
5. Be vigilant in the neighbourhood, recognise and report things that could affect the health, safety, peacefulness or security of a neighbour or the neighbourhood in general.
6. Radio etc will be banned from site.
7. Inform our neighbours if we are going to carry out noisy works, which might disturb them and avoid if possible doing these works either early in the morning or late in the afternoon.
8. Avoid the slamming of doors in and around our Building,
9. We will not park our vehicle in a position or undesignated area, which may affect others.
10. We will not rev cars, vans or motorbikes, especially early in the morning.

Vibration

The current new build construction methods on site we envisage this will not cause any vibration to the surrounding properties.

In relation to the demolition works on the boundaries of the site, these are small scale and we envisage this will not cause any vibration to the surrounding properties.

As good practice and in accordance with the approved code of practice, BS 7385-2:1993 Castleoak will ensure that any operations on site are monitored and carry out regular checks.

The British Standard has guidelines for vibration, where each building/construction is assessed on its own merits.

6. Implementation and Review

The control measures identified in the CEMP, and sub-ordinate documentation, will be implemented by the following means:

- Relevant information will be communicated to sub-contractors before an order is placed during a pre- contract meeting. An order will only be placed with a sub-contractor following a commitment that they will work to the control measures specified. Where they are required to appoint specific plant, equipment or specialist resources this will be stated in their contract.
- Sub-contractors will be required to submit a detailed method statement for all works they undertake stating detailed control measures. This will be reviewed and authorised by the Site Manager prior to the commencement of operations.
- All sub-contractors will be required to monitor their own works and provide a permanent on-site Supervisor. Where many operatives are provided Supervisors will be required at a ratio of 1:8 with site operatives.
- All site operatives will be required to attend a site induction before undertaking any work. The induction will be conducted by the Site Manager and will include all control measures site operatives are required to work to.
- Access and egress from the site for operatives and deliveries / collections will be controlled by a gateman who will be supervised by the Site Managers.
- The Site Managers will walk the site daily to monitor the works and implementation of the specified controls. Where actions are required to further implement controls these will be raised with the sub- contractor's supervisor. If required they may use a red / yellow card disciplinary and or toolbox talks to improve the implementation of the specified controls.
- Any incidents or visits from regulators will be reported to the Environmental Manager by the Site Manager.

In addition to the monitoring described above, the implementation and effectiveness of controls will be reviewed as follows:

- The Site Manager will conduct an inspection on general good order and security on a daily basis.
- The Site Manager will conduct an inspection of all environmental controls on a fortnightly basis, this will be alternated with the external inspection described below.
- A project meeting will be held on a monthly basis, to be attended by the Site Manager and Contracts Manager, to review the results of the above monitoring and inspections. The effectiveness of the specified controls will be considered and any actions required to improve the overall environmental performance of the project agreed and documentation updated accordingly.

7. Amendments

- **i. confirmation that a pre-start record of site conditions on the adjoining public highway will be undertaken and a commitment to repair any damage caused**

The contractor will be asked to undertake a photographic record of the surrounding highways adjacent to the site boundary and this will be forwarded to the highways department. Upon completion of the project a photographic record will be taken to ensure no damage has been made to the existing highway and the client has confirmed any damage will be made good to be agreed.

- **iii. provisions for loading, unloading and storage of plant and materials within the site &**
- **v. details of access to the site**

Material/welfare is to be sited within the boundary as indicated originally, but will need to be Phased as the building works progress and can be eventually moved within the new building should external space become unavailable.

- **vii. the erection and maintenance of security hoarding including.**

Due to the surrounding boundaries and site location, no hoarding is proposed to the rear as the existing will suffice, but security hoarding will need to be erected to the front of the site to Havant Road due to the high numbers of pedestrians.

- **ix. provision of wheel washing facilities at the site exit and a commitment to sweep adjacent roads when required and at the request of the council**

No wheel washing facilities are being proposed as large deliveries may be made directly at the front of the site on Havant Road, but the contractor will have a duty to ensure the main highway is kept clean. The client has confirmed if required a commitment to sweep the adjacent roads if deemed necessary.

Vehicle Type Typical Size Use

Rigid Heavy Goods Vehicle 10m (l) x 2.5m (w) x 3.64m (h) Excavation/ waste material removal

Small Articulated Vehicle 13.6m (l) x 2.5m (w) x 3.7m (h)

Plant, steelwork, bricks, cladding panels,

Mechanical and electrical plant, roofing materials

Concrete Mixer 9.4m (l) x 2.5m (w) x 3.71m (h) Concrete deliveries

Rigid Heavy Goods Vehicle 12m (l) x 2.5m (w) x 4.1m (h)

Plant, bricks, cladding panels, dry lining,

joinery, Mechanical and electrical plant,

roofing materials

Large Mobile Crane 12.3m (l) x 2.4m (w) x 3.4m (h) Crane delivery/ operations

Vans 5.7m (l) x 2.4m (w) x 2.7m (h) Plant service, materials and other suppliers.

Updated information with regard to estimated construction vehicle traffic will be included (by the contractor, once appointed) within the developed CMP.

Before the commencement of work on site the developer and/or contractor will agree on the scope of works and community liaison strategy. Information to be provided will include, but not limited to, the following:

- *Site and Contractor details*
- *Site plans*
- *Programme of proposed works*
- *Duration of proposed works*
- *Environmental monitoring regimes*
- *Identification of receptors and liaison strategy*
- *Site logistics plan*
- *Plant and equipment to be used and level of noise they produce*
- *Number of major construction sites near the proposed site*
- *The existing ambient noise and dust/air quality levels*
- *Any neighbours which may be affected by the works including working methods and protective measures to control noise, dust and vibration*

It is noted that the some of the information detailed above will be contained within the developed CMP, and therefore as appropriate the contractor (once appointed) or developer may forward the developed CMP onto the relevant LPA teams.

This statement as emphasised above is subject to the appointed contractors CMP report.

Once appointed the contractor will ensure sufficient space is provided on-site to receive all deliveries and supplies, which will be stored on-site accordingly. All deliveries will be undertaken in the detailed hours as below and be manned during these hours without fail:

Construction routes will be established by the contractor (once appointed) once it has been determined where the materials are going to be sourced from. However, all delivery vehicles will be required to access the site by following an agreed routing strategy, on roads which are suited for heavy goods vehicles.

Appointed contractor to apply as necessary for all scaffold and hoarding notices as required and no works to proceed without the appropriate licence in place.

The developer is committed to ensuring all contractor and sub-contractor vehicles arriving at site comply with safety measures and requirements relating to Work Related Road Risk. The contractor (once appointed) will ensure that all contractors/ subcontractors working on the site are FORS (Fleet Operators Recognition Scheme) compliant and are registered as CLOCS (Construction Logistics and Community Safety) Champions. These measures will enable effective management of the site, traffic coming to site, and minimise the impacts of the construction on the local road network and wider community.

The contractor will undertake a risk assessment which should be carried out relating to the safe movement of any plant, site vehicles, cyclists and pedestrians prior to commencing onsite. The interface will be regularly reviewed.

For all deliveries to the site, the following information/ actions will be requested/ required to ensure there are no unnecessary vehicle trips undertaken and all vehicle trips are managed appropriately:

- *Postcode of journey start point / single or multi drop*
- *Waste removal requests – size of skip / type of waste / carrier / tip location*
- *All delivery requests must be submitted on to the system a week in advance*
- *All delivery requests will be reviewed, and time slots will be allocated. All parties will be advised, and the delivery management system/ booking system will be updated to show the schedule for the forthcoming week*
- *Deliveries should not take place prior to 08:00 and after 18:00 Monday to Friday, and prior to*

08:00 and after 13:00 on Saturday

- *No deliveries will be undertaken before 09:00 or after 16:00*
- *Re-timing for out of peak deliveries*
- *Re-timing for out of hours deliveries*
- *Areas for the storage of materials will be identified within the site, storage areas will be identified for the duration of the construction programme*
- *Delivery drivers and banksmen will be informed of the loading/ unloading/ storage areas on site*
- *All drivers will be made aware of the agreed vehicle routing strategy and will be expected to adhere to the agreed routes*
- *Where delivery drivers arrive at the site outside of their allotted time period the driver will be turned away from the site and advised to temporarily stop at a designated waiting area or would be diverted back to the supplier and rescheduled*
- *All drivers must switch off their engines when on site, i.e. no idling*

Due care and attention will be given to cyclists & pedestrians by all members of the construction staff including delivery drivers.

• **xi. appropriate vehicle routes to and from the site**

On the following page is an image from the site showing the direction of travel for vehicle routes to (GREEN) and from (BLUE) the site (S). With (YELLOW) showing delivery locations at the site (RED)

Crossings - where walkways cross roadways, provide a clearly signed and lit crossing point where drivers and pedestrians can see each other clearly;

Visibility - make sure drivers driving out onto public roads can see both ways along the footway before they move on to it;

Obstructions – do not block walkways so that pedestrians have to step onto the vehicle route.

• **xvii. Deliveries only between 9.00am-4pm**

The client can confirm that site deliveries will take place as per the required time frame.



Site Travel Management Plan Overview

overhead view of proposed route HRP ARCHITECTS LTD 2023 © original image GOOGLE MAPS 2023 ©



Site Overview

overhead view of proposed route HRP ARCHITECTS LTD 2023 © original image GOOGLE MAPS 2023 ©

1 Purpose of the Report

This statement has been produced to demonstrate how the proposed development will minimise its impact upon protected species, wider biodiversity and provide targeted enhancement measures for bats, birds, common reptiles, amphibians and pollinating insects. It outlines all mitigation and enhancement measures that will be necessary to ensure that all valuable habitats are either protected, replaced or enhanced on the site and that protected species are not harmed during the construction or operational phases of the development.

All of the prescribed mitigation measures described within this document will be issued to relevant works contractors to ensure that they are carried out in full. Implementation of this will be overseen by a suitable ecological consultancy, and the works contractor will be given contact details for an ecologist so that any issues can be resolved promptly.

2 LEGAL PROTECTION

Legal protection applying to relevant bird, mammal and herpetofauna species is detailed in Appendix 1 of this report. This includes both national and European legislation that protects species such as badger Meles, bats, dormice Muscardinus avellanarius, reptiles and breeding birds.

3 DESIGN STAGE IMPACT AVOIDANCE MEASURES

There are no habitats present on the site we are aware of which are suitable for protected species, therefore no

avoidance measures are recommended.

4 CONSTRUCTION PHASE MITIGATION MEASURES

4.1 Bats

Bright external lighting can have a detrimental impact upon foraging and commuting bat flight paths, but more importantly can also cause bats to remain in their roosts for longer. Guidelines issued by the Bat Conservation Trust should be considered while designing any external lighting scheme (see Appendix 2). This includes the following measures:

- no 'upward pointing' or bare bulb lights will be installed anywhere on the development. Any lighting scheme will be designed to minimise light spill onto any established or created semi-natural habitats;
- no external lights will be installed on the new building above a height of 2m and all external lights will have shields to direct light to prevent light spill onto any established or created semi-natural habitats;
- the frequency spectrum of light sources should be selected that has reduced attraction to insects.

The integral bat roosting feature(s) will be largely maintenance-free. An important component to these habitat features will be managing the expectations of residents, including dealing with any fears, questions, or unauthorized interference. It is recommended that prospective buyers are made aware of the legal protection afforded to bats and their obligations as owners. Bat boxes should only be maintained by a suitably qualified/licensed ecologist, as they may support roosting bats.

Bird nesting boxes should be emptied of nesting material in winter to prevent the build-up of parasites.

5 MITIGATION OF RISK TO WILDLIFE ON SITE

Modern construction sites operate with a commitment to protecting the local environment, and that includes any wildlife that makes its habitat in the area.

Safeguarding animals that live on and around your construction or demolition site can help to protect your brand reputation, as well as avoiding delay and disruption to your project.

Timber mats are one way to do this. By keeping a stock of ground protection mats nearby, you can cover over all kinds of ground-level hazards, to avoid the nasty shock of finding trapped or injured animals on-site when you arrive in the morning.

Cover holes and trenches

Ground excavations are a common part of construction work, to lay pipes and other utilities, to build foundations, and for various other reasons.

When you leave excavations open, especially overnight, you run the risk of wildlife falling in and being unable to get back out.

Timber mats are a quick and easy way to cover any exposed trenches and holes, for the safety of wildlife and humans alike, and can be removed easily when work resumes the next day.

Prevent muddy quagmires

A hole full of mud can be even more dangerous than an empty trench, especially for smaller creatures who might get completely bogged down by even a shallow pool of wet mud.

Bog mats can span wet and muddy ground, providing immediate protection for wildlife, while reducing the damage done to the ground or infrastructure underneath.

Ideally, put bog mats into position from the start of the project, so the tyres and tracks of heavy plant cannot churn the ground into mud and this risk is avoided completely.

Protect wet concrete

Equally as bad as getting stuck in mud, wet concrete also presents a hazard and a potential threat to life for small wildlife creatures.

Even if an animal makes it across your concrete without getting stuck, they are likely to leave paw prints in the surface, so on this occasion timber mats protect the wildlife and the concrete itself.

This helps you to deliver a high-quality finish, without the delays and additional costs of having to re-lay concrete that has been unwittingly defaced by birds' footprints or mammals' paw prints.

6 CONCLUSION

The development represents an opportunity for habitat enhancement to benefit insects, birds, and bats and the developer is encouraged to consider including bat roosting and bird nesting opportunities. As best practice, any lighting scheme should be designed to minimise light spill (see Bat Conservation Trust website).

Definition

The Environment can be defined as any physical surroundings consisting of air, water and land. The main thrust of the current environmental legislation is to prevent damage, harm or pollution, which can arise from the release of any substances having the potential to injure or harm human life or other living organisms supported by the environment. Damage can also cause harm to the health of living organisms, other interference with the ecological systems or, in the case of humans, offence caused to their senses or property.

REGULATORS: ENGLAND – Environment Agency (EA) WALES – National Resources Wales (NRW) SCOTLAND – Scottish Environment Protection Agency (SEPA)						
REF	LEGISLATION	ENGLAND	WALES	SCOTLAND	KEY RELEVANCE	ENVIRONMENTAL IMPACT ASSESSMENT - FORM MPF 6.3 SECTION REFERENCE + SITE ACTIONS (IF ANY APPLICABLE)
1.0	INTEGRATED POLLUTION PREVENTION & CONTROL					
1.1	Environmental Protection Act 1990 (as amended)	✓	✓	✓	To prevent the pollution from emissions to air, land or water. Smoke, fumes or gases, dust, steam and odors must not be released into the atmosphere. Excessive noise must not be allowed as it is considered a nuisance and a health hazard. Regulations also place a 'duty of care' on all those involved in the management of waste, be it collecting, disposing or treating controlled waste, which is subject to licensing. Prohibits deposition of controlled waste in or on any land unless an Environmental Permit (England & Wales) or a Waste Management License (Scotland) is in place and the deposit is in accordance with the permit/licence.	EIA SECTION REF D, E, F, J, K • Check Planning Conditions and contract documents etc for restrictions on dust, noise, site lighting, prevention of pollution etc, and that restrictions can be fully complied with. • Provide method statements, if required, to confirm compliance. • Check need for submission of reserved matters in respect of site operations that affect the environment. • If in doubt contact LA/Regulator • Reference to reducing potential pollution, dust, noise etc to be made in Site Induction and Toolbox Talks

REGULATORS: ENGLAND – Environment Agency (EA)						WALES – National Resources Wales (NRW)	SCOTLAND – Scottish Environment Protection Agency (SEPA)
REF	LEGISLATION	ENGLAND	WALES	SCOTLAND	KEY RELEVANCE	ENVIRONMENTAL IMPACT ASSESSMENT -FORM MPF 6.3 SECTION REFERENCE + SITE ACTIONS (IF ANY APPLICABLE)	
1.2	The Environmental Act 1995 (as amended)	✓	✓	✓	The Act creates a system whereby Local Authorities must identify, and if necessary, arrange for the remediation of contaminated sites in their areas. If a site is found to fall within the definition of 'contaminated land', thus attracting a remediation notice from the Local Authority, the notice will specify the work to be done. If the original polluter of the site is not known, then the notice is served on the owner or occupier of the contaminated land, who is responsible for the clean up costs.	EIA SECTION REF B, C, H, J, K - Check planning conditions and contract documents for requirements in respect of possible 'contamination' on site and the testing/remedial action required. Undertake further testing as required to meet planning conditions. - Check the areas used for the storage or decanting of fuel oils or chemicals must not be permeable. - Provide method statements for dealing with contaminated material, if required. - Reference to dealing with contaminated material to be in Site Induction.	
1.3	The Control of Lead at Work Regulations 2002 (as amended)	✓	✓	✓	As well as damaging to air, working with products containing Lead can produce residues. These can damage the surrounding environment. Such activities as burning off old paintwork containing lead, or rubbing it down for re-decoration, can produce high levels of lead dust on the ground.	EIA SECTION REF D - Review method statements that may involve dealing with lead. - Review all method statements of painting subcontractors in respect of suitable methods for dealing with old paint.	
1.4	The Controls of Dangerous Substances and Preparations Regulations 2006	✓	✓	✓	Restrictions on the use of leaded paint to historic buildings and scheduled monuments. Requirement for contractor who intends to use leaded paint to provide a declaration, which is to be sent to a 'competent body' ie, English Heritage. Period of 3 weeks notice required after providing the relevant declaration to the competent body before using leaded paint.	EIA SECTION REF A - Notice of approval required from English Heritage or other 'competent body' 3 weeks notice required. - Review all method statements of painting subcontractors - review paint specifications	

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REF	LEGISLATION	ENGLAND	WALES	SCOTLAND	KEY RELEVANCE	ENVIRONMENTAL IMPACT ASSESSMENT -FORM MPF 6.3 SECTION REFERENCE + SITE ACTIONS (IF ANY APPLICABLE)	
1.5	Control of Pollution (Oil Storage) (England) Regulations 2001 <i>(as amended)</i> Control of Pollution (Oil Storage) (Wales) Regulations 2016 Water Environment (Oil Storage) (Scotland) Regulations 2006 Control of Pollution Act 1974 (with amendments 1989 & 2001)	✓	✓	✓	Fuels and oils outside must be stored in a manner to reduce the risk of pollution. Part of this Act relating to water pollution still applies to Scotland and prohibits the discharge of polluting matter into any controlled water unless by consent.	EIA SECTION REF H OIL / FUEL DRUMS (>200 litres) - Must be stored on a drip tray which will hold 25% of the capacity of the drum - If more than one drum stored on the same drip tray then the tray must hold 25% of the aggregate of the capacity of all drums FIXED TANKS - Must have a secondary containment system (bund) which is impermeable and will hold 110% of the capacity of the drum - Any hoses, valves, pumps etc. must be located within the secondary containment system - Must have lockable access to filling hose - When filling being conducted, must be done on a suitable area (hard standing) or have drip trays placed underneath	
1.6	The Environmental Damage (Prevention & Remediation) Regulations 2015 <i>(as amended)</i> The Environmental Damage (Prevention & Remediation) (Wales) Regulations 2009 <i>(as amended)</i> The Environmental Liability (Scotland) Regulations 2009 <i>(as amended)</i>	✓	✓	✓	An activity that causes environmental damage will have to be remedied by the polluter, ie the "polluter" pays. You no longer have to be prosecuted first. If there is a risk of damage from our construction activities we must instigate measures to prevent such damage occurring. Under the regulations environmental damage is:- - damage to surface or underground water - contamination of land where there is a significant risk to human health - damage to natural habitats and species, and protected sites.	EIA SECTION REF B, C, H, K We must:- - Take steps to prevent damage or further damage - Notify the Authority. - Provide information and undertake preventative and remedial measures as required by the Authority. - Pay cost claimed by the Authority in relation to 'Environmental Damage'. Refer to leaflet 'Getting your site right' from the Regulator	

REGULATORS: ENGLAND – Environment Agency (EA) WALES – National Resources Wales (NRW) SCOTLAND – Scottish Environment Protection Agency (SEPA)						
REF	LEGISLATION	ENGLAND	WALES	SCOTLAND	KEY RELEVANCE	ENVIRONMENTAL IMPACT ASSESSMENT -FORM MPF 6.3 SECTION REFERENCE + SITE ACTIONS (IF ANY APPLICABLE)
2.0	AIR POLLUTION					
2.1	The Control of Asbestos Regulations 2012	✓	✓	✓	Risk Assessments required to ensure that the exposure of any employee to asbestos will not exceed the control limit, and that the exposure of employees to asbestos is sporadic and of low intensity. Requirement for building owners to manage asbestos and carry out suitable and sufficient assessments. Written plan of works required for any work with asbestos. Duty on employees to ensure that no demolition or maintenance work is carried out which is liable to expose employees to asbestos. Where doubt may exist, a basic assumption is to be made that asbestosis present. Need for correct labelling of products containing asbestos.	EIA SECTION REF D, J - Obtain all asbestos survey reports from Client in respect of existing buildings, including retained estate and buildings to be demolished. - Prepare risk assessments and method statements based on surveys. - Discuss legal implications with specialist asbestos removal contractors. Check all licenses to ensure that they are current. - Implement further surveys as deemed necessary
2.2	The Clean Air Act 1993 (as amended) The Environmental Permitting (England & Wales) Regulations 2016 The Waste Management Licensing (Scotland) Regulations 2011 (as amended)	✓ ✓	✓ ✓	✓ ✓	It is an offence to allow the emission of dark smoke from industrial premises, which includes building construction and demolition sites. It is an offence to burn timber that has been treated with chemical preservatives. Local Authorities have the power to set up 'smoke control areas' where it is likely that the emission of smoke will be prohibited. The Waste Management Licensing Regulations provide exemption for the burning of specified volumes of construction or demolition waste, without a licence.	EIA SECTION REF D, H, J - Check Planning Conditions and other contract documents for control measures - Contact Local Authority Pollution Control Officer before undertaking any burning to ascertain restrictions applicable to the site. - Include reference to no burning on site in Site Induction, unless a permit exists. - Under the Waste Management Licensing Regulations activities such as burning waste on site will require and Environmental Permit.

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REF	LEGISLATION	ENGLAND	WALES	SCOTLAND	KEY RELEVANCE	ENVIRONMENTAL IMPACT ASSESSMENT -FORM MPF 6.3 SECTION REFERENCE + SITE ACTIONS (IF ANY APPLICABLE)	
2.3	The Ionising Radiation Regulations 1999 (as amended) The Radioactive Substances Act1993 (as amended) The Radioactive Substances Act1993 Amendment (Scotland) Regulations 2011	✓	✓	✓	Before starting work on site where any work involving radioactive materials has taken place previously, and where radioactive contamination (whether natural or man-made) may be present, consult the Health & Safety Executive and the Environmental Agencies. It will be necessary to use specialist contractors for all aspects of both the removal of substances and decontamination where radioactive materials are being dealt with.	EIA SECTION REF D, H SITE PERMITS/NOTICES/LICENCES REQUIRED: • Approvals required from Health & Safety Executive and Regulator. • Building regulations approval required. POTENTIAL LEAD-IN PERIOD Substantial timescales if all approvals have not beenobtained. OTHER COMMENTS: Discuss legal implications with specialist contractors.	

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REF	LEGISLATION	ENGLAND	WALES	SCOTLAND	KEY RELEVANCE	ENVIRONMENTAL IMPACT ASSESSMENT -FORM MPF 6.3 SECTION REFERENCE + SITE ACTIONS (IF ANY APPLICABLE)
2.4	The Ozone Depleting Substances Regulations 2015 The Fluorinated Greenhouse Gas Regulations 2015 (F-Gas Regulations) <i>(as amended)</i> European Regulation (EC) No. 1005/2009 <i>(as amended)</i>	✓	✓	✓	Need for employment of a competent person to carry out work which involves the recovery, recycling, reclaiming or removing of materials on site that may contain substances which deplete the ozone layer. (eg refrigeration plant, freezers etc). Includes qualifications of the competent persons who can carry out works on air conditioning and heat pump equipment. Relevant certification required from the City and Guilds and/or the CITB. Sets out plans to phase out production, trade and use of HCFC's Covers the recovery of controlled substances in refrigeration, air conditioning and fire protection systems. Also requires measures to be introduced to prevent and minimise leaks and emissions of controlled substances.	EIA SECTION REF D, H SITE PERMITS/NOTICES/LICENCES REQUIRED: - Transfer notes required from waste carrier. - Licence number of removal company required. POTENTIAL LEAD-IN PERIOD 1 - 5 days OTHER COMMENTS: Seek specialist services for removal of ozone depleting equipment. Annual inspections of air conditioning systems by a competent engineer are required Check certification of service engineers working on air conditioning and heat pump equipment (either conducting inspections or commissioning) to ensure compliance with F Gas Regulations (Usually City & Guilds 2079-i and CITB J11).
2.5	Smoke-Free (Premises and Enforcement) Regulations and Smoke-Free (Signs) Regulations 2006 The Smoke Free Premises etc (Wales) Regulations 2007 The Smoking, Health & Social Care (Scotland) Act 2005 The Smoke Free (Signs Regulations) 2012	✓	✓	✓	From 1st July 2007 smoking will no longer be permitted in any enclosed or substantially enclosed premises that are open to the public and all places of work, including building sites. Requirement to display specific signage at each entrance in a prominent position visible to all employees, customers and visitors. Designated smoking areas and shelters can be provided for smokers, provided they are no more than 50% enclosed.	EIA SECTION REF D 'No smoking' notice required in cabins and at entrances. 'Smoking' restrictions to be included in Site Inductions.

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REF	LEGISLATION	ENGLAND	WALES	SCOTLAND	KEY RELEVANCE	ENVIRONMENTAL IMPACT ASSESSMENT -FORM MPF 6.3 SECTION REFERENCE + SITE ACTIONS (IF ANY APPLICABLE)
3.0	NOISE POLLUTION					
3.1	The Control of Pollution Act 1974 (as amended) The Environmental Noise (England) Regulations 2006(as amended) The Environmental Noise (Wales) Regulations 2006 (as amended) The Environmental Noise (Scotland) Regulations 2006	✓ ✓	✓ ✓	✓ ✓	Refers to the control of noise and vibration from construction and demolition site. Local Authorities may place restrictions upon the persons responsible for a construction site to observe specific controls designated to minimise noise nuisance. Section 61 of the Act requires persons planning to carry out works which may create a nuisance, to apply to the Local Authority for consent.	EIA SECTION REF F, I SITE PERMITS/NOTICES/LICENCES REQUIRED: * Permission required from LA., if a 'noise nuisance' is anticipated * Planning conditions to be met and approved. POTENTIAL LEAD-IN PERIOD 4 - 6 weeks for LA approval to planning condition. OTHER COMMENTS: Need to comply with planning conditions regarding noise restrictions. All reasonable measures to reduce noise should be implemented. Out of hours work should be agreed with Environmental Health Officer irrespective of planning requirements. Where restrictions are in place noise monitoring should be carried out.
3.2	The Control of Noise at Work Regulations 2005 (as amended)	✓	✓	✓	Intended to protect workers against risks to their health and safety, arising from exposure to noise at work. These regulations set out the dB exposure action levels in the workplace, and the need for provision of personal hearing protection.	EIA SECTION REF F The regulations require you as an employer to:- • Assess the risks to your employees from noise at work • Take action to reduce the noise exposure that produces those risks • Provide your employees with hearing protection if you cannot reduce the noise exposure enough by using other methods • Make sure the legal limits on noise exposure are not exceeded • Provide your employees with information, instruction and training • Carry out health surveillance where there is a risk to health

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REF	LEGISLATION	ENGLAND	WALES	SCOTLAND	KEY RELEVANCE	ENVIRONMENTAL IMPACT ASSESSMENT -FORM MPF 6.3 SECTION REFERENCE + SITE ACTIONS (IF ANY APPLICABLE)
4.0	WASTE POLLUTION					
4.1	The Clean Neighbourhoods and Environmental Act 2005	✓	✓		Section 35 It is an offence for anyone who is not a registered carrier of controlled waste to transport waste to or from any place in the course of any business. Section 54 Gives the Secretary of State power to make regulations that require contractors to prepare a written site waste management plan for the management and disposal of waste created during construction and demolition works - and to comply with such plans. The plans need to identify waste minimising opportunities during the design phase, the type and volumes of waste expected, who is responsible for waste management, and provision of necessary details relating to waste contractors.	EIA SECTION REF B, D, E, F, G, H, J • Can require premises with alarms to be registered with the Local Authority and Key Holders nominated. • Artificial lighting can be classed as a 'nuisance'. • Ensure site lighting does not affect neighbours.

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REF	LEGISLATION	ENGLAND	WALES	SCOTLAND	KEY RELEVANCE	ENVIRONMENTAL IMPACT ASSESSMENT -FORM MPF 6.3 SECTION REFERENCE + SITE ACTIONS (IF ANY APPLICABLE)	
4.2	Environmental Protection Act 1990 (as amended) The Waste (England and Wales) Regulations 2011 (as amended) The Waste (Scotland) Regulations 2012 (as amended) The Environmental Protection (Duty of Care) Regulations (Scotland) 2014 (as amended) The Waste Management Licensing (Scotland) Regulations 2011 (as amended) The Environmental Permitting (England & Wales) Regulations 2016 The Waste Information (Scotland) Regulations 2010 The Environment (Wales) Act 2016 and Welsh Government Statutory Guidance on the Separate Collection of Waste Paper, Metal, Plastic and Glass	✓ ✓ ✓	✓ ✓ ✓ ✓	✓ ✓ ✓ ✓	The requirement to transport waste only by authorised persons and provide transfer notes to identify the quantity, nature, time and place of the transfer of waste along with SIC code and statement that practicable measures have been taken to segregate waste for reuse / recycling. Transfer notes to be retained for at least two years. An Environmental permit / Waste Management Licence is required for deposit, cover or dispose of controlled waste. If undertaken without a permit, licence, or a licence exemption, offenders could be issued by the courts along with extensive fines. The waste Hierarchy must be applied to all waste produced. In length terms the following should be segregated: • Paper / card • Glass • Metal • Plastic • Food waste Where small volumes of waste are produced it is acceptable to segregate the above into one container. Advice should be sort from the waste contractor. In is good practice to hold food and glass separate from other waste types EWC Code required for each waste type, this must be stated on the waste transfer note. For full list of EWC codes refer to Section 10 of H&S Procedures.	EIA SECTION REF B, H, J • Check that all carriers of waste are registered with the regulators • Check that you receive a valid transfer note from the waste carrier, and that their license number is on the notice, together with a description of the waste (EWC Code) and details of licensed receiving site. • Site Induction and Toolbox Talks to be undertaken to explain responsibilities and requirements. • Segregate waste on site as far as is economically practical	

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REF	LEGISLATION	ENGLAND	WALES	SCOTLAND	KEY RELEVANCE	ENVIRONMENTAL IMPACT ASSESSMENT -FORM MPF 6.3 SECTION REFERENCE + SITE ACTIONS (IF ANY APPLICABLE)	
4.3	The Highways Act 1980 The Builders Skips (Markings) Regulations 1984	✓ ✓	✓ ✓	✓ ✓	If you are working on a site which necessitates placing a skip or container on the roadway, the Highways Act 1980 requires that the skip/container must have a permit, and must be lit at night and coned off. Each skip shall not exceed 5 metres in length by 2 metres in width. Need to ensure skips are marked correctly and kept clean. Each skip must have the owners name, telephone number or address clearly identifiable on the skip. Skips to be guarded by at least 3nr traffic cones. Permission of Highway Authority required.	EIA SECTION REF G, J - Obtain relevant permit from the Highway Authority for parking skips on roads. - Ensure skips are adequately lit at night with the correct markings - Ensure no soil etc is washed onto the road	
4.4	The Landfill Tax Regulations 1996 <i>(as amended)</i> The Landfill (England and Wales) Regulations 2002 <i>(as amended)</i> The Landfill (Scotland) Regulations 2003 <i>(as amended)</i>	✓ ✓	✓ ✓	✓ ✓	Applies to all waste (unless specifically exempt) disposals to landfill at a licensed landfill site. (Reference HM Customs and Excise Publication LFT1, 'A general guide to Landfill Tax'). Deals with the waste acceptance criteria for various types of waste for landfill (hazardous, non-hazardous and inert waste).	EIA SECTION REF B, J - Ensure that the waste is correctly categorised by a European Waste (EWC) Code. The loads must not be contaminated with another waste stream unless it is noted as a 'mixed waste'. - Consider the disposal of non-hazardous gypsum plaster as an identified separate waste, which is not allowed to be deposited in a mixed biodegradable non-hazardous landfill site. - This Regulation requires the treatment of waste before it can be accepted at a landfill site. - Waste disposal to be included in site Toolbox Talks.	

REGULATORS:		ENGLAND – Environment Agency (EA)		WALES – National Resources Wales (NRW)		SCOTLAND – Scottish Environment Protection Agency (SEPA)	
REF	LEGISLATION	ENGLAND	WALES	SCOTLAND	KEY RELEVANCE	ENVIRONMENTAL IMPACT ASSESSMENT -FORM MPF 6.3 SECTION REFERENCE + SITE ACTIONS (IF ANY APPLICABLE)	
4.5	Hazardous Waste (England & Wales) Regulations 2005 <i>(as amended)</i> The Hazardous Waste (Wales) Regulations, 2005 <i>(as amended)</i> The Special Waste Regulations1996 <i>(as amended)</i>	✓	✓	✓	It is an offence for hazardous waste to be mixed with other waste types. When working in Wales then sites producing hazardous waste may need to be registered with the NRW. The Regulations require hazardous waste to be stored separately on site.	EIA SECTION REF B, J - When working in Scotland, prior to consignment of special waste, SEPA must be sent a pre-notification form at least 3 working days before movement. - Hazardous waste is any waste that is listed as hazardous in the Waste Regulations (England & Wales). Special Waste (Scotland) is as defined in the Special Waste Regulations. - The Regulations require a 5 part consignment note to be produced to accompany the waste, with copies retained by each party in the chain. - Sites that expect to produce over 500kg of hazardous waste in <12 months in Wales need to be registered. Registration to be renewed annually	
4.6	The Waste Electrical and Electronic Equipment Regulations 2013 Waste Batteries and Accumulators Regulations 2009 <i>(as amended)</i>	✓	✓	✓	This legislation includes business that use and dispose of EEE. If a business uses EEE there are two main requirements:- - To dispose of WEEE separately from other waste - Obtain and keep proof that your WEEE was given to an authorised waste management company, and was treated and disposed of in an environmentally sound way. Introduced a ban on batteries to landfill or incineration from 1st January 2010. - Requires the separate collection of batteries from other waste.	EIA SECTION REF J - Transfer note required from specialist 'WEEE' carrier for removal of redundant electrical equipment from site. - Check that specialist is authorised. - Arrange for batteries to be collected separately from other waste.	
4.7	Removed – incorporated into 4.2 (requirement for EWC codes)						
4.8	Site Waste Management Plan Regulations 2008 (as amended)	Revoked as of 1 st December 2013					

REGULATORS: ENGLAND – Environment Agency (EA)						WALES – National Resources Wales (NRW)	SCOTLAND – Scottish Environment Protection Agency (SEPA)
REF	LEGISLATION	ENGLAND	WALES	SCOTLAND	KEY RELEVANCE	ENVIRONMENTAL IMPACT ASSESSMENT -FORM MPF 6.3 SECTION REFERENCE + SITE ACTIONS (IF ANY APPLICABLE)	
4.9	The Environmental Permitting (England & Wales) Regulations 2016 The Waste Management Licensing (Scotland) Regulations 2011 (as amended)	✓	✓	✓	These regulations consolidate a number of key environmental regulations and directives (refer to 8.1 for water discharge requirements). Applies to all storage, processing, treatment and disposal of waste with the exception of storage on the site where it was produced for up to 12 months and storage on a different site belonging to the producer of the waste for up to 3 months. There are 3 types of permit depending on the associated risk of the operation: - Waste exemption - Standard Permit (England and Wales) - Bespoke Permit (England and Wales) - Waste Management Licence (Scotland)	EIA SECTION REF H, J, K - Make sure no waste is stored on site for a period of longer than 12 months without a waste exemption - Do not treat, process or use waste on site without a waste exemption / permit (mobile crushing / screening operations can work under their own permit) - When disposing of waste ensure this goes to a site which has an appropriate waste exemption / permit, waste exemptions have strict limitations so check that they are allowed to accept the quantity and type of waste sent Contact regulator if unsure or permitting requirements <u>prior</u> to operation / removal (guidance also available on www.environment-agency.gov.uk)	

REGULATORS: ENGLAND – Environment Agency (EA) WALES – National Resources Wales (NRW) SCOTLAND – Scottish Environment Protection Agency (SEPA)						
REF	LEGISLATION	ENGLAND	WALES	SCOTLAND	KEY RELEVANCE	ENVIRONMENTAL IMPACT ASSESSMENT -FORM MPF 6.3 SECTION REFERENCE + SITE ACTIONS (IF ANY APPLICABLE)
4.10	The producer Responsibility Obligations (Packaging Waste) Regulations 2007 (as amended)	✓	✓	✓	Regulation applies to businesses, including groups of companies, who handle more than 50 tonnes of obligated packaging in a year and turnover more than £2million. Obligated packaging is as follows: • Manufacturing • Supplying packaged goods (both pre-packaged and by using new packaging) • Importing packaged goods directly into the UK Obligated companies are required to take measures to reduce the amount of packaging handled, register with the Environment Agency, accurately establish how much obligated packaging has been handled, buy Packaging Recycling Notes (PRN's) and submit to the Environment Agency annually.	EIA SECTION REF J Sites should ensure that:- • Help to minimise the amount of packaging required for goods and materials. Whenever possible make sure packaging is recovered and is re-usable. • All subcontractors/suppliers should whenever possible use take back schemes for their packaging. • Where products are purchased directly from outside the UK information is kept on the amount of packaging on the products (requirement to provide information will be prompted by the Buyers).
5.0	PLANNING & ENVIRONMENT CONTROL & ASSESSMENT					
5.1	The Town and Country Planning Act 1990 (as amended) and Regulations and Orders made under it Planning Condition Guidance National Planning Policy Framework click here for link	✓	✓	✓	Most developments defined as 'the carrying out of building, engineering, mining or other operations in, on, over or under land, or the making of any material change of use of any building or other land' - require planning permission from the Local Authority. The requirements and guidance on acceptable criteria are primarily contained within these documents. Delivering sustainable development Biodiversity and geological conservation Transport Planning for the historic environment Renewable energy Planning and pollution control Planning and noise Development and flood risk	EIA SECTION REF A, C, D, E, F, I, J, K • Ensure that a valid Town & Country Planning Approval Notice exists for the development. • Review all conditions in the planning permission to ensure that they have been discharged or where they have not been discharged a procedure is in place for discharging the conditions. • Provide all method statements and risk assessments that may be required for the development by the Planning Department and submit well in advance of the works being carried out. • If in doubt regarding compliance contact the Local Authority.

REGULATORS: ENGLAND – Environment Agency (EA)						WALES – National Resources Wales (NRW)	SCOTLAND – Scottish Environment Protection Agency (SEPA)
REF	LEGISLATION	ENGLAND	WALES	SCOTLAND	KEY RELEVANCE	ENVIRONMENTAL IMPACT ASSESSMENT -FORM MPF 6.3 SECTION REFERENCE + SITE ACTIONS (IF ANY APPLICABLE)	
5.2	The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 The Town and Country Planning (Environmental Impact Assessment) (Wales) Regulations 2017 The Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2017 The Marine Works (Environmental Impact Assessment) Regulations 2007 <i>(as amended)</i>	✓	✓	✓	The regulations identify whether a statutory Environmental Impact Assessment is required to show the likely effects of new development. There are two types of development, Schedule 1 for high risk developments (dams / mining / new motorways etc.) and Schedule 2 for other developments. Schedule 2 developments consider size and location, the need for EIA is determined through the planning process. Where required an EIA is to be conducted considering sensitive receptors and proposed land uses in consultation with relevant statutory bodies and local interest groups. The EIA results in an Environmental Statement which identifies the likely effects, both during construction and in use, with proposed mitigation measures. The recommendations in the Environmental Statement are secured by planning.	EIA SECTION REF C, E If an Environmental Impact Assessment has been carried out for the development there may be works/actions that need to be carried out during the construction period. Review the Environmental Statement, as prepared by the consultant, along with any further surveys and produce a plan for discharge/meeting the conditions of the EIA. Seek advice from the professional consultant responsible for the EIA / additional surveys.	
5.3	Listed Buildings and Conservation Areas Act 1990 <i>(as amended)</i> Natural Heritage (Scotland) Act 1991	✓	✓	✓	Restriction on work affecting listed buildings, and buildings in conservation areas. Establishes requirements for listed building consent prior to working on historic buildings, including demolition, alterations and extensions.	EIA SECTION REF A - If working on a listed building ensure that a valid 'Listed Building Consent' is in place. Review conditions on the 'Listed Building Consent' that may be different/additional to the Planning Consent. - If working on a building in a conservation area ensure that a valid 'Conservation Area Consent' is in place. - If in doubt whether the building is listed or in a conservation area consult the LA.	

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REF	LEGISLATION	ENGLAND	WALES	SCOTLAND	KEY RELEVANCE	ENVIRONMENTAL IMPACT ASSESSMENT -FORM MPF 6.3 SECTION REFERENCE + SITE ACTIONS (IF ANY APPLICABLE)
6.0	BUILDINGS AND ENERGY					
6.1	The Building Act 1984 (as amended) Building Regulations 2000 (as amended) Building (Scotland) Act 2003 Building (Scotland) Regulations 2004 (as amended)	✓ ✓	✓ ✓	✓ ✓	Proposals to be approved by an 'Approved Inspector' prior to works being carried out, to ensure compliance with the Building Regulations. The Act aims to further the conservation of fuel and power, the prevention of waste, and prevent misuse or contamination of water.	EIA SECTION REF A, I • Ensure that a Building Regulation approval notice is in place for the development, if not, contact the Architect. • Notify the Approved Building Inspector at appropriate stages regarding inspections. • Need to comply with Building Regulation requirements during the construction phases. • Undertake relevant tests when specified/required ie. air-leakage tests, acoustic test etc.

REGULATORS: ENGLAND – Environment Agency (EA)						WALES – National Resources Wales (NRW)	SCOTLAND – Scottish Environment Protection Agency (SEPA)
REF	LEGISLATION	ENGLAND	WALES	SCOTLAND	KEY RELEVANCE	ENVIRONMENTAL IMPACT ASSESSMENT -FORM MPF 6.3 SECTION REFERENCE + SITE ACTIONS (IF ANY APPLICABLE)	
6.2	Energy Performance of Buildings (England and Wales) Regulations 2012 <i>(as amended)</i> Energy Performance of Buildings (Certificates and Inspections) Regulations 2007 <i>(as amended)</i> Energy Performance of Buildings (Scotland) Regulations 2008 <i>(as amended)</i>	✓ ✓	✓ ✓	 ✓	Managing energy efficiency in all new buildings and when refurbishing existing buildings to cut carbon emissions and reduce the effect of global warming. These regulations will improve compliance by requiring air pressure testing for new buildings, simplifying the process of calculating energy performance and establishing new competent persons self-certification schemes. Regulatory Impact Assessments (RIA's) consider the potential impact of the Energy Performance of Buildings Directive. It looks at the background rationale for government intervention, enforcement, monitoring and evaluation. These regulations support the requirement for RIA's for domestic and non-domestic buildings and the need for energy performance certificates and display of energy certificates in public buildings.	EIA SECTION REF _____ - Requirement to appoint consultant who is an accredited Energy Consultant who can carry out a review of the energy performance of the building on completion and issue an Energy Performance Certificate (EPC). - All air conditioning systems over 12kW are required to be inspected every 5 years by an accredited Air Conditioning System Energy Assessor for energy efficiency. - Where separate systems in a building are controlled by the same person these are considered as one system in relation to the 12kW threshold. - Newly installed systems are required to be first inspected within 5 years of their installation date.	
6.3	Sustainability Energy Act 2003 <i>(as amended)</i> The Climate Change and Sustainability Act 2006 <i>(as amended)</i>	✓ ✓	✓ ✓	✓ ✓	Requirement of the SEA to direct authorities to take energy conservation measures that are practical and cost effective. The 2006 Act is aimed at enhancing the UK's contribution to climate change, including reductions in carbon emissions, the main contributor to global warming by some 60% by about 2050 with real progress by 2020. The Acts reinforce the requirements of the Warm Homes and Energy Conservation Act 2000, and production of electricity through sustainable energy and CHP provision.	EIA SECTION REF _____ - Consider energy usage of site establishment and ways to maximise energy, including controls, time switches, low energy light fittings, improved insulation etc. - Consider fitting 'Switch off when not in use' signs to lighting and heating control switches in site cabins - Include education of employees and subcontractors to save energy in Site Induction.	

REGULATORS: ENGLAND – Environment Agency (EA)						WALES – National Resources Wales (NRW)	SCOTLAND – Scottish Environment Protection Agency (SEPA)
REF	LEGISLATION	ENGLAND	WALES	SCOTLAND	KEY RELEVANCE	ENVIRONMENTAL IMPACT ASSESSMENT -FORM MPF 6.3 SECTION REFERENCE + SITE ACTIONS (IF ANY APPLICABLE)	
6.4	The CRC Energy Efficiency Scheme Order 2013 (as amended) The CRC Energy Efficiency Scheme (Allocation of Allowance for Payment) Regulations 2012	✓	✓	✓	Establishes for the UK a new energy efficiency scheme designed to reduce carbon emissions through improving energy efficiency in public and private sector organisations that consume large amounts of electricity, gas and other fuels. Bowmer & Kirkland are not a participant for Phase 2. Review the qualification requirements for Phase 3 in 2017 / 2018 by Quality & Environmental Manager Note: Decision made during budget March 2016 that scheme will be scrapped on 1st April 2019 – yet to be confirmed by parliamentary decision.	EIA SECTION REF _____ Bowmer & Kirkland are no longer a participant for Phase 2 of the scheme, this will be reviewed for qualification of phase 3.	
6.5	The Energy Savings Opportunity Scheme Regulations 2014	✓	✓	✓	The regulations set out the requirements for Energy Assessments of business premises to identify energy saving opportunities, these are required to be carried out every 4 years. Compliance is managed by B&K Group Quality & Environmental Manager who notified the Environment Agency of the compliance of all B&K Group companies on 29th January 2016. A copy of the notification and accredited Lead Assessor audit is available on request.	EIA SECTION REF _____ n/a – Managed corporately by Quality & Environmental Manager	

REGULATORS:		ENGLAND – Environment Agency (EA)		WALES – National Resources Wales (NRW)		SCOTLAND – Scottish Environment Protection Agency (SEPA)	
REF	LEGISLATION	ENGLAND	WALES	SCOTLAND	KEY RELEVANCE	ENVIRONMENTAL IMPACT ASSESSMENT -FORM MPF 6.3 SECTION REFERENCE + SITE ACTIONS (IF ANY APPLICABLE)	
7.0	CONSERVATION & WILDLIFE PROTECTION						
7.1	The Conservation of Natural Habitats and Species Regulations 2010 <i>(as amended)</i> The Conservation (Natural Habitats etc.) (Scotland) Regulations 1994 <i>(as amended)</i> The Wildlife and Countryside Act1981 <i>(as amended)</i> The Environmental Civil Sanctions (England) Order 2010 The Environmental Civil Sanctions Order (Wales) 2010	✓ ✓ ✓ ✓	✓ ✓ ✓	✓ ✓	Requirement for developers to control any damaging operations. The Regulations make it an offence to deliberately kill or disturb those animals or their habitats listed inSchedule 2 e.g. bats, great crested news, dormouse,others etc, or pick or destroy plants listed in Schedule 5. These actions may be made lawful through the granting of licences by the appropriate authorities. Permits regulators to impose civil sanctions to offences in respect of:- • Nuisance weeds • Protection of animals and plants and SSSIs • Waste • Trade effluent • Badger protection	EIA SECTION REF C, E, K • Need to meet Planning Conditions and comply with specialist reports when working on or adjacent to natural habitat sites. • Specific conditions will apply when working on sites containing bats, newts, etc. • Ensure no hedges are removed during the nesting season, Mid-March until August. • Where works may disturb a protected species or their habitat then a European Protected Species (EPS) License will be required from Natural England (England) / NRW (Wales) / Scottish Natural Heritage (Scotland). This must be applied for by a licensed ecologist and will take up to 28 days to be granted.	
7.2	Town and Country Planning (Tree Preservation) (England) Regulations 2012 Town and Country Planning (Trees) (England) Regulations 1999 <i>(as amended)</i> The Town & Country Planning (Tree Preservation Order and Trees in Conservation Areas) (Scotland) Regulations 2010 The Hedgerows Regulations 1997	✓ ✓	✓ ✓	✓	The protection of trees and procedures in respect ofTree Preservation Orders, including exemptions.	EIA SECTION REF C • Need to meet Planning Conditions and comply with specialist reports when working adjacent to protected trees. • Provide adequate protection around all trees that have TPO's. Agree extent of protection with the LA • Requirement to protect certain trees on site to beincluded in Site Induction, Risk Assessments and relevant Method Statements to avoid damage. • Particular care should be taken when excavating ground adjacent to trees ie. drainage, services etc. • Ensure that no trees are cut down during the nesting seasons, Mid-March – August without ecologist input • Seek approval from LA if removing an establishedhedgerow, if not included in the planning approvalnotice.	

REGULATORS:						ENGLAND – Environment Agency (EA)	WALES – National Resources Wales (NRW)	SCOTLAND – Scottish Environment Protection Agency (SEPA)
REF	LEGISLATION	ENGLAND	WALES	SCOTLAND	KEY RELEVANCE	ENVIRONMENTAL IMPACT ASSESSMENT -FORM MPF 6.3 SECTION REFERENCE + SITE ACTIONS (IF ANY APPLICABLE)		
7.3	The Wildlife and Countryside Act 1981 (as amended) Nature Conservation (Scotland) Act 2004 (as amended)	✓	✓	✓	It is an offence to plant or otherwise cause Knotweed to grow in the wild. Cut Knotweed material and soil containing rhizomes must be disposed of as controlled waste and they are to be removed from their site of origin.	EIA SECTION REF B, C		
						• If invasive plants are present on site need for additional protection measures to be undertaken to prevent their spread or their removal. • Method statements to be prepared for dealing with the removal of invasive plants. • Include presence of invasive plants on the Risk Schedules. • Toolbox Talks to be undertaken on the impact of invasive plants and dealing with their removal. • If the site contains a 'Site of Specific Scientific Interest (SSSI's)' or adjacent to an SSSI, special provisions should be made for protecting these areas. • Include presence of SSSI's in Site Induction		
7.4	EU Timber Regulations 2010	✓	✓	✓	The first company who places Timber on the market in the EU is required to do a due diligence risk assessment to demonstrate the timber is legally harvested. This may either be from a forest within the EU or a company who imports it, this will normally be a distributor. If timber procured from within the EU is sold as part of any works or product then the company is classed as a 'Trader' with the exception of to domestic clients. Traders are required to keep 'basic' information on where they procured the timber from. A record is to be maintained, where more than one supplier has been used then the record is to hold sufficient information to identify which timber product has been procured from which supplier.	B&K will normally only act as a trader with legal duties satisfied by standard procedure (MP 5.0 Construction and MPF 5.35 Timber Schedule) therefore addition to the EIA is not required. Where timber is to be imported directly by B&K (i.e. not from a sub-contractor or EU based distributor) then this is to be added to the EIA. The mitigation measure is as follows:		
						• A due diligence risk assessment is to be conducted by the Quality and Environmental Department. This is to commence before an order is placed to identify what accompanying documentation is required to demonstrate legal harvesting and include as a condition of supply		

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8.0	WATER					
8.1	The Water Resources Act 1991 <i>(as amended)</i> The Anti-Pollution Works Regulations 1999 <i>(as amended)</i> The Water Environment (Controlled Activities) (Scotland) Regulations 2011 The Anti-Pollution Works (Scotland) Regulations 2003 The Environmental Permitting (England & Wales) Regulations 2016 The Marine and Coastal Access Act 2009 The Marine (Scotland) Act 2010 The Marine Licencing (Exempted Activities) Order 2011 The Marine Licencing (Exempted Activities) (Wales) Order 2011	✓	✓		Control of entry of polluting matters and effluents into any place which may ultimately affect the watercourse. It is an offence to discharge trade effluents into storm drains or groundwater. Responsibility for discharges to the water environment lies with the regulator. Consents are required to work on, near or over any watercourse, if required to work within 10 mts then check with Quality and Environmental Manager	EIA SECTION REF K • Licence required for abstracting water. • Consents/Permits required from regulators to work on, near or discharge into a water course (check with Quality and Environmental Manager). • Method statements to be prepared to prevent unauthorised discharge to watercourse or ground. • Include protection of watercourses etc in Site Induction and Toolbox Talks. • Before causing a groundwater activity to take place it is a legal requirement to have an environmental permit from the regulator. A groundwater activity may either be a discharge to groundwater or an installation which may discharge to groundwater if it fails, e.g. underground fuel tank. • Review safety procedures SP 10.4 (Water Pollution Prevention) and SP 10.11 (Working on or Near Water)

9 Dust Management Plan (DMP)

Construction/Demolition Dust Management Checklist

The following checklist should be used to ensure good practice with regard to dust management. The larger the site/longer duration of dust creating activity the more important it is to employ the measures outlined below in order to minimise nuisance to neighbours and the potential for enforcement action.

No.	Required action	Tick where approp/completed		
		Y	N	N/A
1	Ensure an adequate water supply is available for effective dust/particulate matter suppression. (Use non-potable water where possible and appropriate).			
2	Seed earthworks and exposed areas/soil stockpiles to stabilise surfaces or cover them as soon as possible. (Ensure that vegetation/cover is removed in small areas, as required during work and not all at once).			
3	Use water-assisted dust sweeper(s) on site and local roads, to remove, as necessary, any accumulation of mud, dust or other particulates.			
4	Use a wheel washing system (with rumble grids to dislodge accumulated dust and mud prior to leaving the site where possible).			
5	Hard surface site access roads and any carry out surface repairs as soon as possible.			
6	Cover vehicles entering and leaving the site carrying particulate matter, to prevent escape of materials during transport.			
7	Deliver Bulk cement in enclosed tankers and store in silos with suitable emission control systems to prevent escape of material and overfilling during delivery.			
8	Store sand/ other aggregates in bunded areas.			
9	Do not allow sand/ other aggregates to dry out, unless this is required for a particular process, in which case, implement appropriate additional dust control measures.			
10	Enclose all chutes and cover skips.			
11	Minimise drop heights from conveyors, loading shovels, hoppers and other loading or handling equipment. Use fine water sprays on all such equipment wherever possible.			
12	Employ suitable dust suppression techniques such as water sprays or local extraction, e.g. suitable local exhaust ventilation systems when using cutting, grinding or sawing equipment.			
13	Have readily available site, equipment to clean any dry spillages, as soon as possible after the event using wet cleaning methods.			
14	Avoid bonfires and burning of waste materials.			
15	Are the controls effective?			
16	If controls are not effective: Record any further actions implemented.			

Duration of Works (Subject to discharge of planning conditions and appointment of Principal Contractor)

Overall duration October 2023 to July 2024

General Description of Works to be carried out

- Demolition of Existing Building
- Enabling Works-Removal of Sewer and Services
- CFA piling/Groundworks to be confirmed by appointed engineer
- Concrete/Steel frame construction to be confirmed
- External cladding/Face brickwork
- Internal Works
- External Finishing Works

Nominated Representative

A member of the principal contractors construction Team will be nominated as the “nominated representative” responsible for the implementation of the dust and noise mitigation and management strategy and will fulfil this duty on a day to day basis.

It will be this person’s responsibility to ensure:

- The dust mitigation measures are implemented on site.
- The dust monitoring is carried out as set out in this protocol; and
- The remedial action in the event that the trigger levels are exceeded, as detailed below; and

Site Activities

Noise and Dust generating activities may occur during the construction phase of the development and all efforts will be made to eliminate, mitigate this.

Working Hours

All construction works will be carried out during the hours of 0800 to 1800hrs Monday to Friday with no works being planned for Sundays or bank holidays.

Due regard will be given to activities that have potential to generate noise and will be carried out at times which are less likely to cause nuisance to all.

Local Resident Liaison;

Appointed contractor will issue local residents with a newsletter which will advise of forthcoming activities and continue with this policy throughout the construction phase. We will also supplement this activity with letter drops to advise of any unusual activities as they may occur.

Potential Receptors to Dust&Noise

- General Public
- Operatives
- Personnel working on adjacent Developments-Construction Phase-
- Residents-(Post Construction)

DUST-Assessment of Potential Risk: Construction Phase

The initial excavation and demolition of the existing building will result in air borne dust

Additionally movement of plant and equipment and disturbance of running surfaces has the potential to generate air borne dust

The general construction activities have also the potential to generate dust through day to day activities in three different categories:

1. Silica Dust-Concrete/Masonry etc.
2. Non Silica Dust-Plasterboard
3. Wood Dust-Skirting Architraves/Kitchens etc.

Dust Control

	Element	Dust Mitigation and Control Methods
	Communications	• Develop a communication Plan • Display name and contact details of responsible person for dust issues on site boundary. • Display Office contact information
	Dust Management	• Implement a dust management plan to be approved by the local authority.
	Site Management	• Record all complaints and incidents and resulting actions in a log book. • Record any exceptional events • Liaise with other high risk construction sites within 500meters to ensure plans are co-ordinated
	Monitoring	• Undertake daily on and off site visual inspections.
		• Increase frequency of inspections during periods of high risk activities or in dry periods • Agree monitoring protocol with Local Authority if required.
	Preparing and Maintaining the Site	• Use site layout to locate activities away from sensitive receptors • Erect solid screens and barriers around site. • Avoid site run off of water and mud • Keep site fencing barriers and scaffold clean. • Reduce storage of dusty materials to a minimum. • Minimise emissions from stockpiles by covering or damping down.

	Construction Traffic	• Sheeting and containment of delivery Vehicles • Produce a Construction Logistics Plan to manage delivery of goods. • Record inspections of haul routes in the site log book. • Implement a sustainable Travel Plan for site workers. • Access to the site via paved areas • Regularly sweeping of access roads using water assisted dust sweepers. • Damping Down during dry periods • Limiting Vehicle speeds • Switching off all engines when not in use • All vehicles will be washed down before leaving site.
	Measures specific to Excavations	• Minimize drop heights when loading and off loading • In dry periods damp down general area • Sheeting and containment of the loads immediately
	Measures specific to Cladding-PC Panels and integrated windows	• Due to being manufactured off site-This greatly reduces the risk of dust-to both operative's and third parties
	Distribution of Materials via Hoist and Scaffold Tower	• The scaffold Tower (Subject to a Temporary Works design) will be fully screened off. • Water will be available on the common Hoist Tower-to allow for dust suppression as required.
	Cutting-Masonry/Concrete.	• Cutting equipment will use water as a dust suppressant. • Dust extraction units will be fitted to equipment wherever possible and site personnel will ensure equipment is in good working order. • Face Fit dust masks will be provided to Operatives.
	Cutting-Wood-Carpentry/Kitchens	• Dust extract equipment will be fitted to all saws • Face Fit Dust Masks will be provided in accordance with the agreed Risk Assessments and method statements.

	General Construction Activities.	• Effective barriers around dusty activities and site boundary will be introduced and the area cordoned off with a permit to enter system in operation. • Site will not allow runoff of water or mud onto the public highway. • The need for dust masks will be risk assessed and implemented in accordance with the agreed method statements. • Ensure suitable cleaning materials are available at all times to clean up spills.
	Waste Management	• Only use registered waste carriers to remove waste off site. • No bonfires on site. • All floor plates will be cleaned regularly-damping down as required during the brushing process. • Waste Bins will be made available at all levels • A central waste management area will located at ground level-Material will be sorted and segregated off site
		• Rubbish Skips will be covered • Use enclosed chutes and conveyors.

Dust

We understand the action trigger levels for total inhalable particle are as follows:

- Threshold Concentration is 0.1mg/m³
- Action Concentration(1) is 0.2mg/m³
- Action Concentration(2) is 0.5mg/m³

Complaints Procedures

Appointed Contractor will clearly display contact details in prominent locations, at various points around the site boundary and will keep accurate records of any complaints received.

We would propose that we will advise the **Local Authority Environmental Protection Team** of any complaints received and how we have addressed them.

