



Working in Partnership with



Aldi National Distribution Centre

Former Nailstone Colliery

Leicestershire

Planning Permission – 20/01278/CONDIT

**Construction Environmental
Management Plan (CEMP)**

**Issue 03
31st August 2023**

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Introduction

Description of Development

Former Nailstone Colliery Wood Road Nailstone Nuneaton Leicestershire -
Construction of a distribution centre (Use Class B8) with ancillary office accommodation (Use Class B1(a), gatehouse and access arrangements, car parking (including access tower and bridge link), HGV bays, vehicle maintenance unit, refuse and recycling area, sprinkler tanks, landscaping and other associated works.

Background to the Development Site

Nailstone Colliery was established in 1895 and closed in 1991. Mining ceased at the colliery in 1964. The colliery was connected underground to Bagworth colliery and between 1968 and 1991 it was operated by British Coal for coal preparation, storage and disposal of spoil from Bagworth colliery. Between 1990 and 1992 H J Banks and Co had a tip washing coal recovery scheme at the site. This involved regrading the northern colliery spoil heap. Several slurry lagoons were needed for these operations and were incorporated within the present northern and western perimeter spoil mounds. The final profile for the mounds and the capped lagoons were approved by the County Council in October 1996 as part of a restoration scheme for approximately $\frac{2}{3}$ of the brownfield footprint.

In more recent times the development site has seen substantial development and remediation works under ***Planning Applications 10/00851/EXT, 14/00951/REM & 16/00567/FUL***. The works under these applications have involved levelling the site to 2No. specific platform levels following the removal of all hard standings, hazardous materials, translocating Great Crested Newts and removal of all areas of vegetation. In addition to this S.278 works have been undertaken to provide a formal access from Wood Road (B585).

The site is now owned by Aldi Stores UK Ltd for the construction of their proposed National Distribution Centre.

Purpose of the Report

DSP Construction Management Ltd (DSPCM) Construction & Environmental Management Plan (CEMP), alongside our Construction Phase Plan (CPP) will be implemented for Aldi National Distribution Centre, at the former Nailstone Quarry - Wood Road, Bardonia and is prepared to assist in the discharging of pre-commencement conditions regarding Construction which state;

Condition 7.

“Prior to commencement of development a Construction Environmental Management Plan shall be submitted to and agreed in writing by the LPA. The plan shall detail how, during the site preparation and construction phase of the development, the impact on existing and proposed residential premises and the environment shall be prevented or mitigated from dust, odour, noise, smoke, light and land contamination. The plan shall detail how such controls will be monitored. The plan will provide a procedure for the investigation of complaints.

The agreed details shall be implemented throughout the course of the development.”

Condition 21.

“Site preparation and construction work of the development hereby permitted shall not take place other than between the hours as agreed in any approved Construction Environmental Management Plan.”

Scope of the Report

This CEMP outlines the strategy, standards, control measures and monitoring procedures that will be implemented to comply with the Planning Conditions and to mitigate any adverse environmental impacts as the construction cycle progresses.

DSPCM will ensure that the CEMP is reviewed at suitable intervals or when significant changes occur, by both the on-site Project Team in conjunction with the Head Office leadership team.

Where any changes occur, DSPCM will implement suitable and sufficient measures that are industry recognised to ensure that environmental impacts do not cause damage or impact to the local ecology, community, or network.

The environmental control measures include but are not limited to the following:

- Construction Management
 - Enabling Works
 - Access
 - Scope & Activities
 - Welfare Arrangements
 - Main Works
 - Access
 - Scope & Activities
 - Welfare Arrangements
- Waste and materials management
- Ecology
- Environmental Nuisance
- Traffic Management
- Pollution, Prevention and Control
- Community Relations, Communications & Complaints

Roles & Responsibilities

DSP Construction Management Ltd (DSPCM) appointed as Principal Contractor by Aldi Stores UK Ltd, will apply the principles set out in herein and will nominate our own Senior Project Representative to enforce the requirements that are set out within this document.

The CEMP (alongside our CPP all in accordance with CDM Regulations 2015) will be used to ensure works planned are compliant with current regulations and best practice to provide guidance regarding environmental best practice for construction works.

This CEMP is to be submitted to the Local Authority to enable the discharge of the relevant planning conditions and has been prepared in accordance with the *Pollution Prevention Guidance PPG6: Working at Construction and Demolition-sites* and will be updated during each Phase or variations to the current Phase.

Construction Management

The site of the proposed Aldi National Distribution Centre is planned to be undertaken in 2 phases. Phase 1 (Enabling) will commence in May 2021 and will continue through to Qtr 1 2022. During this period the development site shall transition into Phase 2 (Main Works) and delivery of the Building from Substructure through to Internal Fit-Out.

The purpose of the phasing is to ensure that the development site limits any impacts to local businesses, properties or road networks.

During both Enabling Works and Main Works the development site will be secured using 24hour, 7 days a week on-site Security Guards. This provision will be supplemented by secure boundary fencing, CCTV and Plant Lockers where applicable.

Site Preparation & Superstructure Construction hours for the site shall be Monday to Friday 07:30 to 18:00, Saturday 08:00 to 18:00 – Internal Fit-Out works (once superstructure substantially complete and acoustic fencing installed) are to be 24hours per day Monday 07:30 to Saturday 18:00 inclusive. Any works outside of these hours will only be permitted following approval in writing from the LPA.

Surface Water Management

Note: Under previous reclamation, remediation and development as noted above, the site has already had a surface water drainage solution constructed. The perimeter of the site has land-drains which are connected to balancing ponds on the adjacent country park land by way of below ground gravity drainage pipework. ***For details of surface water management during construction, please refer to additional submission against Condition 12 – 20/00224/FUL ;***

“Prior to the commencement of development, details in relation to the management of surface water on site during construction of the development shall be submitted to and approved in writing by, the Local Planning Authority. Details should demonstrate how surface water will be managed on site to prevent an increase in flood risk during the various construction stages of development from initial site works through to completion. This shall include temporary attenuation, additional treatment, controls, maintenance and protection. Details regarding the protection of any proposed infiltration areas should also be provided.”

Enabling Works

Access

Commencing in May 2021 DSPCM will mobilise to the development site to install the necessary infrastructure, i.e. Welfare Arrangements, Security Provisions, Temporary Fencing, Site Signage and Vehicle Restriction signage along with wider road network (see Traffic Management section for details). The initial access will be via the ‘secondary’ access point off Wood Road (B585) as shown in Fig.1 below. This access point will be managed by appointed Security Personnel on behalf of DSPCM and will allow the development to proceed as planned and ensure delivery and vehicle management is established from Day1.

A vehicle holding area will be marked to allow incoming vehicles to clear the B585 to avoid causing local congestion. This area will be designed to allow for multiple vehicles to be ‘banked’ onto the development site whilst being processed for onward drop-off.

The area is currently laid as ‘hard-standing’ with suitable HGV turning circle, and this will be used for the

delivery of materials, plant and machinery to reduce any mud or arisings being transported from the site onto B585.

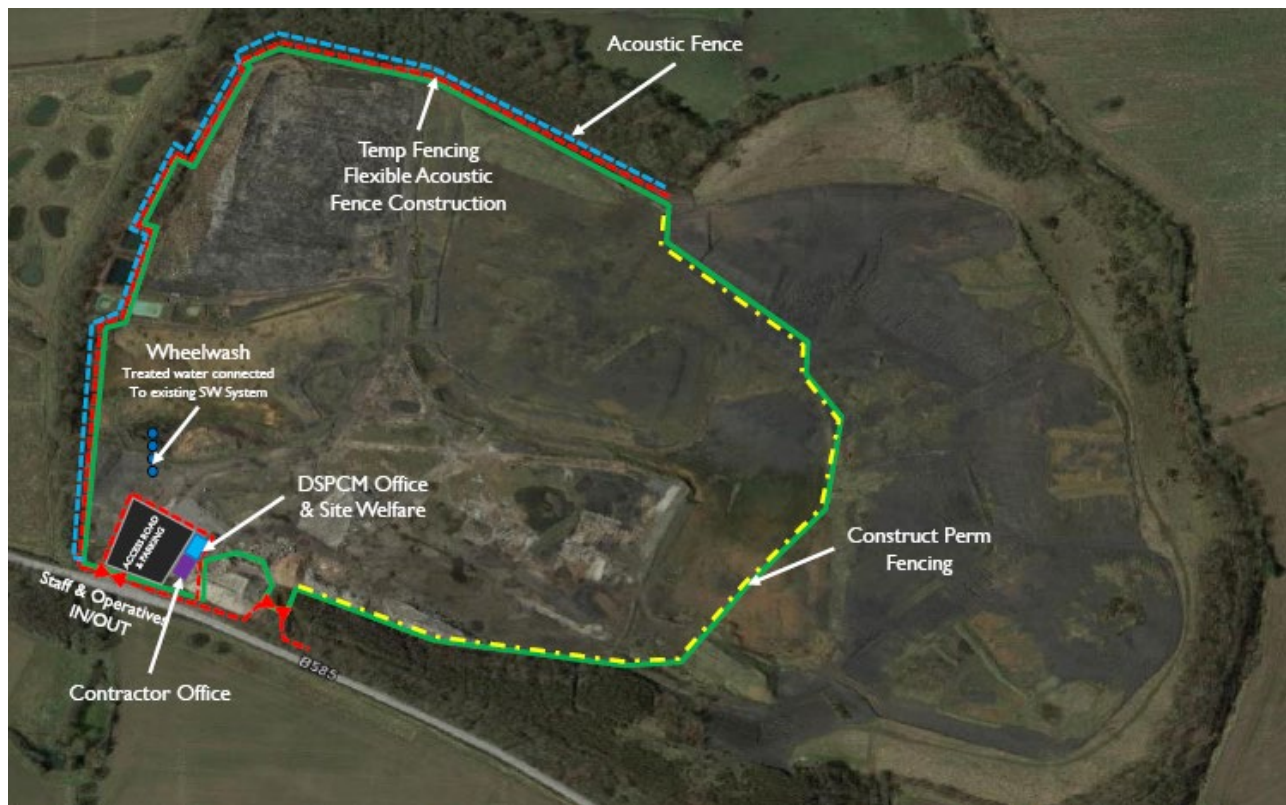
Scope & Activities

Once the access route has been formalised, and the Welfare Facilities and Temporary Fencing has been installed, DSPCM will commence the installation of the permanent boundary fencing (Palladin/Palisade) to the North & East of the site as identified in Fig.1. In addition to this, the site frontage along B585 will be secured using Timber Hoarding in accordance with the approved Temporary Works design and set back sufficiently to allow for the complete pull-in of an articulated vehicle.

During this period the gateway for the 'primary' access as shown in Fig.4 & 5. will be undertaken for ease of transition from Enabling to Main Works stages.

After commencement of fencing, the Enabling Stage will continue with the Earthworks Contractor appointed to level the development site from the current 2 platform level to its proposed single platform level via Cut & Fill exercise. It is at this point in the programme (June 2021) that the Vehicle Wash facilities will be established by DSPCM. The Gatehouse will ensure that every vehicle leaving the site has been suitably cleaned prior to being allowed to leave the development. The Vehicle Wash System will be a 'Elevated Enviro Wash' (or similar) and this will remain throughout the life of the construction cycle until all permanent proposed roadways have been suitably installed. This will be complimented by Roadsweepers both on site and along the B585 at the end of each relevant day or when an issue is raised by external stakeholders.

Fig.1. – Initial Site Mobilisation

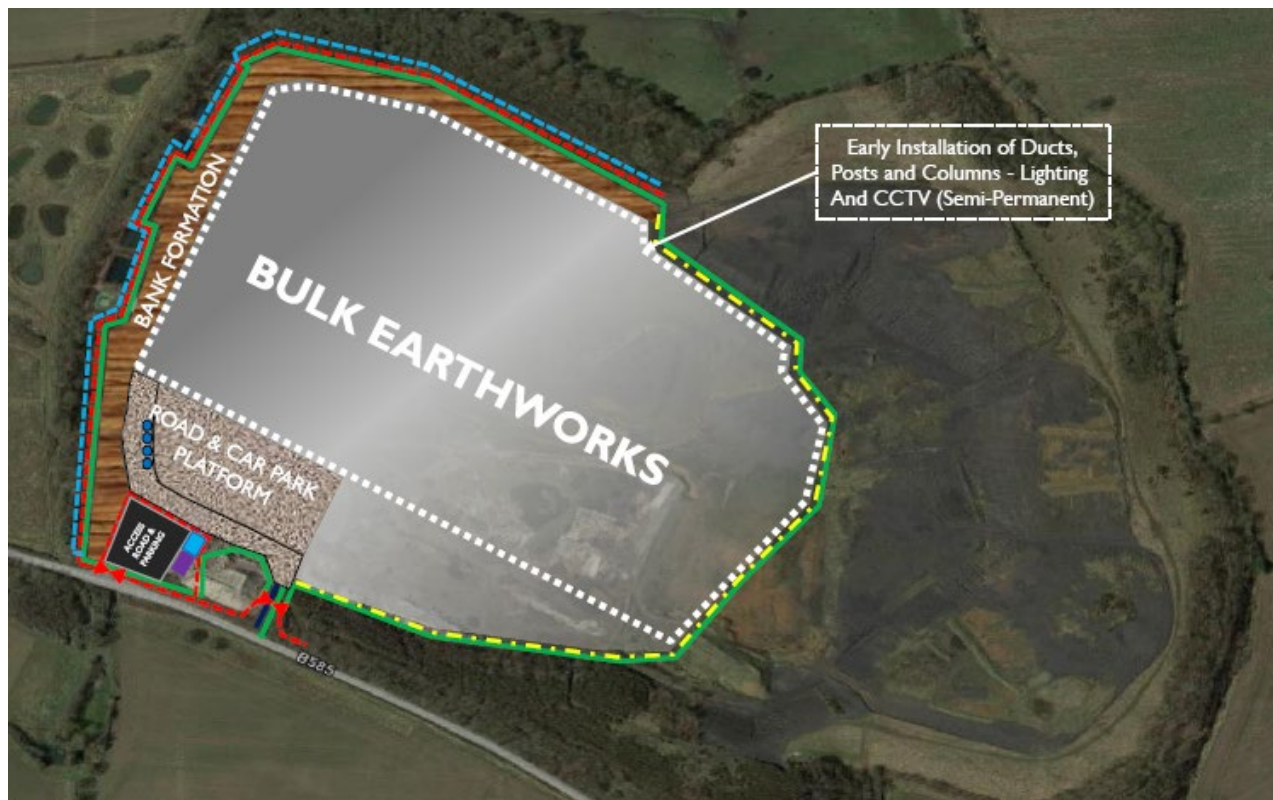


The Earthworks will start at the area shown on Fig.2, the location of the Car Park & Roadway under the permanent scheme design, which is being installed early to use during the life of construction works. Following the completion of the Earthworks the area will be constructed upto and including macadam binder course, with all drainage, interceptors and ducts laid beneath. When completed (January 22) the Main Works welfare facility will be installed and fitted-out on the hard-standing area in anticipation of the transition from Enabling to Main Works.

Once the Earthworks have completed the Car Park area, the works will progress to the Main Site for Bulk Earthworks, Cement Stabilisation and levelling to formation.

During this period, DSPCM will also commence foundations in readiness for installation of the proposed Acoustic Fence boundary treatment along the southern and western boundaries. It is planned that this fencing be installed as early as possible to limit any noise escaping past the boundary of the site.

Fig.2. – Earthworks Sequence



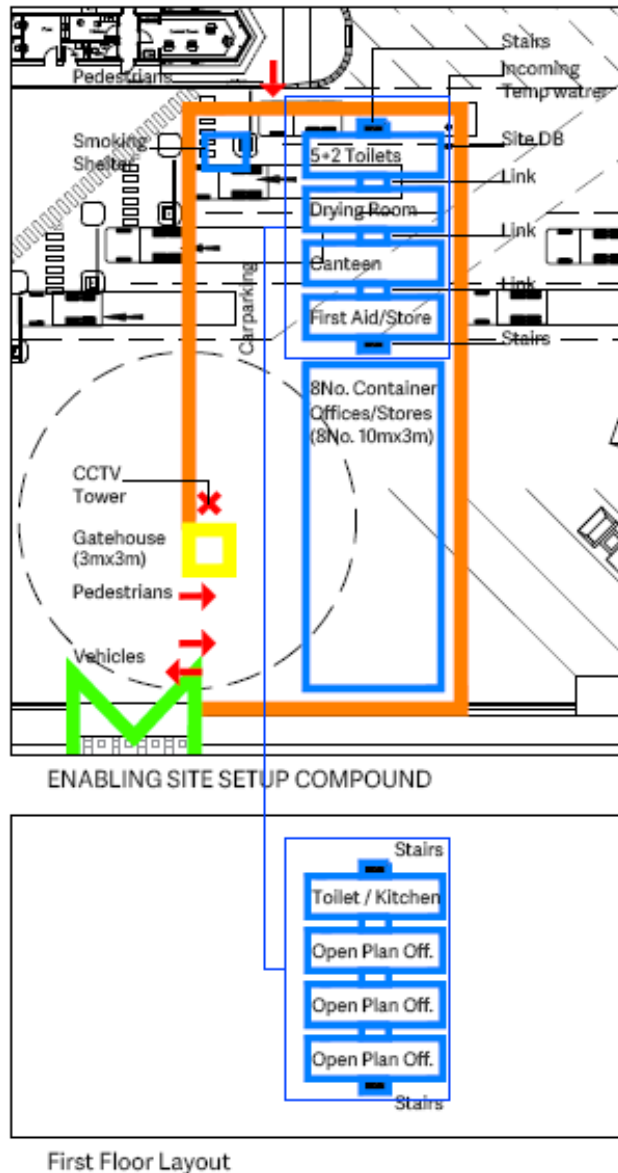
Welfare Arrangements

The proposed Site Set-Up for the enabling period is shown in Fig.3. below.

This Set-Up has been developed to ensure compliance with the Health & Safety at Work Act 1974, whereby adequate welfare facilities must be provided for use by employees, contractors, and visitors.

These facilities will be in place during the enabling works stage, until such time that the Main Works welfare arrangements have been commissioned.

Fig.3. – Enabling Works Welfare Arrangements (extract from Fig.5.)



Main Works

Access

As referenced in the above 'Enabling Works' details, the access to the site when transitioned from Phase 1 to Phase 2 (Main Works) will be via the 'primary' access as shown on Fig.4 & 5.

The roadways to and from the Car Park and Construction Zone will be finished to permanent standards, i.e., laid in-situ concrete HGV roadways.

The Main Works parking provision will be managed on the development site by use of an ANPR system for the purposes of management and security. For Visitors and first-time site attendees a 'vehicle holding area' will be established adjacent to the Gatehouse (which is within the site boundary), complete with on-site footpaths for such attendees to visit the Gatehouse to receive a Visitors Pass enabling access into the Car Park and the Welfare compound only. No visitors will be able to access the Construction Zone without first undertaking a full induction where they will be vetted for suitable competence and qualifications required in line with DSPCM standards. This will be undertaken via a pre-made appointment.

Delivery Vehicles, Transport and Plant will be held on the Main On-Site Access Road via Gatehouse controlled barriers for vetting and sign-in by the Appointed Security Personnel. All deliveries and vehicles wanting to gain access to the construction zone will be required to;

- Be subject to a roadside Drivers Induction
- Checked for suitable PPE prior to accessing the construction zone
- Presented with directions and details regarding their exit from the site;
 - Allowable/Restricted routes for transit
 - Vehicle cleanliness and use of Vehicle Wash Station (vehicles will not be allowed to leave the site prior to an inspection)
 - Signing-out

The routing for ALL vehicles during the Main Works Construction Period shall be via utilization of the clock-wise roadways as proposed by the final development.

DSPCM will maintain the 'secondary' access point for the purposes of Emergency Services access should this be required during the construction period.

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Fig.5. – Main Works Access Road & Parking Area available (completed under Enabling Works)

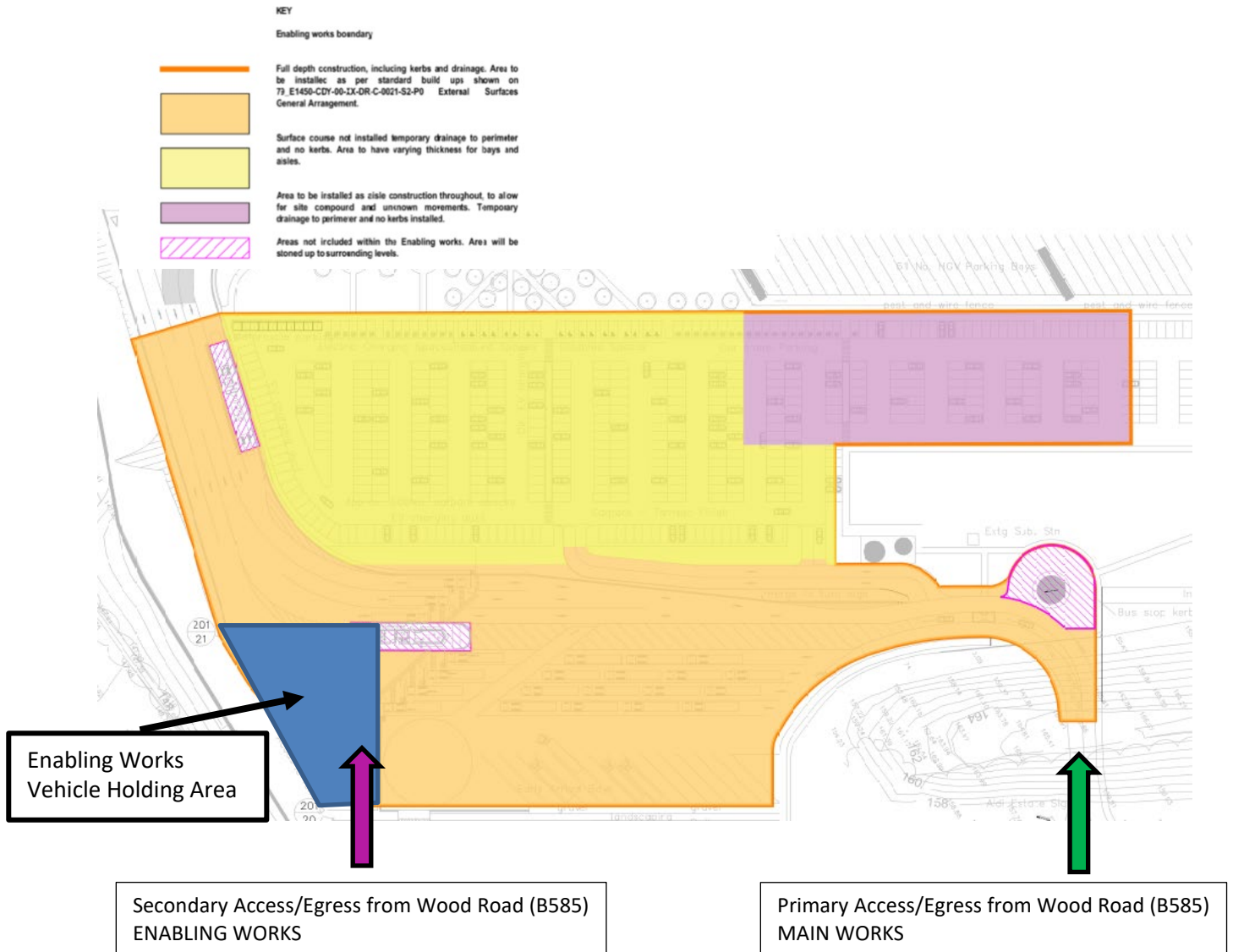


Fig.6.

PLEASE SEE OVERLEAF FOR SITE SET-UP PLAN

Scope & Activities

Substructures

The substructures and foundations will be mass-fill reinforced concrete support bases installed using traditional labour, plant and materials in accordance with industry standards. Access to and from deep excavations will be managed, with suitable access equipment, trench shoring and barriers for fall arrest all deployed as standard.

Excavations will be cut to a slight angle to one corner to allow for de-watering of excavations via a 'sump-pump' or similar.

Superstructure

The building superstructure will be of Steel Frame construction erected using mobile cranes from an engineered ground platform. The building will also comprise of some pre-cast concrete elements (PCC), namely stairs and lift shafts. Upper Floors will be constructed using profiled metal-decking, with reinforced concrete placed in-situ.

The ground floor slabs will be cast in-situ reinforced concrete finished to a high standard and low tolerance for the purposes of racking and machinery installation.

Envelope

Predominantly the building facade will be composite cladding panels laid vertically to an approved scheme using Mobile Elevated Work Platforms (MEWP's). This will be complemented by the inclusion of curtain walling to the office areas from 1st floor upwards on the relevant elevations and a 'bridge-link' for pedestrian access from the car park areas.

The roof will be similarly constructed from composite panels, laid to falls to a syphonic drainage system with the inclusion of rooflights and where specified Solar PV's. Temporary access to roof areas will be by 'Haki' or similar stair towers, will fall arrest netting used at all times.

Dock-leveler 'pods' will be constructed on each elevation in accordance with the approved plans.

Fit-out (Warehouse)

The internal warehouse areas are a mixture of Ambient chambers and Temperature-Controlled Areas (TCA).

The areas will be subject to Mechanical and Electrical installations (Lighting, Ventilation etc.) generally, with Refrigeration installations present within the TCA areas. All installations will be tested and commissioned in line with industry standards, regulations and inspecting authorities.

Specialist equipment for the handling of products and goods will be installed throughout the warehouse footprint.

Fit-out (Offices)

Partitions and Ceilings, Raised Access Flooring, Mechanical, Electrical, Heating and Ventilation and Data services all installed in line with industry standards and in accordance with the approved plans.

Finishes and Fittings will be installed in accordance with the end-user requirements and tested and commissioned in line with regulations and inspecting authorities' criteria.

External

External yard areas (concrete reinforced) and associated kerbs, drains, barriers and fencing etc., will be installed in line with the approved plans and end-user requirements.

Ancillary Buildings such as the Vehicle Maintenance Unit (VMU), Fuel Refilling Station and the Gatehouse

will all be constructed from robust approved materials and equipment in-line with the approved plans. Hard and Soft Landscaping will be completed in accordance with the approved scheme, with soft landscaping designed and undertaken at such a time to facilitate full growth of all flora and fauna specified.

Any items of ecological enhancement that have been identified for this scheme will be installed in accordance with Ecological Report approved by the LPA.

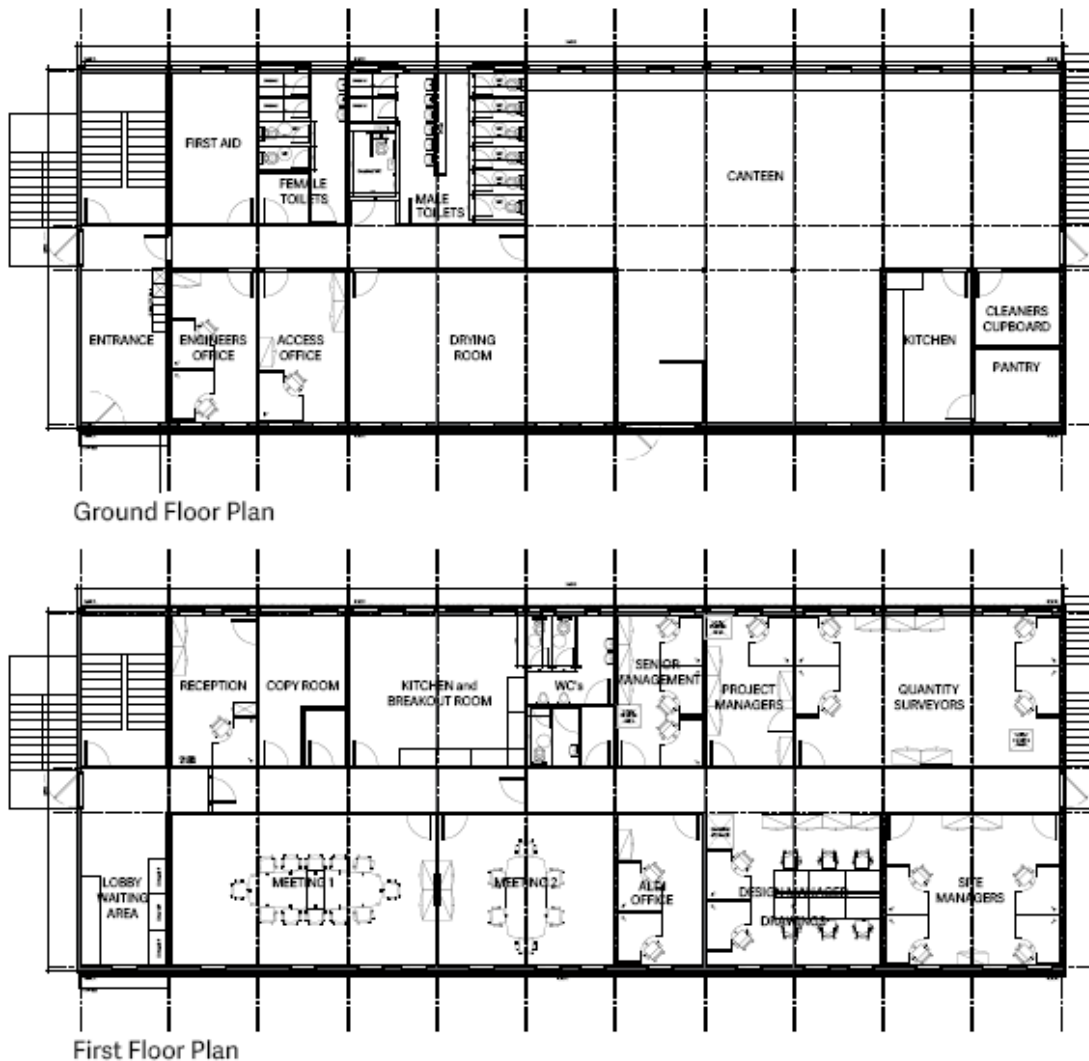
Welfare Arrangements

The proposed Site Set-Up for the Main Works period is shown in Fig.6. below.

This Set-Up has been developed to ensure compliance with the Health & Safety at Work Act 1974, whereby adequate welfare facilities must be provided for use by employees, contractors, and visitors.

Note also that owing to the site of the development site a further 'Satellite Welfare' provision is to be deployed to the West of the site. This is also shown on Fig.5. above.

Fig.7. – Main Works Welfare Arrangements (proposed or similar)



Environmental Control Measures

Overview

The development site for Aldi National Distribution Centre, Wood Road, Bardonia has already undergone substantial development and remediation works under ***Planning Applications 10/00851/EXT, 14/00951/REM & 16/00567/FUL***.

During these works the development site was cleared of all hazardous wastes, invasive species, flora & fauna, and wildlife habitats. In addition to this the previous contractors trans-located Great Crested Newts to the adjacent country park land under ***Natural England Licence 2014-2479-EPS-MIT-1***. (See Ecology section below for further details)

Noting the above, DSPCM will undertake the project in line with its Operational Safety, Health and Environmental (SHE) Codes of Practice (CoP), with application of each section where appropriate.

These sections detail typical environmental impacts associated with construction activities and the controls that DSPCM has identified to address such. The requirements are not exhaustive and the text references publicly available guidance. Where works involve such impacts, projects are to be managed such that they comply with the controls detailed and where necessary implement further required measures to mitigate impacts to the local community.

Where contractors are responsible for design or design development, these are managed/controlled by DSPCM to ensure that they take all reasonable steps to include identified legislative requirements, identified contract requirements and project-specific environmental controls.

Waste and Materials Management

Site Specific Notes –

The Government repealed the Site Waste Management Plan (SWMP) Regulations from October 2013 for larger sites and therefore this regulation no longer exists. However, the principals of the SWMP and a duty of care are still established through other legislation such as:

- Environmental Protection (Duty of Care) Regulations 1991;
- Environmental Protection Act 1990, Part II;
- The Waste (England and Wales) Regulations 2011;
- List of Wastes (England) Regulations 2005;
- Hazardous Waste Regulations, 2005;
- Controlled Waste (Registration of Carriers and Seizure of Vehicles) Regulations 1991;
- Environmental Permitting (England and Wales) Regulations 2010;
- Clean Neighbourhoods' and Environment Act 2005; and
- Definition of Waste: Development Industry Code of Practice, CL: AIRE 2011.

In general, a principal aim during construction will be to reduce the amount of waste generated and

exported from the Proposed Development site. This approach complies with the waste hierarchy whereby the intention is first to minimise, then to treat at source or compact and, finally, to dispose of off-site as necessary. All relevant contractors will be required to investigate opportunities to minimise and reduce waste generation.

DSPCM Operational Controls –

Section E1 Non-Hazardous Waste Management

Applies to construction (skip), excavation (topsoil/subsoil) and demolition wastes.

Waste Minimisation

- Minimise impacts of waste where possible by applying the waste hierarchy during design and construction phases

Removal from site (Duty of Care)

- Waste carriers shall hold valid waste carriers' licences (which can be checked using Environment Agency public registers or SEPA public registers)
- Destination waste management sites shall hold a valid and relevant waste management licence/environmental permit (which can be checked using Environment Agency public registers or SEPA public register offices or a valid and relevant waste exemption)
- All wastes removed from the site shall be accompanied by a relevant and correctly completed waste transfer note
- Details of waste carriers, destination sites and all waste movements shall be obtained from Contractors every week

On-Site Treatment

- Determine whether material intended for re-use and/or treatment (e.g., packaging, timber for shuttering, crushing of demolition arisings) is likely to be considered a waste
- Reuse and/or treatment of material generated on-site or imported to the site may require waste controls (e.g., physical treatment of bricks, imported soils and recycled aggregates)
- Ensure relevant waste exemptions or environmental permits are obtained

Using Material on Site

- A Waste Exemption or Environmental Permit shall be required for the site if waste materials are to be used for either temporary or permanent works (e.g., use of demolition waste, plant waste, planings, railway sleepers)
- Reuse of spoil on the site where it has been produced is considered waste and requires the site to have a Waste Exemption or Environmental Permit unless:
 - The reuse is part of the planned design;
 - It does not need any treatment; and
 - It can be used within the site boundary
- Waste material shall be brought to the site by a registered waste carrier and accompanied by a waste transfer note
- Ensure waste is stored securely to avoid pollution, harm to human health or escape/release (i.e., leaks, blowing away)

Waste Storage

- Hazardous wastes shall be separated from non-hazardous waste as a minimum
- Ensure waste is stored securely to avoid pollution, harm to human health or escape/release (i.e., leaks, blowing away)
- No waste shall be stored on-site for longer than 12 months

Reasonable steps are to be taken to ensure:

- Waste packaging is returned to suppliers
- Wastes are segregated by type to aid reuse/recycling. E.g.:
 - Timber
 - Metals
 - Demolition waste
 - Plastics
 - Green waste
- Waste transfer stations are audited for capability, license restrictions and performance
- Waste exchanges are used to locate end users for waste materials. These include the National Industrial Symbiosis Programme and Recipro
- Planning is conducted early enough to apply for any environmental permits or waste exemptions required

Section E2 Hazardous Waste Management

Avoid mixing chemical wastes. Segregate wastes by type to aid reuse/recycling

Removal from Site

England:

- All sites disposing of more than 500kg of hazardous waste annually shall register as a hazardous waste producer with the Environment Agency. DSP Group responsibility
- All wastes removed from the site shall be accompanied by a relevant and correctly completed hazardous waste consignment note
- Hazardous waste consignment notes shall be retained for 3 years

Reasonable steps are to be taken to ensure:

- Materials Avoid choosing materials that produce hazardous waste

Section E3 Contaminated land

- Contaminated land is typically be picked up during ground surveys and an appropriate remediation plan shall be agreed by specialist contractors in consultation with the relevant Local Authority and Environmental enforcement body for the site and reviewed by DSP Group site management
- If previously unidentified contaminated land is suspected all works are to be suspended. Contact the Construction Manager in the first instance to agree further steps to manage the situation. This will typically involve the parties as above
- Disposal of contaminated soil shall only be undertaken by specialist contractors in consultation with the relevant Local Authority and Environmental enforcement body for the site
- Reasonable steps are to be taken to ensure:

- Contaminated Land Tool Box Talks are delivered to ensure all operatives on site are trained and aware of how to identify contamination
- Appropriate personal protective equipment is worn as required by RAMS to prevent exposure to contaminants (e.g., gloves, breathing apparatus, and coveralls)

Section E4 Demolition – Not proposed relevant to this scheme

On-Site Treatment

- Treatment of material generated on-site (i.e., crushing) is considered a waste treatment activity and is subject to waste regulations;
 - England, Northern Ireland & Wales only: Determine which permission (waste exemption or environmental permit) is required
 - Scotland only: Determine which waste exemption is required
- Waste exemptions or environmental permits to be in place before any relevant works. Mobile crushers require a relevant mobile treatment permit Implement dust and noise controls
- Ensure storage of material is controlled to minimise dust and/or silt runoff

Production of Aggregates

England, Northern Ireland & Wales

- Consideration to be given to the production of aggregates in line with the 'WRAP Quality Protocol for the Production of Aggregates from Inert Waste'. In this case, no further waste documentation is required. Ensure producer and purchaser specification checklists are completed with accompanying evidence
- If the WRAP quality protocol is not implemented a waste exemption or environmental permit will be required
 - Determine what permission (waste exemption or environmental permit) is required
 - Waste exemptions or environmental permit to be in place before any relevant works

Reasonable steps are to be taken to ensure:

- A pre-demolition survey is undertaken to identify what materials, fixtures and fittings can be saved. Consult with the client's maintenance department as they may be able to take equipment for spares

Section E6 Management of Materials

Reasonable steps are to be taken to ensure:

- Hazardous materials do not have a negative or detrimental effect on the surrounding environment by complying with all relevant legislation and manufacturers/supplier's guidance (all liquid or semi-liquid materials to be stored in suitable bunded enclosures)
- Materials are stored following the manufacturer's instructions/guidance and located where it cannot be damaged by weather or physical impact
- Materials are selected which do not produce hazardous fumes, dust, or wastes
- Materials are procured from local sources to reduce transportation. A further benefit is a positive contribution to the local economy
- Consideration is given throughout the construction phase to reduce the demand on raw materials wherever possible e.g.

- Just in time delivery schedules and limited storage time to eliminate re-ordering due to damage
- Regular reconciliation on-site to ascertain material stock and eliminate duplicate ordering
- Accurate and detailed site takeoffs calculating the exact quantity of material required as opposed to working on an overall area value (i.e., calculating the exact number of blocks rather than the overall wall area)
- Encourage reuse of material offcuts and reclamation of surplus materials
- Encourage recycling by creating a waste management zone that contains different waste containers for waste segregation.
- Waste containers should have clear signage to minimise cross-contamination of different waste streams
- Set and monitor challenging targets for the volume of waste material produced

Section E11 Excavation and Filling

On-Site Treatment and Reuse

- Reuse and/or treatment of material generated on-site or imported to the site may require waste controls
- Ensure storage of material is controlled to minimise dust and/or silt runoff
- Determine whether material intended for re-use and/or treatment (e.g., screening of soils) is likely to be considered a waste
- Obtain relevant waste exemptions or environmental permits

Export of soil and clays

- Check destination site holds a relevant, valid waste exemption or environmental permit
- Complete waste transfer documentation as per 'E1 Non-Hazardous Waste Management'
- Import of soil and clays
- Determine the source of material to be imported
- If virgin soil or clays are sourced from one of the following, the material is not a waste and no further paperwork is required:
 - Agricultural land (E.g., DEFRA guidance on soil stripping)
 - Quarry or borrow pit (operating under a minerals extraction license)
- If soil or clays are sourced from a development site, determine what permission (waste exemption or environmental permit) is required
- Obtain relevant waste exemptions

Reasonable steps are to be taken to ensure:

- End users for surplus excavation arisings are located via waste exchanges E.g., National Industrial Symbiosis Programme (NISP) and Recipro

Section E13 Raw Materials Selection

- All timber and timber products are to be obtained from CPET approved sources (FSC, PEFC, SFI, CSA) and accompanied by chain of custody paperwork

Reasonable steps are to be taken to ensure:

- Locally-sourced materials should be used to reduce the carbon impact of transport and to

promote economic sustainability

- Materials are sourced from a certified manufacturer (e.g., EU Ecolabel or EU Energy labelling, BES 6001 etc.).
- Materials are sourced that can be recycled or reused at the end of life
- Materials are sourced recycled/reused sources- where these meet product specification
- Life cycle assessments are made e.g., the impact of raw material used
- Use standard component/panel sizes to minimise offcuts
- Consideration is given when selecting materials:
 - Rethink – Do we need this material?
 - Reduce – Can we reduce the amount of material we require?
 - Re-use - Can we obtain this material from a reclaimed source (e.g., NISP)?
 - Recycle- Can we obtain materials that can be recycled in the future

Ecology

Site Specific Notes –

As noted above, this development site has been subject to translocation of Great Crested Newts under licence and the removal of all wildlife habitats within the development area.

To ensure that Great Crested Newts do not access the site during construction, the existing Newt Barriers installed as part of the previous planning applications will be maintained during the works in accordance with *Middlemarch Environmental - Biodiversity Enhancement and Mgmt Plan ref: RT-MME-151482-03, Table 2.1, Species, Great Crested Newts* (submitted to LPA as part of this related Planning Application).

There remains a Badger Sett outside of the eastern boundary of the development site which is to remain in-situ in accordance with *Middlemarch Environmental – Badger Survey Report ref: RT-MME-151482-02* (submitted to LPA as part of this related Planning Application).

In accordance with the recommendations of this report, DSPCM will appoint a suitably qualified Ecology Professional to undertake a watching brief when construction works are within 30 metres of the Sett. Any requirements of the Ecology Professional will be implemented before, during and after works as advised.

DSPCM Operational Controls –

Section E7 Ecology

- If an ecological survey has been carried out advice regarding protected species shall be adhered to
- If invasive weeds are present the Environment Agency etc. guidelines shall be followed
- If protected species are present or appear during the works on site then Natural England, Scottish Natural Heritage, Northern Ireland Environment Agency, or the Countryside Council for Wales shall be consulted
- Once obtained, all conditions shall be adhered to and any deviations shall be agreed by the issuing body
- If nesting birds are present or appear during the works on site then work in that area shall stop until advice has been obtained from the enforcing agency
- Programming of works shall consider the requirements of ecological surveys and mitigation as this can seriously delay project timings

- Areas of the site which are typically fenced off:
 - Trees on site
 - Areas containing Invasive species
 - Areas containing protected species

Steps are to be taken to ensure:

- Where habitat has been removed from the site it should be replaced with local, indigenous habitat species or habitat replacement measures such as bat boxes
- Where possible habitats should be improved, advice should be sought from an ecologist or local wildlife group

N.B. Habitat Improvements will be implemented in accordance with ***Middlemarch Environmental - Biodiversity Enhancement and Mgmt Plan ref: RT-MME-151482-03*** (submitted to LPA as part of this related Planning Application).

Environmental Nuisance

Site Specific Notes –

In addition to the below noted DSPCM control measures in accordance with DSPCM Operational Safety, Health & Environmental (SHE) Codes of Practice, we will specifically be implementing the following at the Aldi National Distribution Centre development site to mitigate Environmental Nuisance that could arise from our works: -

- **Security**
 - Secure Boundary Fencing
 - CCTV and ANPR cameras & Security Lighting (Construction Lighting will only be used overnight for security purposes only located within the Welfare Areas and positioned to avoid light pollution of any residential or ecological receptors)
 - Biometric Access Control features
 - 24 hour a day, 7 day a week Security Personnel attendant on site
- **Site Vehicles**
 - Clear and inclusive signage both on approach and leaving the development site showing permitted routes
 - We will maintain records of all vehicles entering and leaving the site. Records shall be held
 - Off-Site vehicle restriction and way finding signage
 - Delivery & Transport Inductions and Guidance media as to the site Access and Egress rules.
 - Dedicated on-site Parking for Site Management, Operatives and Visitors
 - Lorry 'holding areas' to minimise stacking of HGV's approaching site along Wood Road
- **Dust/Air Quality/Site Cleanliness**
 - All works in accordance with BWB Air Quality Assessment, reference MCP2278-001 (latest revision) mitigation measures as identified in tables 7.1 & 7.2
 - 'Elevated Enviro Wash' (or similar) Vehicle Washing Facilities.
 - Road Sweeper provision within the site and along B585 at the end of each relevant day or when identified required by DSPCM/external stakeholders.

- **Noise**

- As part of the Construction Planning, DSPCM will promote the installation of the Acoustic Boundary Fencing to happen as early in the programme as allowable. This strategy will mitigate much of the noise that will be generated by our construction activities.
- No Construction Machinery use will be permitted outside of the approved workings hours for Site Preparation or Construction.
- On-site noise levels will be monitored regularly, particularly if changes in machinery or project designs are introduced.
- Noise monitoring during the construction phase will be undertaken in accordance with the guidance, whereby the following information should be recorded:
 - The measured values of LAeq and, where appropriate, LpA(max) or LA01, together with details of the appropriate time periods;
 - Details of the instrumentation and measurement methods used, including details of any sampling techniques, position of microphone(s) in relation to the site and system calibration data;
 - Any factors that might have adversely affected the reliability or accuracy of the measurements;
 - Plans of the site and neighbourhood showing the position of plant, associated buildings and notes of site activities during monitoring period(s);
 - Notes on weather conditions, including where relevant, wind speed/direction, temperature, presence of precipitation, etc.;
 - Time, date and name of person carrying out the measurement.
 - Proposed construction noise monitoring locations will be agreed prior to commencing on site.
- It is proposed that noise levels will be routinely monitored and reported at these locations for four hours during construction activities on a monthly basis. Additional measurements may be undertaken to establish whether specific equipment or practices will be capable of achieving the Noise Emission Limits as set out below or in light of any complaints.
- Site boundary noise emission limits have been recommended with the aim of achieving an effect at nearby noise sensitive premises that is considered not significant in accordance with BS 5228-1:2009.
 - Site boundary construction noise limit = LAeq,period 84 dB(A)

- **Vibration**

- Vibration Monitoring during the Earthworks and Ground Improvement stages will be deployed by the installing contractor and monitored by DSPCM.
- Vibration Levels are considered negligible given the Ground Improvement strategies proposed, i.e. Cement Modulus Columns (CMC's).
- Control Measures in force shall be required as follows;
 - Plant, as far as reasonably practicable, shall be recently serviced/new
 - Plant to be switched off when not in use.
 - Vehicle movements to be planned/limited adjacent to sensitive receptors.
 - No storing of materials adjacent to sensitive receptors.
- The monitoring will be set with the following action limits;
 - Peak Particle Velocities – **Intermittent = 20 mm/s, Continuous 10 mm/s.**

- **Community Liaison**

- Nominated person for the reporting of any nuisance arising from the development site; to

- include logging, rectification and lessons learned.
- Letter Drop to local residents identifying complaints/observations procedure and contact details

DSPCM Operational Controls –

Section E5 Emissions to air

- Burning of wastes or unwanted materials will not be permitted on-site at any time
- Cutting and grinding of materials and cement mixing (if required by exception) during construction will be undertaken away from site boundaries
- Minimise air pollution by ensuring dust suppression technique(s) are used for any operation where dust is or maybe generated; to include roadways, material stockpiles and hard surfaces
- Vehicles transporting materials capable of generating dust to and from site to be suitably sheeted on each journey to prevent release of materials and particulate matter
- Minimise air pollution generated by ensuring plant and equipment (Inc. transport) is maintained following the manufacturer's recommendations. Contractors are to supply evidence pre-first use and ongoing every week
- Ensure all plant is switched off when not in use
- Plant and equipment are located away from boundaries or sensitive receptors to minimise nuisance from noise or fumes etc.
- Consideration is given to the screening of sensitive operations or equipment etc.

Section E8 Nuisance

- Working hours shall be adhered to on a project as agreed with the LPA
- Groundwork packages generating nuisances such as mud on local roads shall ensure this is controlled as part of the overall works package
- All parking restrictions and no-go areas are to be communicated and clearly signed
- Wheel/axle washers are installed close to the site entrance to minimise transit onto local road network
- Nearby roads are cleaned as appropriate/if required without delay
- Access routes and times for deliveries are planned to minimise disturbance to local area
- Security measures are installed to minimise vandalism and theft
- Construction lighting to be installed so as not to pollute receptors; considerations to include type of lighting, baffles, angle, shrouds and shields, time-clocks.

Section E9 Use of energy and water

Steps are to be taken to ensure:

- Temporary Office, Welfare & Accommodation is provided with:
 - Electric heater units with thermostatic controls and time switches
 - External doors fitted with door closures
 - External water pipes insulated in winter
 - Wash hand basins fitted with push or sensor-activated taps
 - Double glazing fitted to windows
- Energy and Water Wastage minimisation controls are promoted e.g.:

- Water systems to be regularly checked for leaks
- Electric lights and office equipment to be switched off when not in use
- Energy-efficient lighting
- When economically viable mains electric to be used rather than generators
- Site plant to be shut down when not in use
- Transport controls are promoted e.g.:
 - Car sharing
 - Good facilities for walkers and cyclists
 - Use of local suppliers when economically viable

Section E10 Discharge to water and land

- Ensure all necessary consents/permits are obtained before commencing any extraction of water or discharge to a watercourse
- Appropriate stilling basins, or other means, are in place to remove silt etc. before the discharge of water.
- All work in watercourses to be following RAMS agreed with the relevant enforcement agency
- Drip trays etc. to be provided for all static and mobile plant
- Contained wash-out facilities to be provided for concrete and other wet trades
- Spill kits available adjacent to stored materials and other potential sources of pollution
- Perimeter drains and/or retention bunds are installed around boundaries of work areas to prevent rainwater/silt run-off

Section E12 Cultural Heritage

- Contact shall be made with the appropriate authority (English Heritage, Built Heritage, Scottish Natural Heritage, CADW or the local authority) where a scheduled ancient monument, listed building or work in a conservation area is known or suspected to be present, as “consents” for building work to commence may be required
- Ensure that work in the immediate vicinity is stopped in the event of uncovering unknown items or artefacts (e.g., coins, bones, and pottery)
- Restrictions imposed by any archaeological brief shall be adhered to
- In the event of any item of “treasure” (typically a metallic item where it is known or suspected that 10% or more of the content is Gold or Silver, is at least 300 years old, and any items associated with the find) being uncovered the Coroner for the district of the find shall be notified within 14 days of the find (in Scotland notify Treasure Trove Unit); If in doubt contact a Local authority “Finds Liaison Officer”
 - English Heritage: www.english-heritage.org.uk
 - CADW: www.cadw.wales.gov.uk
 - Historic Scotland: www.historic-scotland.gov.uk
 - Treasure Trove Unit: www.treasuretrovescotland.co.uk
- Manmade eyesores such as litter and graffiti are removed from around the site perimeter

Traffic Management

The following mitigation measures will be put in place, to minimise the impact of the works during the construction of the development. Measures to monitor traffic are given in the following section.

- Where possible, traffic will be minimised in the interests of highway safety, the free-flow of traffic and to safeguard the amenities of the area.
- Construction traffic HGV vehicles will comply with the routing strategy for the construction of the development it is proposed to have 3 arterial routes to and from the site. A Pink Route to and from the M42 Junction 13 via the A511, A447 and Grange Lane. A Blue Route to and from the M1 Junction 22 via the A511 and B585 and a Green Route to and from the M69 Junction 1 via the A5, A47, A447 and B585. **See Construction Traffic Routing Plan Fig.9.**
- Vehicles will only be permitted to enter / leave the site between 07:30-18:00 Monday to Friday, 07:30-18:00 on Saturdays.
- The traffic management plan will be adhered to, particularly regarding site speed limits and the routing of HGV vehicles to the site through local communities.
- All suppliers will be notified of approved routes when orders are placed with them.
- Clear signage routing traffic to the site will be displayed as appropriate.
- Car parking for site operatives and visitors will be in a designated area adjacent to the site offices.

Fig.8. Extract from Site Set-Up drawing showing Traffic Management/Parking Facilities

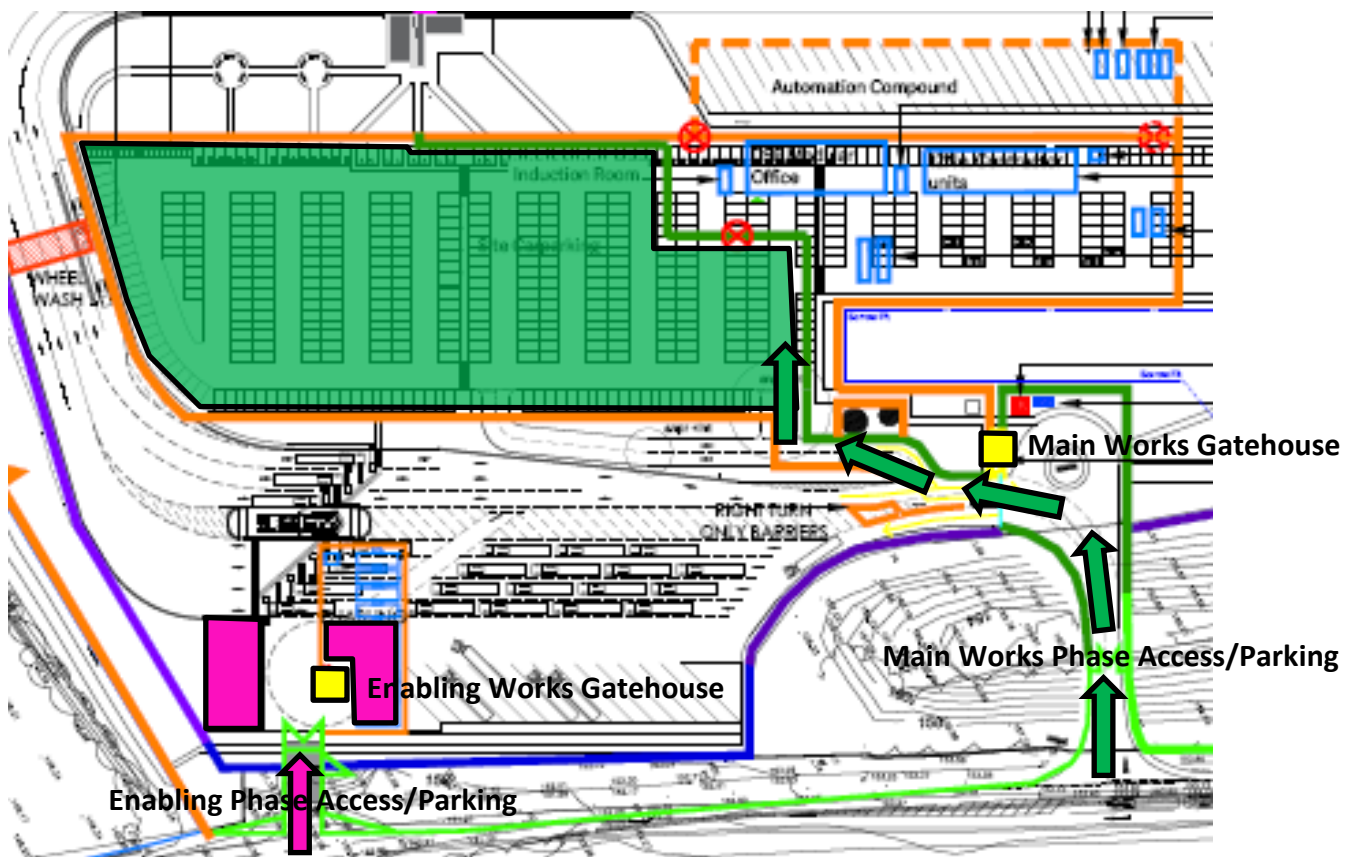
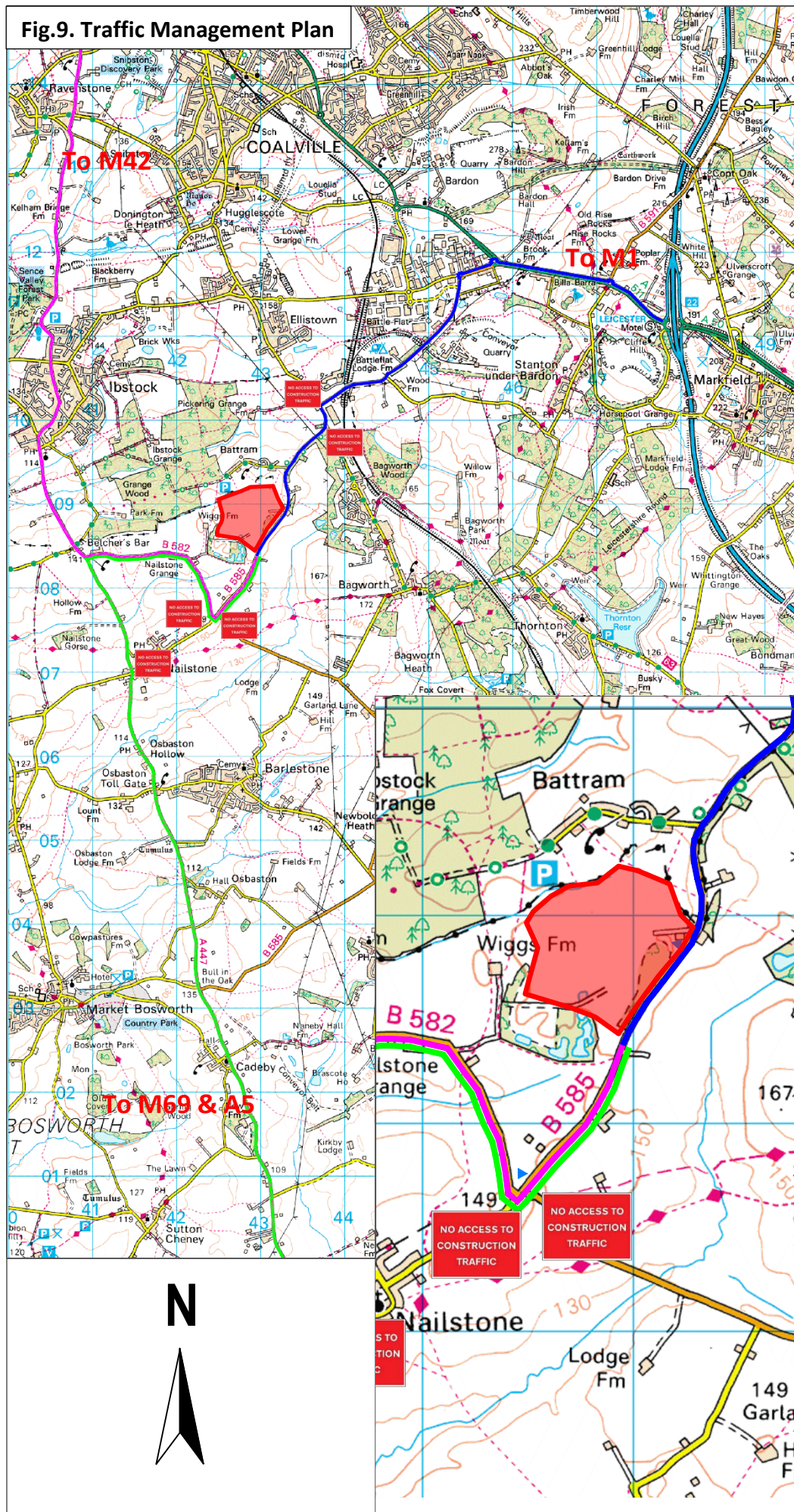


Fig.9. Traffic Management Plan



Job Title
Aldi NDC

Location
Bardon, Leicestershire

Notes

 Site Boundary

 NO ACCESS TO CONSTRUCTION TRAFFIC

 Green Route

 Blue Route

 Pink Route

Drawing Title

Construction Traffic Routing Plan

Pollution, Prevention and Control

This section contained details on the ways in which pollution will be prevented and controlled. Control measures cover normal works as well as any potential abnormal or emergency scenarios, for example, the provision of chemical or oil spill response kits. We will provide the workforce, including sub-contractors, with inductions and daily briefings (as appropriate) to inform them of all environmental control measures, which need to be adhered to, and any changes to the scope of works or the Programme, which may have an environmental impact.

The control methods to prevent and control pollution during the construction phase works are given below:

Fuel Storage

The following measures will be put in place around fuel storage:

- The amount of fuel in the tanks will be recorded upon arrival.
- All bulk fuel tanks will be adequately protected, and conform to the "Control of Pollution (Oil Storage) (England) Regulations 2001.
- All fuel will be stored in bunded fuel bowsters or sealed containers designed for fuel storage. The capacity of any bunding should as a minimum equate to 110% of the maximum stored volume
- Fuel storage to be within a designated area away from any watercourses
- Spill kits will be available with every vehicle and item of plant and at storage areas
- All workforce will be briefed on fueling procedure and trained to use spill kits
- Drip trays will be used during all refueling
- Funnels will be used during transfer into equipment
- Pre-works inspections and maintenance checks of plant will be undertaken daily
- Hydraulic hoses will be visually checked for leaks / signs of weaknesses / loose connections daily
- All soiled cloths and used spill kits will be disposed of as hazardous waste in an appropriate manner

Hazardous Materials Use / Storage

Any hazardous materials used during the contract (e.g., fuels, oils and solvents) will be managed using the following control measures:

- COSHH assessments will be obtained for all hazardous materials and advice contained within will be followed
- Any powdered products will be stored in sealed bags
- All materials will be labelled appropriately
- Designated storage areas with appropriate signage (including COSHH information) will be used.
- All workforce will be briefed on COSHH advice to include appropriate working methods and PPE
- Spill clean-up materials will be available at the point of work and all operatives will be trained in their use
- Any unused material will be returned to a designated storage area at the end of the working day

Control of Spillages

All staff will be provided with training to ensure that any accidental release or spillage is dealt with in both a timely and effective manner.

Major Spills

In the event of a significant volume spill of any hydrocarbon-based product (e.g., oil and diesel) that may affect land or water, the following action plan shall be put into place:

1. Evaluate the situation to prioritise actions.
2. Protection of open gulley's / receptors with 'bentonite mats' or 'booms'.
3. Secure / seal the spill (if it is safe to do so, e.g., upright overturned drums).
4. Contain the spill using the on-site emergency spill kit to prevent further contamination.
5. If the spill poses an imminent fire risk, cover with soil (or similar).
6. When under control and if possible, excavate the contaminated soil or absorbent materials and temporarily store on an impermeable membrane (e.g., plastic sheet) or in a sealed container prior to disposal.
7. Report the incident to the project / site employee representative as soon as practically possible (and in accordance with the project's reporting procedure).
8. Arrange to replace any used emergency equipment such as booms, absorbent granules, etc.
9. Arrange licensed disposal of waste materials.
10. The site environmental engineer shall be responsible for notifying the authorities of an uncontrolled discharge to drainage or controlled waters.

Incidents must be immediately reported to the site representative. In addition, the site manager shall complete an Environmental Incident Record.

Minor Spills

Minor spills will be dealt with using spill kits. Sufficient numbers of spill kits will be made available to the workforce and will be of adequate size to react to any potential pollution incident, especially in areas in which fuels are stored or transferred. Training will be given to operatives on the contents and use of the spill kits. Each contractor must ensure that spill kits are maintained and regularly inspected, with plans and signage clearly indicating the location of each kit.

Community Relations, Communications & Complaints

Community Relations, Communications & Complaints

Good relations with people living and working in the vicinity of site operations are of paramount importance. Good relations can be developed by keeping people informed of progress and by treating complaints fairly and expeditiously.

A designated liaison officer (DLO) will be appointed to deal with any inquiries or complaints regarding the construction works, whether arising via the Local Authority or directly from residents or other local area users. The DLO will be named at the site entrance, with a contact number, and will be identified to the Local Authority and community groups, prior to the start of construction, and whenever a change of responsibility occurs.

The DLO will organise community meetings and prepare reports and leaflet drops, which will provide information at key stages of the development to interested parties. Openness will be encouraged in order to share problems and discuss solutions. In the event of unusual activities or events that can be anticipated, advance notice will be provided to the Local Authority and relevant property owners or occupiers. The relevant activities and receptor properties which are likely to be affected by such activities will be determined in consultation with Local Authority, but it is expected that these will include (though not exclusively) the following:

- Commencement of demolition/construction in certain areas;
- Necessary night-time, weekend or evening working (outside core areas) of a type which may affect properties;
- Road or footpath closures/diversions; and
- Work on or affecting land used by other