

Dear Kayleigh,

The Mayer Brown *Outline CEMP* (October 2025) and *Construction Traffic Management Plan* (March 2025) have been reviewed by Environmental Health.

Condition 11 - CEMP

The memo from Environmental Health dated 25th September 20 requested further details regarding elements vii, viii, and xvi.

The Mayer Brown *Outline CEMP ref 28028 - GTWvilleTPB2(CEMP).9* (October 2025) and the Mayer Brown *Construction Transport Management Plan Report Reference: GTWvilleTPB2(CTMP).1/CTMP01R2* (March 2025) has been reviewed by Environmental Health.

vii)

Section 4.14 includes details of proposed hours for building works and deliveries and confirms that no deliveries shall take place before 8am. No information regarding site opening hours has been provided.

viii)

Section 7.17 of the Mayer Brown Construction Transport Management Plan details that the perimeter of the site will be secured by a mixture of 2.0-meter Heras fencing and 2.0-meter timber hoarding. Row 4 of table 5.2 includes details of construction lighting controls that shall be implemented to minimise impacts to bats and other nocturnal wildlife, however no information appears to have been provided regarding boundary lighting specifically.

xvi)

Row 4 of table 5.2 includes that construction lighting shall use LED luminaires wherever possible; using light sources that emit minimal ultraviolet light, peak higher than 550nm and be of a warm neutral colour of <2700 kelvin. All security lighting is to be on a timer

and only triggered at waist height. This information is sufficient to meet the requirements of this element of the condition.

It is noted that section 6-6 of the Outline CEMP includes that monitoring of noise, dust and water quality will be carried out in accordance with the specialist environmental procedures and commitments made where required, however no details of monitoring methodologies have been provided. Environmental Health are primarily concerned with the monitoring of noise and dust.

Row 10 of table 5.2 includes that "*All supervisors to be familiar with the provisions of IAQM 'Guidance on the Assessment of Dust from Demolition and Construction'*". Dust control measures are detailed in table 5.2 and in Method Statement 3 of Appendix C of the Outline CEMP, however it is noted that no risk assessment or site-specific Dust Management Plan has been provided.

Due to the scale of the works and proximity to residents, it is requested that the applicant carries out a risk assessment and produces a site-specific dust management plan in accordance with IAQM 'Guidance on the Assessment of Dust from Demolition and Construction, 2024'. The dust management plan should include the highly recommended measures for the risk category determined for general operations and each of the construction related activities.

A summary of the further information required to discharge the condition is included below.

- Details of site opening hours
- Details of boundary lighting
- Details of noise monitoring methodology (regard should be made to methodology detailed in Annex E of BS5228-1:2009 and should advise whether the ABC method or 5dB method shall be implemented). Locations of noise monitoring stations on site boundaries near residents.
- Details of dust monitoring - this can comprise visual daily inspections as per IAQM 'Guidance on the Assessment of Dust from Demolition and Construction, 2024, and does not necessarily require dust deposition and flux monitoring or PM10 monitoring.
- Risk assessment and site-specific Dust Management Plan in accordance with IAQM 'Guidance on the Assessment of Dust from Demolition and Construction, 2024 to include appropriate [highly recommended] dust mitigation measures.

No information appears to have been submitted with reference to a contamination watching brief or instructing groundworks personnel in the requirements of condition 9.

Kind regards

Craig Milligan

Environmental Protection

Environmental Health