

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 conditions, control of dust and emissions from constructions and demolition (clause 9), construction and environmental management plan (clause 13), record that all non-road machinery of net power of 37kW shall comply with the emission standards set (clause 10) and finally planning condition (clause 12B iii and IV) all of which relate 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).

Contractor's Parking

Pexhurst Services Ltd will be instructed to manage parking for vehicles of site personnel, operatives and visitors within the boundary of the site as far as is practicably possible. Designated parking areas will be maintained on site at all times and reassigned as works progress around the site.

Parking on the adjoining industrial estate, Vinyl PI or the surrounding streets will not be permitted.

Site personnel should travel to the site by sustainable/public transport, where possible.

Management of Construction Traffic

- General construction traffic will be directed into site via Vinyl PI using the existing site entrance.
- The internal estate road is shared with all the adjoining occupiers on the wider estate and the contractor will liaise closely with them to ensure vehicle access is maintained at all times.
- A banksman for the two existing entrances off the internal estate road will be utilised to manage vehicle movements where required.
- Signs will be clearly visible to all vehicle drivers arriving at site. These will clearly note safety requirements, directions to the site and signing in requirements. These will be located on the corner where Vinyl PI meets the estate road and also at the existing entrance to the site.
- Delivery/Waste vehicles entering site will be signposted to a designated waiting area on site. No vehicles will be permitted to wait on Vinyl PI the driver will be expected to park up in this area and make the relevant subcontractor foreman aware of their arrival. As set out in the Site Plan.

- Loading and unloading of plant and materials will be conducted in a safe manner utilising additional plant where required and relocated to its designated storage area. As set out in the Site Plan Appendix A.
- An on-site turning area will be provided on site.
- Uninterrupted access for emergency vehicles to the site and adjoining properties will be maintained at all times.
- The main contractor will utilise a delivery booking system and it will be respective sub-contractor's responsibility to ensure that delivery times are arranged to avoid local congestion. Where possible, major plant and equipment deliveries on HGVs will generally be outside of the AM (08:00-10:00) and PM (16:00-18:00) peak hour periods.
- Please see Appendix A for Site and Strategic routing plans detailing restrictions on HGV movements to site during the construction phase.
- The main contractor and all sub-contractors will be encouraged to adhere to the Construction Logistics and Community Safety (CLOCS) standards and to ensure that all operators are members of the Fleet Operators Recognition Scheme (FORS).
- Where any statutory undertaker connections are required in the public highway, the relevant statutory undertaker will be responsible for all traffic management activities.

Public transport

Site operatives will be encouraged to use public transport to get to site. There are several bus routes that operate close to the site and these are accessed via stops on Station Rd.

Vehicle sharing will be requested of all sub-contractors and visitors to site.

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 Dust

Breaking out existing hardstandings and floor slabs or other similar material is to be undertaken in a thoughtful and precise manner to ensure that movement of materials is kept to a minimum thus reducing the amount of dust emissions that are released into the air. This type of activity will only occur during the demolition of the existing buildings on site, whilst planning these activities we have prepared this document following the guidance set out in the GLA Control of Dust and Emissions from construction and Demolition SPG.

The production of dust during the construction phase of the development is expected to be minimal, but as an added measure, if required various dust suppression methods will be implemented to ensure that any dust fallout from the construction activities on site is mitigated and reduced to an acceptable level, all measures will be addressed using a RAM'S approach. These will include:

1. Debris netting will be provided to site fences and gates if required.
2. When required, high pressure jets will be used to produce a fine mist which will dampen down materials that are likely to produce dust. These types of machines are known as "dust buster" dust suppression systems (Vortex Mini Mobile Fan / Vortex Rotary Atomiser Mobile or similar). These machines will dampen down dust and where required, additional damping down will be conducted using fire hoses and sprays.
3. Machinery utilising attachments may also have spray nozzles attached that will assist to ensure any dust and debris fallout is controlled at source.

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.

Site Security Arrangements including Hoardings

The current site fencing and boundary features will be maintained. Additional metal fencing will be used along the site entrance boundary. Vehicle and pedestrian gates will be incorporated to this for ease of access and egress to site of Vinyl Pl. The existing site access gates will be maintained until the end of the construction phase to provide added security.

Construction Working Hours

Working hours would be restricted to "normal working hours", these are anticipated as being:

- Mon-Fri 07:30 to 16:30

Unless otherwise agreed in writing by the Local Planning Authority

Low Emission Zone

All Non-Road Mobile Machinery used on site is to adhere to the IIIB emissions standard as set out in the Non-Road Mobile Machinery Practical Guidance ver 5 dated April 2022 (https://www.london.gov.uk/sites/default/files/nrmm_practical_guide_april_2022_web.pdf)

APPENDIX A – SITE PLAN

Site Boundary / Fencing:

