

CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN

Proposed Warehouse / Industrial Development, Prologis Park Dawley Rd UB3 1DA.

Introduction

This document has been compiled in order to discharge the following condition, **construction and environmental management plan (clause 13)**, of which relates back to the refurbishment works of DC7 Dawley Road.

General

The above project will be procured with by Pexhurst Services Ltd appointed to manage the construction phase of the development.

Pexhurst Services Ltd will be obliged to adhere to the requirements of this Construction Environmental Management Plan. A draft construction programme has been produced by Pexhurst Services Ltd (Attached with this file).

Wheel washing

All vehicles leaving the site will be checked by the gateman for the presence of mud, materials or contaminations and if present it will be washed off. The cleanliness of Vinyl PI will be monitored by the Site Manager and cleaned if necessary.

An area of hard standing will be created by the delivery gates where vehicles wheels can be cleaned with a power washer if necessary.

Control of Noise

The Contractor is required to comply with BS 5228 Code of practice for noise and vibration control on construction and open sites, (Parts 1 and 2), in order to minimise any potential disruption.

The contractor will utilise methods and materials to ensure that the generation of noise is minimised throughout the development.

The contractor will ensure management processes are in place for the following:

- Review of plant and activities to ensure noise minimisation measures are in place and operating;
- Public relations, e.g. provision of telephone numbers for complaints, pre-warning of noisy activities, sensitive working hours;
- Where possible, controlling of site traffic and setting up of access routes away from sensitive receptors;
- Provision of noise monitoring during activities likely to affect sensitive receptors.

The contractor will be responsible for the execution of the CEMP and will ensure that appropriate personnel understand their responsibilities in terms of the minimisation of noise and the appropriate

reporting and dealing with incidents. The contractor will also be responsible for identifying and organising appropriate training.

Strict controls on the sequencing of works and providing noise protection would be developed on an activity-by-activity basis. These would include:

- The positioning of static plant away from properties.
- Mobile plant to be turned off when not in use.
- The use of percussive plant would be avoided where alternative non-percussive plant is available for a given task. All relevant items of plant are to be fitted with effective silencers of a type recommended by the manufacturer.
- Use of radios, sound systems, tannoy will not be permitted apart from under emergency conditions.
- Cutting operations or other noisy tasks will, wherever possible, be undertaken at times and in locations so as to keep disturbance to adjacent occupiers to a minimum.
- Where vehicles are standing for a significant period of time, engines to be switched off.

Control of Surface Water Run Off

Construction phase operations will be undertaken in accordance with guidance contained within the Environment Agency Pollution Prevention Guidelines.

There will be no pumping into foul or surface sewers without the permission of the Water Board or the Environment Agency.

Prior to the installation of permanent hard paving and drainage infrastructure the Contractor will be required to monitor the on-site conditions regarding ground permeability, infiltration and standing water. As and when required the Contractor shall undertake such temporary works that are necessary to prevent discharge and run off from the site using methods such as bunding, trenching and swales.

The contractor is to prevent contamination effecting the ground water table and nearby water courses and to work in strict accordance with the EA Pollution Prevention Guidance Notes. These provide advice on statutory responsibilities and good environmental practice. The Guidance Notes of particular relevance to the site are:

- Pollution Prevention Guidelines Note 1 (PPG1) – General Guide to the Prevention of Pollution - provides an introduction to the prevention of pollution from a variety of sources;
- Pollution Prevention Guidelines Note 2 (PPG2) – Above Ground Oil Storage Tanks - offers advice on storage options, equipment and its maintenance and how to deal with spills;
- Pollution Prevention Guidelines Note 3 (PPG3) – Use and Design of Oil Separators in Surface Water Drainage Systems - provides guidance on when oil separators are appropriate and what size and type of separator are required;
- Pollution Prevention Guidelines Note 5 (PPG5) – Works in, Near or Liable to Affect Watercourses - provides guidance on general precautions to take when working in the vicinity of a watercourse, along with more specific measures to take to prevent contamination and to minimise any adverse effects;
- Pollution Prevention Guidance Note 6 (PPG6) – Working at Construction or Demolition Sites - repeats much of what PPG5 presents, but concentrates specifically on the situations likely to occur at construction sites;

- Pollution Prevention Guidance Note 7 (PPG7) – Refuelling Activities – provides information on the correct delivery, storage and dispensing of fuel to help reduce the risk of pollution; and
- Pollution Prevention Guidance Note 21 (PPG21) – Pollution Incident Response Planning, – contains advice for those developing Site-specific pollution incident response plans to help prevent and mitigate damage to the environment caused by accidents such as spillage and fire.

Construction Environmental Management Plan

Regarding all CEMP related elements, the reader is to consult the Ecology Solutions CEMP located within APPENDIX B of this document.

APPENDIX A – SITE PLAN

Site Boundary / Fencing:



APPENDIX B – CEMP

[10387.CEMP.vf - Compiled.pdf](#)



ECOLOGYSOLUTIONS

Part of the ES Group

LAND AT DAWLEY ROAD,
HAYES

**Construction Environmental
Management Plan (CEMP)
- Biodiversity**

**Pursuant to Condition 13
of Planning Consent
Ref: 8294/APP/2022/2576**

March 2023
10387.CEMP.dv2

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1. INTRODUCTION

- 1.1 This Construction Environmental Management Plan covering biodiversity matters (CEMP: Biodiversity) has been prepared by Ecology Solutions Ltd on behalf of Prologis in respect of Land at Dawley Road, Hayes hereafter referred to as the site.
- 1.2 The contents of this document have been written with reference to published guidance from the Chartered Institute of Ecology and Environmental Management (CIEEM) and with regard to guidance produced by Natural England in relation to protected species.
- 1.3 This document has been produced to discharge Condition 13 of the application planning permission reference 8294/APP/2022/2576.
- 1.4 Condition 13 states that:

“Prior to the commencement of development, a Construction and Environmental Management Plan shall be submitted to and approved in writing by the Local Planning Authority, in consultation with the Canal and River Trust. The CEMP shall address but not be restricted to:

- 1. Details of pollution prevention and a detailed demolition plan, including monitoring of asbestos fibres in the air on the canal before and after demolition/construction*
- 2. Details of the timing of construction and demolition works so as to avoid adverse impacts on wildlife such as nesting birds/bats etc.*
- 3. Full details of the construction methodology, including full details on any ground level changes, and*
- 4. Details of timings and routes of demolition/construction traffic.*

The development shall be carried out in strict accordance with the approved details.”

- 1.5 The purpose of this report is to outline the mitigation and avoidance measures which will be adopted throughout the construction phase to protect and safeguard features of ecological value within the site.
- 1.6 The ecological value of the site is set out within the report entitled Ecological Assessment (document reference 10387.EcoAss.vf, dated June 2022), produced by Ecology Solutions. This document has been produced to accord with the provisions set out in the Ecological Assessment.
- 1.7 Details of ecological enhancements to be delivered at the Site are outlined within the Ecological Enhancement Strategy (EES) produced by Ecology Solutions (document reference: 10387.EES.vf) in respect of Condition 7 of the planning consent.

2. ECOLOGICAL BASELINE AND EVALUATION

- 2.1 An ecological appraisal of the Site was undertaken by Ecology Solutions in 2022.
- 2.2 Full details regarding the methodology and findings of the surveys completed at the site are outlined within the Ecological Assessment report (June 2022) submitted as part of planning application reference 8294/APP/2022/2576.
- 2.3 The habitat surveys undertaken were based upon an extended Phase 1 survey technique. The habitats and dominant plant species were recorded, together with any faunal activity and evidence of the presence, or potential presence, of protected species.
- 2.4 In addition to general observations of faunal activity, Ecology Solutions undertook specific surveys in respect of bats.

Designated Sites

- 2.5 There are no statutory designated sites of nature conservation within or adjacent to the Site. The nearest statutory designated sites are Yeading Meadows Local Nature Reserve (LNR), which lie approximately 2.3km to the north-east of the Site at its nearest point.
- 2.6 The nearest Site of Special Scientific Interest (SSSI) is Fray's Farm Meadows SSSI, located approximately 6.4km north-west of the Site.
- 2.7 The application site is situated immediately adjacent to the Grand Union Canal, which form part of London's Canals Site of Metropolitan Importance for Nature Conservation (SMINC).
- 2.8 London Canal's SMINC is designated on account of the wide range of aquatic floral which it supports, which include a number of locally uncommon species and London rarities. The canals are also noted to support an assemblage of important invertebrate fauna, including several species of dragonflies and damselflies, a diverse fish community and several species of breeding waterfowl.
- 2.9 The section of the canal adjoining the application site primarily comprises built form, with a steep concrete wall along the northern boundary of the application site. The central and eastern sections of this wall do not support any aquatic or marginal vegetation. To the western end, the canal adjoins a treeline and area of scrub.

Habitats

- 2.10 Habitats recorded within the Site include:
 - Existing Buildings;
 - Hardstanding;
 - Scrub;
 - Amenity Grassland;
 - Ornamental Planting; and

- Hedgerows and Treelines.

- 2.11 The vast majority of the Site comprises existing built form, including areas of hardstanding and existing buildings. These areas do not support any vegetation and are therefore not considered to be of any ecological value.
- 2.12 Other habitats present within the Site include areas of amenity grassland, small areas of scrub and ornamental vegetation. These habitats support a very limited complement of species, all of which are widespread and common, and given the small areas present offer negligible value in terms of botanical interest of the application site or indeed to faunal species (see below).

Faunal Species

- 2.13 Following a detailed internal and external inspection survey of the existing buildings at the Site, none of the existing buildings are considered to have potential to support roosting bats.
- 2.14 Furthermore, no trees within the site are considered to provide potential opportunities for roosting bats.
- 2.15 Given the paucity of semi-natural habitats, it is considered that the application site itself is highly unlikely to be of any value for foraging or commuting bats. However, the Grand Union Canal to the north of the Site provides some opportunities for this faunal group to pass through the local area.

3. AVOIDANCE AND MITIGATION MEASURES TO BE IMPLEMENTED

- 3.1 The aims and objectives of this CEMP (Biodiversity) are to safeguard the existing ecological interests of the site, through the adoption of appropriate avoidance and mitigation measures as outlined below. This will ensure that the development proposals will not result in adverse impacts to habitats or protected / notable faunal species.

Initial Risk Assessment

- 3.2 Table 1 outlines the potential negative impacts of the development on ecological receptors at the site during the construction phase, prior to the implementation of the avoidance and mitigation measures set out within this document.

Receptor	Effect
Habitats (grassland and hedgerows)	Potential for direct damage / loss of existing habitats, during construction, specifically due to encroachment of machinery and personnel, contaminated run-off, pollution, and dust deposition.
Bats (foraging and commuting)	Potential disturbance due to increased artificial lighting (should this be required during construction).
Birds	Potential for direct harm / disturbance to nesting birds during construction; Loss of foraging and nesting habitat due to vegetation clearance.

Table 1: Identification of potentially damaging activity during construction upon ecological receptors in the absence of avoidance, mitigation, and enhancement measures

- 3.3 Following the implementation of the measures set out within this document, it is considered that the likelihood and severity of the potential effects outlined in Table 1 will be significantly reduced, such that adverse effects on ecological receptors will be fully avoided or mitigated.

Roles and Responsibilities

- 3.4 As the developer, Prologis will have overall responsibility for the implementation of the avoidance and mitigation measures set out within this CEMP. The measures outlined above will be undertaken by suitably qualified and experienced contractors on behalf of the developer, in strict accordance with the provisions of this document.
- 3.5 Prior to the commencement of works on site, all personnel will be subject to a site induction which will include all measures relevant to their task which are outlined in this document. A copy of this CEMP (Biodiversity) will be made available in the site office at all times throughout the duration of works on site.
- 3.6 In line with best practice, all personnel will be reminded that if they have any concerns regarding ecological matters, this must be reported to the

site manager at the earliest opportunity. Advice will be sought from the suitably qualified ecologist as required.

- 3.7 A suitably qualified ecologist shall be retained by the developer throughout the duration of the construction period. An Ecological Clerk of Works (ECoW) will be required to oversee and provide advice regarding specific ecological receptors of the project as outlined within the Timetable of Works included at Section 4 of this document; however, the ecologist will be available at all times should queries or issues be raised.
- 3.8 The EcoW will be appropriately experienced and knowledgeable in the works that they are overseeing and will directly advise the site manager of any concerns regarding ecological matters. The advice provided by the EcoW will be followed by site personnel to ensure compliance with the measures as set out in this document.
- 3.9 Ongoing monitoring regarding compliance with this CEMP will be undertaken by the site manager, with compliance checks undertaken regularly.
- 3.10 Given the very limited ecological constraints associated with this site, it is considered that compliance checks during construction would not need to be completed by a suitably qualified ecologist.
- 3.11 The following objectives have been identified:
- Objective 1: Safeguard and Maintain Retained Habitats; and
 - Objective 2: Safeguard and maintain populations of protected species identified within the development site area at a favourable conservation status; and
 - Objective 3: Increase Biodiversity by Maximising Opportunities for Flora and Fauna.
- 3.12 Appropriate prescriptions for achieving these objectives are set out in detail below. These are summarised within the Timetable of Works at Section 4 of this document.

Objective 1: Safeguard and Maintain Retained Habitats

Protection of Retained Habitats

- 3.13 To avoid adverse impacts to retained habitats, temporary protective fencing (Heras or similar) shall be installed prior to the commencement of construction to protect retained trees, hedgerows and woodlands associated with the boundaries of the site. Fencing shall be installed in accordance with the current British Standard (BS 5837:2012) and will remain in place throughout the duration of the construction period. This will avoid potential damage arising through encroachment of machinery and personnel.

Pollution Control Measures

- 3.14 To minimise the risk of contamination and pollution to retained habitats (and off-site locations), the Pollution Prevention for Business guidelines¹ issued by DEFRA and the Environment Agency shall be followed at all times by personnel on site. The standard control measures to be adopted are outlined below.
- 3.15 All loose materials and potential sources of contamination (such as fuels and oils) will be stored away from sensitive habitats, in particular the Grand Union Canal to the north of the Site.
- 3.16 Sensitive storage of all materials, particularly fuels, oils and chemicals, and stockpiles over 10 metres away from retained hedgerows and watercourses associated with the boundaries of the site. Protection of any temporary stockpiled materials so that materials are not blown or washed away during demolition and construction works.
- 3.17 Standard engineering protocols and best practice will be adopted throughout the construction period. This will include measures such as the use of wheel wash measures (to mitigate for dust deposition), and where necessary the use of interceptor fencing to negate the potential risk of laden soils and surface run-off entering the BPZ and/or off-site habitats.
- 3.18 Spill kits will be available on site for the unlikely event of a pollution incident and construction staff will be trained in how to use them, with material replenished if used. Any fuel or other chemical spillages will be addressed immediately following an incident. Spill kits will be available at all times and following any initial measures to control / contain the incident, contaminated substances will be removed and the surface layer re-instated.
- 3.19 Additionally, all machine operators will have quick access to personal spill kits. Drip trays will be used during refuelling to prevent oil spill and will be monitored to prevent additional spillage.
- 3.20 Activities which have the potential to generate dust such as demolition will not be undertaken during periods when prevailing weather conditions are likely to carry dust towards sensitive habitats, including the Grand Union Canal. Any loose materials that may be susceptible to wind will be covered or screened, with damping measures employed as required.
- 3.21 All works will be carried out in accordance with British Standard BS5837:2012 which relates to the protection of retained trees during development. The location of the temporary protective fencing will prevent encroachment of machinery and site personnel into root protection zones.

¹ Available at www.gov.uk/guidance/pollution-prevention-for-business. This guidance replaces the Pollution Prevention Guidance which was withdrawn on 17 December 2015

Objective 2: Safeguard and Maintain Populations of Protected Species at a Favourable Conservation Status

- 3.22 In the unlikely event that any faunal species are encountered, works in the immediate area shall cease and advice sought from a suitably qualified ecologist.
- 3.23 To avoid any wildlife from becoming trapped within any excavations which remain overnight, these areas shall either be covered or include a means of escape such as a slope or roughened plank.

Bats

- 3.24 The proposed development does not involve the losses to any buildings or trees with potential to support roosting bats.
- 3.25 If temporary lighting is required during construction, it shall be directed away from features of potential value for foraging and commuting bats, such as hedgerows, scrub, and the adjacent Grand Union Canal.
- 3.26 Measures such as hoods and cowls will be used to direct lighting only to where it is required, thereby minimising light-spill. No high-powered lights will be used, with working at night to be avoided where possible. Following construction, no lighting will be required at the site.
- 3.27 As outlined within the EES, the provision of enhancements to retained planting at the Site will improve foraging and commuting opportunities for bats, by providing an uplift to invertebrate diversity and abundance within the site.
- 3.28 Furthermore, the provision of new bat roosting boxes on retained buildings will provide new roosting habitat for bat species within the Site.

Birds

Protective Measures

- 3.29 Any vegetation clearance which is required will be undertaken with consideration for potential use by birds. Cutting of vegetation, particularly those features that provide important nesting habitats (including trees, hedgerows, and scrub) will be undertaken outside of the main bird breeding season (March to July inclusive).
- 3.30 Should there be a requirement to remove suitable nesting bird habitat during the nesting bird season, then the habitat will be first checked by the suitably qualified ecologist prior to removal to establish whether there are any active nests.
- 3.31 If nesting birds are found to be present, a suitable buffer zone will be identified by the suitably qualified ecologist and no works which could cause harm to the nest will be undertaken within this zone. Works may only commence at such time that an updated check survey undertaken by a suitably qualified ecologist confirms that young birds have fledged the nest and the nest is no longer in use.

- 3.32 As outlined within the EES, new bird nesting boxes are to be installed on retained buildings and vegetation to provide additional opportunities for this group.

Objective 3: Increase Biodiversity by Maximising Opportunities for Flora and Fauna

- 3.33 As outlined within the EES, new landscape planting of the existing hedgerows and treelines to be retained will utilise planting mixes based around the use of native species, with management to enhance the diversity and structure of these features.
- 3.34 Furthermore, as outlined above, new bat boxes and bird nesting boxes will be provided to

4. TIMETABLE OF WORKS

Objective	Receptor	Activity	Protective Prescription	Timing of works
1. SAFEGUARD AND MAINTAIN RETAINED HABITATS	Retained Habitats	Implementation of Protective Fencing	Installation of temporary protective fencing to prevent encroachment of machinery and personnel into areas of retained habitats	Prior to commencement of construction
		Implementation of Pollution Control Measures in line with the Pollution Prevention for Business Guidelines	Sensitive storage of all materials, particularly fuels, oils and chemicals, and stockpiles over 10 metres away from retained hedgerows and watercourses associated with the boundaries of the site	For the duration of construction
			Standard measures such as spill kits, drip trays and bunds for all areas of the site where potentially harmful materials are present, to minimise the risk of contamination associated with spill incidents and surface water runoff	
			Protection of any temporary stockpiled materials so that materials are not blown or washed away; and	
			Adoption of measures such as wheel washing where necessary, to minimise potential for effects to arise to habitats in close proximity through dust deposition	
2. SAFEGUARD AND MAINTAIN POPULATIONS OF PROTECTED SPECIES IDENTIFIED WITHIN THE DEVELOPMENT SITE AREA AT A FAVOURABLE	Bats	Lighting during construction	Construction works limited to daytime hours whenever possible If temporary lighting is required, appointed ecologist to be consulted prior to deployment to agree suitable temporary lighting strategy which avoids artificial light spill onto retained habitats within BPZ and adopts mitigation measures, such as hoods and cowls as appropriate	Duration of construction phase
	Birds	Vegetation Clearance	Removal of suitable nesting habitat to be undertaken outside of nesting bird season.	For duration of construction, avoiding main nesting season (March – July inclusive)

CONSERVATION STATUS			If clearance required during nesting bird season, survey to be undertaken by suitable qualified ecologist to ensure there are no nesting birds present	For duration of construction, within main nesting season (March – July inclusive)
			If nesting birds recorded, 5 metre buffer zone to be adopted and no clearance to be undertaken until nest is no longer in use (to be confirmed by a suitably qualified ecologist)	

5. SUMMARY AND CONCLUSIONS

- 5.1 The adoption of the avoidance and mitigation measures outlined in this CEMP (Biodiversity) document, will ensure that adverse impacts to habitats and species will be avoided during the construction period, such that the development proposals will accord with all relevant legislation and guidance in respect of ecology and nature conservation.



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