



Hayes Town Centre

**Hayes Town Centre
Austin Road UB3 3NB**

Environmental Management Plan

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Environmental Management Plan

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May include:

Appendix 1 – Environmental Policies including Pollution Policies for Air, Water & Noise

Appendix 2 – Ecology and Tree Protection

Appendix 3 – Site Investigation Report

Appendix 4 – BREEAM / Code for Sustainable Homes Tracker

Appendix 5 – Waste Carrier Licenses

Appendix 6 – Waste Management Licenses for Disposal Site

Other appendix information may include Pre Demo Audit, CL:AIRE information, WRAP Information, Takeback scheme info etc.

Alternatively all items can be stored on ECM to save printing.

Environmental Management Plan

I. Introduction

Purpose

This Environmental Management Plan details the approach and actions we will be undertaking to manage the environmental aspects on this project, as well as resource efficiency. The Environmental Management System will be implemented on this project by the site team, supported by the Environmental Manager.

Higgins Partnerships Plc.'s Managing Director has produced an Environmental Policy, which meets the requirements of ISO 14001. A copy of this policy is displayed on the site's Compliance Noticeboard and can also be found on management system. All members of staff employed on site should be made aware of the policy and their individual responsibilities. The policy should be made available to members of the public if requested.

This plan covers the environmental compliance requirements as per the company's Environmental Management System and describes the operational plan to meet Higgins Partnerships PLC obligations under current legislation.

The Higgins Partnerships PLC Environmental Management System is certified to BS EN ISO 14001:2015 and as such this Project Environmental Management Plan (EMP) has been prepared in compliance with the Higgins Environmental Management System.

This document is designed to highlight the considerations to be implemented prior to and during the construction works This is to ensure safety and minimise disruption and distress to local residents, businesses, the general public, and the workforce employed during the construction process.

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2. Key Project Construction Phases & Environmental Risks & Aspects

Before any project is started an Initial Environmental Risk Matrix , Environmental Impact & Aspect Assessment and, if required, Dust & Air Quality Risk Assessment will be completed and these will be used as the basis of this Environmental Management Plan.

Key environmental risks and issues will be identified in the Initial Environmental Risk Matrix and in the Air Quality Risk Assessment and will be managed via the accompanying mitigation plans which will be included in this section of the Environmental Management Plan. The environmental impacts and aspects and environmental risk assessment which will be updated as the construction programme progresses.

Key Risks for this project are:

1. Asbestos
2. Dust
3. Noise
4. Air Quality
- 5.

Documents to be filed in this section of folder if required (or in Project Environmental Plan Folder on ECM):

Document Name	Required Y/N	Who to provide document
Initial Environmental Risk Matrix	Y	Precon / Environmental Manager
Impacts & Aspects and Mitigation	Y	Environment Manager / Project Lead
Pre Demolition Audit		Demolition Contractor
Air Quality Risk Assessment		Environmental Manager with Precon support
Air Quality Action Plan		Environmental Manager with Project Team

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3. Project Details & Description

PROJECT			
Name	Hayes Town Centre Estate		
Address	Hayes Town Centre, Austin Road, UB3 3NB		
Project Manager	Mark Collier	Client:	Hillingdon
Start Date	March-2023	Estimated Completion Date	Sep-2031
PROJECT DESCRIPTION			
<p>The Austin Road Site is in the vicinity of Hayes Town Centre. The site currently comprises of low-rise residential units including access roads and pathways and Skeffington Court which is a 14-storey tower block. The site is adjacent to the Grand Union Canal and the main access route into the site is via Austin Road off Pump Lane.</p>			
The site is located:	Very close to Hayes Town Centre, the area is located within the residential road.		
Geology:	TBC		
Contaminated Land:	TBC		
Groundwater:	Detail the presence of groundwater, Groundwater Source Protection Zones (refer to SI report or search using http://magic.defra.gov.uk/)		
Watercourses & Flood Risk:	Very Low Risk		
Biodiversity:	Trees and shrubs present on site.		
Trees:	Arboriculturally survey has been carried out and trees that have been authorised to cut have been identified.		
Invasive Species	Report to be issued and stored in Causeway.		
Archaeology:	None		

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4. Site Set Up & Site Layout Plan

The Site Layout plan may include the following, and any other site specific detail, as applicable:

- Site Boundary
- Site Cabins / Offices
- Material storage areas
- Fuel stores and refuelling area
- Liquids stores / COSSH
- Tree Protection Areas
- Biodiversity / Ecological areas of interest
- Spill kits
- Mortar silo
- Hazardous waste stores
- Concrete washout area
- Skip and recycling areas
- Nuisance risk points
- Watercourses

A copy does not need to be included in this file but must be available on site.

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Setting up the site:

When the site set up is planned the following should be considered:

		Action/comments (if required):
Site Set Up:	Ensure cabins and/or generators are located away from neighbours or screened to minimise nuisance. If site is not connected to mains sewerage consider the location of the septic tank too.	
	Ensure cabins and generators are not located under tree canopies, but consider the use of natural features to minimise the visual impacts on neighbours.	
	Material storage: This should be away from drains and watercourse and not under a tree canopy. Should have a provision for dry storage for sensitive materials and a COSHH store for any hazardous materials.	
	Fuel Storage: Needs to be at least 10m from any surface waters and storm drains, not under a tree canopy and on a hard standing where possible. MUST have a spill kit located close by.	
	Waste: Set up a designated area but consider access to this for operatives on site but also for the waste company to exchange the skips. Preferable to locate it on a hard standing and ensure it is away from open drains. Consider skip segregation where possible and ensure that hazardous waste has been thought about as this must be segregated.	
Drainage:	Identify any local rivers or streams and check if any surface water drainage runs into them.	
	Identify all drainage on site and clearly mark it up on the site drainage plan.	
	Ensure all manhole covers, drainage grills and gullies are marked in blue for surface, red for foul and with a red C for combined, or a blue S for soakaways.	
	Protect highway drains with a membrane to catch silt/mud and ensure these are checked and cleared regularly.	
Access:	Consider a waiting/holding area away from the site if access to the site is tight/limited.	
	Look at finding parking locally away from the site if necessary to ensure local residents parking is not affected.	
	Look at ways of ensuring that mud from site is not spread out of site i.e. get hard standing down early, and consider the use of a wheel wash where to mitigate.	

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5. Client or Project Specific Requirements

Below is summary table of all the applicable environmental requirements, in addition to Higgins targets and procedures, to be delivered by the project – this may include contractual requirements as well as anything required by the Local Authority with respect to Planning or the local community.

For this project the following requirements are specified:		
Site Working Hours	Monday – Friday:	8am-6pm
	Saturday:	8am-1 pm
Noisy Works Restrictions	Local Authority:	Any time after working hours
	Client:	Hillingdon
Noise Monitoring Requirements	Device to monitor Noise, Air quality and dust to be fitted.	
Air Quality Monitoring Requirements	Device to monitor Noise, Air quality and dust to be fitted.	
Delivery Time Restrictions	None	
Vehicle/Traffic Restrictions	Width restrictor on Pump lane. This is outlined in Hayes Town Centre Logistic plan	
Non Road Mobile Machinery (NRMM)	As the project is within London, this will need logging on the NRMM database.	
Planning Conditions	Please refer to planning tracker on Casueway	
BREEAM/CfSH/Ska	Target rating e.g. Excellent/ Code 4/ Gold	
Project or client specific environmental objectives and targets	None	
Client Specified Procedures	The Environmental Management System procedures will apply unless otherwise stated.	
Ecological Mitigation & Enhancements	Outline ecological actions to be taken on site e.g. ecology consultant regularly on site, reptile fencing, bat boxes, species relocation	
Other		

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	Evidence Needed (if applicable to project then please detail what evidence is required)	By When	Owner	Closed
Contaminated Soil	Tool box talk on contamination Haz waste tickets			
Remediation strategy	TBC			
Asbestos (in the ground)	TBC			
Bore holes (ground water)	TBC			

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6. Environmental Permits, Licences & Exemptions

The project will require the following environmental permits/licences/consents/permissions for its operations (please note that this list is not exhaustive, and there may be other permits required):

Copies of relevant permits are to be kept in this section.

Permit/Licence	Purpose	Required (Y/N)	Date Applied	Date Received
Abstraction licence	Usually for open loop boreholes, the application process can take 3 months following testing of the boreholes and has a cost implication, from October 2009 onwards it is also likely that dewatering of quantities greater than 20m ³ /day will also require a licence, if the dewatering will be for less than 28 days a temporary licence can be applied for and takes around 1 month.			
Section 32 Consent	Required for drilling boreholes and requires a form to be submitted to the Environment Agency. If applying to drill boreholes for water abstraction i.e. open loop GSHP the EA will set conditions on the drilling and subsequent testing of the boreholes. Consent will take 1-2 weeks.			
Environmental Permits	Required to discharge to either groundwater or surface water i.e. discharging back to a borehole following abstraction, pumping dewatering water to a river/ stream. Requires an application to be made to the Environment Agency and the application process can take 4 months.			
Trade Effluent Consent	Required to discharge anything other than 'domestic' sewage to a foul sewer, therefore any dewatering water, pool testing water or other discharge other than toilet and kitchen waste will require consent from the sewerage company/ authority. This can take 4-6 weeks and has an additional cost dependent on the sewerage provider.			
Section 61 Consent	Required when noisy works are likely to occur. Requires an application to be made to the local authority giving details of the methods to be used and anticipated noise levels. Can take a number of weeks to be granted.			
Waste Exemptions	U1 Exemption – Use of waste (crushed and excavation)			
	T7 Exemption – Crushing bricks and concrete			
	T5 Exemption – Screening and blending of waste			
	U8 Exemption – Use of waste for specified purpose			
Headwall agreements	Required from the Environment Agency for headwalls to be altered or built. Consent may take a number of months and the Environment Agency should be consulted during the design of the Headwall.			
Wildlife	Numerous wildlife permits and will be determined by what wildlife is on the site e.g. badgers, bats etc. For further information please refer to the ecology report and consult with your environmental manager.			
Footpaths	Consent in the form of a 'public path order' is required from the local authority to enable any public footpaths to be diverted, it is likely that this will require the proposal to be advertised and any objections considered and therefore will take some time, and also involves the cost of application and advertising, for further information please refer to the relevant local authorities website.			

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7. Environmental Awareness & Training

A site specific induction, which addresses the environmental risks and controls for the project will be given to all staff on site. The project may require specific roles, toolbox talks and training, dependent on the works occurring on site.

7.1 Specific Roles

The following specific roles may be required on this project.

Role	Designated Person
Air Quality & Dust Co-ordinator	Logistic Manager/Site Manager
Waste Co-ordinator	Logistic Manager/Site Manager
Biodiversity Co-ordinator	Logistic Manager/Site Manager
Community Co-ordinator	Mark Collier

7.2 Identified Priority Toolbox Talks & Training

The following additional, priority training requirements have been identified from completion of the Environmental Risk Matrix and the Aspects and Impacts:

Toolbox Talk/Training	Subcontractor/ Higgins Staff	When Required	Completed (Y)

NOTE: Subcontractors should be undertaking one environmental toolbox talk per month based on issues on site or upcoming work on the project.

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8. Environmental Guidance & Site Procedures

The **Environmental Management System** is stored on the company's business system ECM. Policies, guidance notes and procedures are made available to ensure the project team's compliance with environmental legislation and good practice from Pre Construction through to Completion.

The Environmental Management System can be found here:

<http://higgins/Livelink/llisapi.dll?func=ll&objId=8132705&objAction=browse&viewType=1>

Key environmental risks and issues will be identified in the Initial Environmental Risk Matrix and in the Air Quality Risk Assessment and will be managed via the accompanying mitigation plans which will be regularly reviewed and included in this section of the Environmental Management Plan.

The company has access to Barbour Index. If you require a log in please contact Julie Brooks.

CIP Green Manual can be found here:

<https://livelink.higgins-group.co.uk/Livelink/livelink.exe?func=ll&objId=20857022&objAction=browse&viewType=1>

This offers up to date information on environmental issues.

The Environment Agency has also produced a number of Pollution Prevention Guidelines (PPG's) whilst these have been withdrawn they still offer best practice that can be of use to site teams and these can be found at:

<https://www.gov.uk/government/collections/pollution-prevention-guidance-ppg>

In addition the Greater London Authority has produced a series of supplementary planning guidance documents which give more information and guidance on specific issues for London. These can be found at:

<https://www.london.gov.uk/priorities/planning/supplementary-planning-guidance>

Environmental Documents to be Completed:

Document	Frequency	Responsibility
Environmental Management Plan	Quarterly	Project Director/Contracts Manager with Environmental Manager
Waste & Resource Efficiency Plan	Monthly as a minimum	Logistic Manger/Site Manager
Noise Monitoring	Daily	Logistic Manger/Site Manager
Dust & Air Quality Monitoring	Daily	Logistic Manger/Site Manager
Environmental Site Checks	Weekly	Logistic Manger/Site Manager
BREAAM or CfSH Tracker	Monthly	Valentina Del Fuoco

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9. Communication and Liaison

Higgins Partnerships recognises that sustainability is not just about compliance with environmental controls, but also requires positive action to foster co-operation, innovation, and continuous improvement. Our approach therefore is one of open communication and recognition of individual effort as we recognise that the training programme, management systems, information and posters and the way in which we deal with people must present a consistent message.

Internal and Onsite Communications:

During the tender stage sub-contractors will be made aware of the specific environmental requirements for working on site and for identifying and dealing with specific environmental issues associated with their work packages.

General site environmental requirements will be re-iterated during start up meetings and during the initial inductions. Sub-contractor's performance and commitment to sustainability and environmental management will be monitored through the information gathered for the environmental reports.

The Project Environmental Plan will be made available on the Project Network Server ECM.

Formal training will be carried out for selected members of the design and construction teams as part of ongoing corporate training.

Communication with the Public

A construction telephone number will be displayed around the site's boundaries for information and complaint purposes. All complaints and enquiries are logged. Should a complaint be received that relates to a deviation away from an agreed method of works and has caused substantiated nuisance to the neighborhood and surrounding businesses and residents then an NCR (non-conformance report) will be raised in line with Higgins Partnerships procedures

All complaints will be investigated, closed out in a timely manner and the information passed back to Higgins Partnerships and our client, where required.

Environmental Notice Boards

Higgins Partnerships as a minimum will erect notice boards in the site offices/meeting rooms. The notice boards will display as a minimum the Environmental Policy and key compliance documents.

Considerate Constructors Scheme

Higgins Partnerships Plc is a Partner Member of The Considerate Constructors Scheme (CSS) and has been since 2006 and we confirm all of our projects are registered with the CSS.

One of our Business Key Performance Indicators (KPI) is to achieve a minimum score of 35 points. This is monitored on a regular basis.

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10. Emergency Response

Environmental Incidents can include:

- Oil or other hazardous substance spills.
- Failure of equipment – e.g. cement tank pipework during unloading.
- Disturbance to wildlife – birds nesting but not affecting works.
- Unauthorised work in a Tree Protection Zone.
- Breach of Planning Conditions.
- Discovery or damage to archaeological artefacts.
- Discovery of unknown contaminated land on site.
- Nuisance – noise, vibration, dust and odour issue.

In the event of the an Environmental incident, once it has been isolated/contained to prevent further disturbance/pollution this should then be reported to the Environmental Manager.

Records

All emergencies that do, or could, affect the environment and/or Health & Safety should be logged on ACMetrix. All documentary evidence is retained for a minimum of three years.

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Appendices