

Construction Environment Management Plan

Development at Wood Farm, Stanton Lane, Bardon



Document	CEMP
Project	Wood Farm, Stanton Lane, Bardon
Dated	09/03/2023

Revision Log		
Revision	Reason for Revision	Date
01	Initial Issue	06/03/2023
02	Pre-C Condition issue	09/03/2023

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1.0 Project Details

1.1 Project Description

The project is for the construction of two employment units (B2/B8 use) pursuant to hybrid consent ref. 21/00531/HYB. The scheme accords with the 'parameters' of the outline consent and notably the approved Parameters Plan.

For ease of reference, the development accords with the consented outline parameters as follows:

- The total amount of floor space across the two units (including office space, hubs and gatehouse) is 88,378 sqm, which is below the consented maximum of 89,200 sqm;
- The total height for Unit 1 is 20.8m and the total height for Unit 2 is 20.6m, which are both below the consented maximum height of 21m;
- The Finished Floor Levels (FFL) have been set at 177.400m AOD which is within the consented range of 177.00 to 177.500m AOD;
- The Units are proposed within the consented Core Development Area;
- The two access points to the scheme are from West Lane and Stanton Lane as per the approved arrangements;
- The extent of green space, which includes significant space for landscaping and National Forest planting, is in accordance with the consented Parameters Plan;
- The height of the bunding follows the stated spot heights in the consented Parameters Plan.

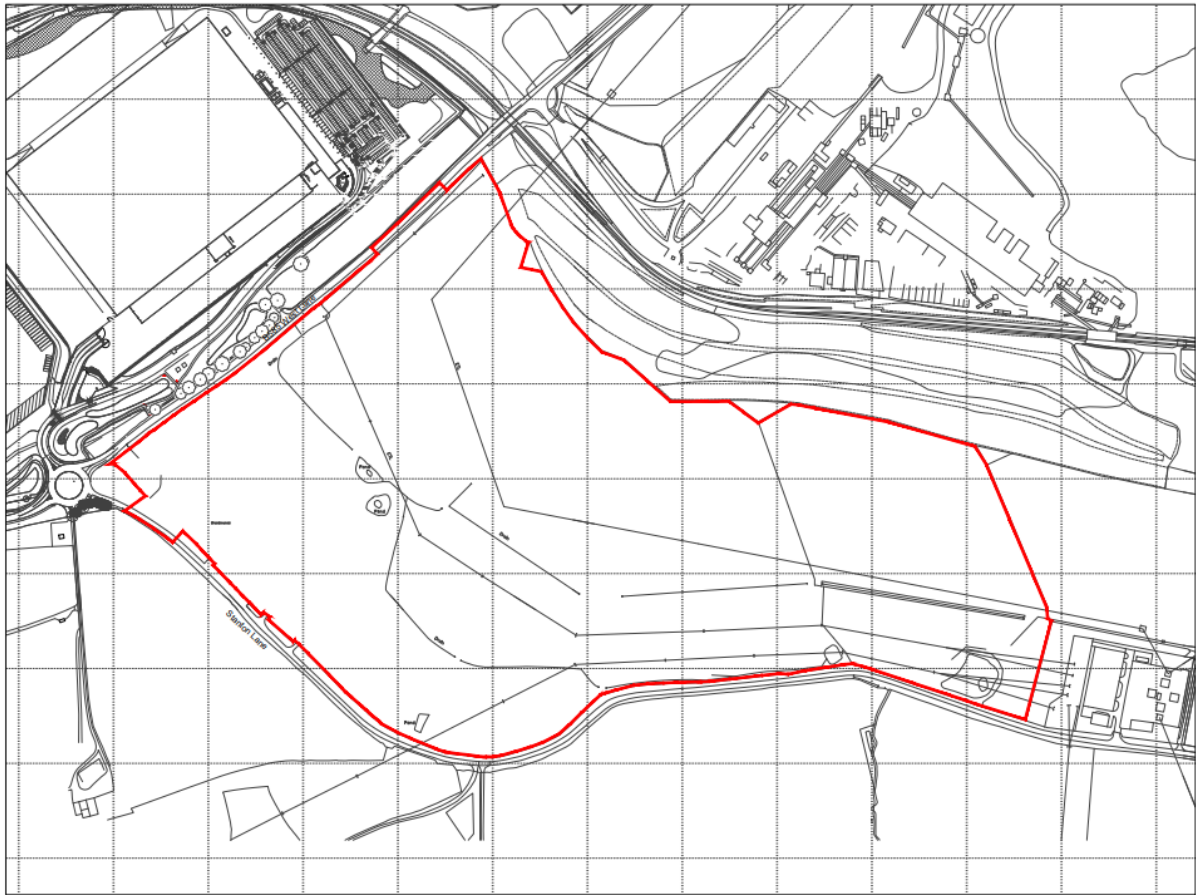
1.2 Site Location

The application site is in Leicestershire and lies to the south of West Lane (B585) and north of Stanton Lane, east of the village of Stanton under Bardon in the Borough of Hinckley & Bosworth.

The application site comprises a parcel of land which currently accommodates Wood Farm and some of the associated farmland. To the north of the site is the well-established New Cliffe Hill Quarry with farmland areas to the south. There is established employment development to the northwest of the site, with a solar farm to the southwest.

The site is strategically located close to Junction 22 of the M1, with the Mountpark Bardon 1, Bardon 2 and Interlink Park employment area providing a backdrop to the main site's potential as a strategic location for industrial and distribution uses.





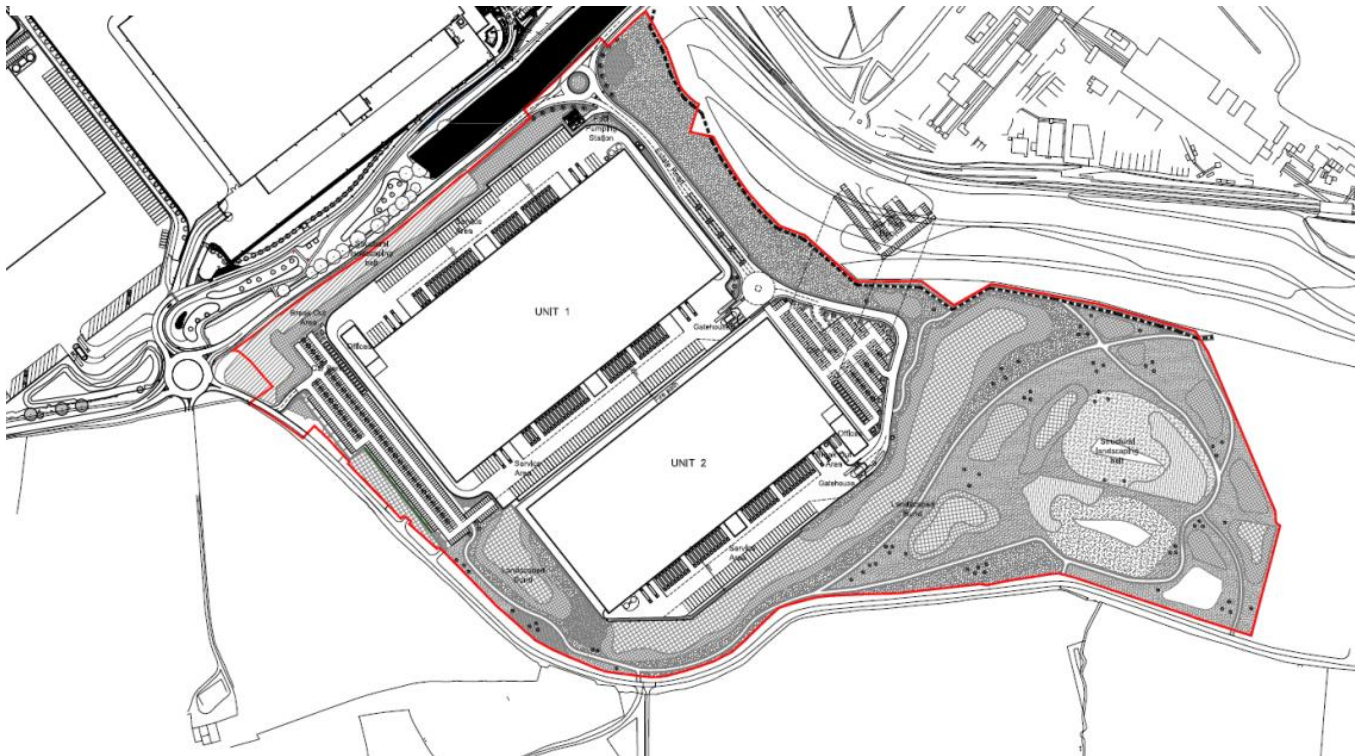
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SITE LOCATION PLAN
1:2500

1.3 Site Proposal

The proposal submitted for approval is for the construction of two modern general industrial (B2) and logistics (B8) units, which have been located on site in accordance with the approved Parameters Plan. The size and amount of the units responds to general market demands from occupiers for large scale units that can make use of the site's strategic connections via the A511 and J22 of the M1 motorway.

The units will each include warehouse or general industrial floor space plus office space, hubs and a gatehouse on site. Both units will include break-out areas in close proximity to the office spaces, the landscaping/green infrastructure on the eastern side of the site helps to screen views and provides footpath corridors which connect into the wider footpath network.



2.0 Site Arrangements / Activities

2.1 Hours of Working

Proposed hours of work on site will be:

Monday – Friday **07:30 – 18:00**

Saturdays **07.30 – 13.00**

It is anticipated that later 'phases' of development will include works outside of these hours. These would be internal or quieter operations only such as fit-out work, cleaning & snagging. Further details for when 24-hour working would be required, would be submitted to the Council for that relevant 'phase' of development.

2.2 Site Access

The intent is that the site be accessed from West Lane (B585) via existing site access.

Enabling works will be to form the new permanent roundabout and access off West Lane, whilst cut and fill operations are ongoing within the site boundary. Site building works will then utilise this primary means of access with the exception of demolition of the farm buildings on Stanton Lane and office fit out works to Unit 1.

Signage will be erected to make clear that there is to be no left turn out of the site onto Stanton Lane and no right turn off Stanton Lane into the site.

R114 public footpath runs along the northern boundary of the site. This will be fenced off during enabling and construction works, keeping it open and safe for public use at all times.

2.3 Parking

Off-road parking will be provided where applicable for a minimum number of vehicles connected with the development site. We will be encouraging the use of the parking provided, parking of any vehicle associated with the development must take account of the requirements of surrounding buildings/ businesses whose needs will take priority.

2.4 Loading & Unloading of plant & materials

Deliveries to site will be by designated delivery routes, via the B585, and not through Stanton under Bardon village. Signage to/ from the site will also make this clear.

No delivery vehicles will be permitted to wait outside the site. Drivers will have to make alternative arrangements when waiting for access to site and all suppliers will be informed of these restrictions at the point of placing orders.

All delivery traffic is to be banked and guided as required on and off-site in accordance with the site traffic management plan. No restrictions to the driver's vision and other vehicles and plant will be allowed in the vicinity. No reversing will be permitted onto the main roads outside of the site.

The general contractor we will liaise with local residents and businesses and co-ordinate their Traffic Management and Emergency Plans together with specific requirements for deliveries. They will also issue route information to their suppliers to manage deliveries to site.

As part of their Traffic Management Plan, they will ensure that the plan takes full consideration of the nature of the traffic on the surrounding roads and make sure that the works and crucially waste leaving site and material deliveries minimise disruption to local residents and businesses.

The overall traffic management plan, both graphical and written, will demonstrate the principles of the traffic flows, pedestrian segregation, traffic control measures, speed limits, signage and car parking.

The road outside the site will be kept clear, with good access for fire appliances and emergency services at all times.

2.5 Storage of plant & materials

All materials, plant and tools will be fully secured/supervised when not in use and particularly at the end of the working day, should there be any unauthorised access to the site.

Any facilities for the storage of oils, fuels or chemicals shall be sited on impervious bases. The volume of the bunded facility will be at least equivalent to the capacity of the tank plus 10%.

All filling points, vents, gauges and sight glasses shall be located within the bund. The drainage system of the bund shall be sealed with no discharge to any watercourse, land or underground strata. Associated pipework shall be located above ground and protected from accidental damage.

All filling points and tank overflow pipe outlets shall be detailed to discharge downwards into the bund. Tanks will be sited in a safe area, away from manholes and surface water gullies. Tanks must be double bunded, non-gravity diesel tanks.

The Fuel tank and hose will be locked secure when not in use and the site will possess a spill control kit. A clearly defined drip control area will be introduced around the tank. Tanks and surrounds will be regularly inspected for damage, spills or leaks as part of weekly inspection.

All measures to control chemical storage, discharge and spillage will cover;

- Oil Storage tanks in excess of 200 litres
- Double Skinned (twin-walled) tanks
- Proprietary Tank Systems
- Mobile Bowsers - Security
- Dealing with Spills
- Prevention of Contamination of Rivers & Streams
- Storage and use of other chemicals (quantities less than 200L)

The contractor will be made aware of the proximity of the local water course and will address site run off and run off into the drains accordingly, via the use of silt interceptors or filtering of water run-off.

2.6 Erection & Maintenance of Security Fencing

The general contractor will ensure that the site is fully enclosed with appropriate fencing (Heras/ chainlink/ hoarding). They will control the access gates, so that the site is completely autonomous from any surrounding areas. The site will be clearly defined and separated before any works commence on-site.

They will ensure that the boundaries of the site work areas are secure from members of the public/ children and other non-site personnel as well as being separate from surrounding areas and operations.

Visitors will be directed by signage at the site entrance gate and by any personnel present on the gate to the site office. Here they will sign in and be inducted (as appropriate for the nature of their visit) prior to being permitted on-site.

All site boundaries will be monitored daily by the Site Manager to ensure that any deficiencies / breaches are dealt with quickly and to ensure that when the site is left at the end of each working day, security of the site boundary is in place. A standard daily check template will be completed and filed.

The team are fully committed to protecting members of the public from the construction risks associated with this project.

The site will be registered with the Considerate Constructors Scheme and the site developed in accordance with the CCS Code of Considerate Practice.

As part of the Construction Phase H&S Plan developed for the project, the contractor will be vigilant to the possibility of work areas being accessed by unauthorised persons, particularly children. They will ensure that a high standard of housekeeping practices is implemented across the site, with particular emphasis on any off-site work areas.

2.7 Road Cleaning Regime & Wheel Washing Facilities

Pro-active measures will be put in place to prevent slurry/spoil from vehicles leaving site during the works being deposited on the public highway. The site banksmen will carry out wheel washing on site to vehicles before exiting and/or employ a wheel wash facility prior to vehicle egress.

A road cleaning regime will be implemented, ensuring regular monitoring of surrounding roads providing regular sweeps when necessary. This is likely to be more frequent during the groundworks phase when there are more earthworks being carried out. Road sweepings will be disposed of through our own waste management arrangements.

The perimeter of the site as well as the roads will be inspected daily and more frequently during poor weather.

3.0 Dust Mitigation

It is likely that dust will be created during dry and windy conditions on the site and during earthworks and ground improvements. Loose materials will be damped down and covered in windy conditions. Dust will be monitored and recorded through the site inspection process.

Due to the nature of the proposed construction activities carried out on site there is a limited potential to create dust nuisance, however dust suppression will be undertaken throughout the construction works. Initial construction activities that will require dust suppression include:

- Groundworks associated with creation of new hard standings and associated drainage
- Construction traffic / deliveries

The application of good housekeeping measures which will include regular cleaning, vacuum equipment on small plant and wetting down, where appropriate, will avoid dust break out from the buildings. The

measures noted above particularly wetting down and sheeting of materials stockpiles will control dust generation.

The following mitigation measures will be adopted, where practicable, to reduce and manage dust and other emissions from site activities and minimise disruption or nuisance to neighbouring occupiers:

A) Pre-project planning & effective management, including:

- Method statements to include processes for controlling dust.
- Setting of speed limits at maximum 5mph.
- Preventative measures such as those detailed below.

B) Site preparation and construction, including:

- Keeping fencing, barriers, scaffolding and screening clean; and
- Construction areas to be clean and regularly swept to prevent the build-up of dust.
- Vacuum plant to be used with all dust generating equipment.

C) Haulage routes, vehicles and plant, including:

- Unnecessary vehicle movements and manoeuvring will be avoided
- Location of plant and vehicles away from sensitive areas, or housed in closed environments where possible
- Use of vehicles and plant with low emission levels
- Regular maintenance of engines, plant, maintenance of pumps and bowser jets
- Use of jet wash wheel-washes
- Use of enclosed and sheeted lorries
- Prevention of unnecessary engine idling
- Avoid heating with open flame burners
- Using water sprays, sand or Hessian to reduce vapour emissions
- Use of particle control measures on all machinery which can generate dust.

D) Materials handling, storage, stockpiles, spillage and disposal, including:

- Use of handling methods to minimise dust generation
- Keeping handling areas clean and free of dust
- Damping down with water when loading materials onto vehicles, onto conveyors and into chutes and skips;
- Storage of fine dry materials in enclosures or given adequate protection from wind, by sheeting;
- Ensure that skips are securely covered;

- Ensure methods and equipment are in place for immediate clean-up of accidental spillages of dusty or potentially dusty materials
- Use wet handling methods for cleaning up spillages of cement powder; and
- No burning of waste wood or other materials on site

4.0 Control of Noise & Vibration

4.1 Noise

Construction works, by their very nature, can generate significant noise levels which can present a nuisance to the surrounding areas when works are being carried out. In recognising this, we expect all contractors to adhere to Hinckley & Bosworth Borough Council's minimum requirements for reducing and controlling noise created during the works.

No noisy works will be carried out on the site outside of normal site hours, unless by prior agreement, all activities will be assessed for anticipated noise levels prior to works commencing. We recognise that maintaining good relationships with those living and working in the vicinity of the site is important. Identifying noise levels as a risk to the surrounding area, whether nuisance or safety, as early as possible in the process is a priority, to ensure that any issues can be dealt with fairly and expeditiously. Local residents and businesses will be kept regularly informed of progress of the Works. The Project/Site Manager will be available for any interaction with the public during the works, and their contact details displayed on the hoarding.

Plant and Equipment selection that impacts noise levels will be continuously addressed throughout the construction works. Various activities carried out on site have the potential to create noise of potential relevance to nearby residents, businesses, or communities. Initial construction activities that will require noise monitoring / control include:

- Highways
- Enabling Works
- Earth works
- Stockpiling
- Groundworks
- Piling
- Construction deliveries
- Construction traffic
- Cutting & Sawing

Specific measures to be adopted to reduce / avoid noise include:

- Use of super silenced plant where feasible.

- Use of well-maintained modern plant which complies with the latest noise emission requirements as defined by BS 5228 standards.
- Reducing the need to adopt percussive and vibrating machinery.
- Piles to be broken down using non-percussive techniques.
- Toolbox talks and site inductions.
- Site speed limit to be limited to 5mph
- Noise emissions limits for equipment brought to site.
- Indirect method of controlling noise e.g., screening where appropriate
- Administrative and legislative control
- Control working hours
- Control of delivery areas and times

Background noise level surveys will be conducted with regular monitoring to be established. Selection and use of equipment will, as far as reasonably practicable, seek to control and limit noise and vibration levels associated with construction activities.

This will be achieved by observing the following:

- Plant and equipment liable to create noise and/or vibration whilst in operation is, as far as reasonably practicable, located away from sensitive receptors. The use of perimeter fencing to absorb and/or deflect noise away from noise sensitive areas.
- All plant, equipment and noise control measures applied are maintained in good and efficient working order and operated such that noise emissions are minimised as far as reasonably practicable.
- Where reasonably practicable, fixed items of construction equipment will be electrically powered in preference to being diesel driven.
- Vehicles and mechanical equipment utilised on site for any activity associated with the construction works will be fitted with effective exhaust silencers and maintained in good working order with sustained efficient performance and operated in a manner such that noise emissions are controlled and limited as far as reasonably practicable.
- Plant in intermittent use are shut down or throttled down to a minimum during periods when not in use.
- All Plant Operators shall undertake a daily inspection of the Plant or equipment prior to use with a recorded weekly inspection.
- All Contractors to be made familiar with current legislation and the guidance in BS 5228 (Parts 1 and 2), which should form a prerequisite of their appointment.

- Loading and unloading of vehicles, dismantling of site equipment such as scaffolding or moving equipment or materials around the site to be conducted in such a manner as to minimise noise generation and where practical to be conducted away from sensitive receptors.
- Careful consideration should be given to planning construction traffic haul routes within the site and along local roads close to existing sensitive receptors, to minimise reversing movements and the number of construction vehicles during peak traffic flows on local roads.

4.2 Vibration

All works involving noise / vibration will be avoided or minimised, where possible eradicated by design and the use of controlled mechanical equipment. Site specific measures to be adopted by the general contractor to reduce vibration include:

- Risk Assessment and agreement with substation apparatus owners.
- Use of super silenced plant where feasible.
- Use of well-maintained modern plant.
- Effective vibration monitoring to be implemented.
- Reducing the need to adopt percussive and vibrating machinery.

Task specific vibration activities shall be included within the risk assessments provided by each respective Sub Contractor as reviewed by the Contractors Site Manager and where necessary.

Reasonable measures will be taken to avoid significant increases in noise and vibration during the construction phase of the development. Any construction works on site will be carried out in accordance with local legislation.

5.0 Waste Management

A full Site Waste Management Plan will be developed as eg. below, in line with the SWMP Regulations, for the overall development and will require each appointed Contractor to work within the requirements of this plan.

All arrangements will be in line with a detailed waste management system. Waste will be either segregated on site or off site at the waste management contractor's facility for recycling. All inert material will be retained and re-used on site where possible. All plasterboard waste will be collected and returned to the manufacturer and the majority of the remaining waste will be removed in skips. There will be no burning of waste, materials, undergrowth, or other vegetation or refuse on the site throughout the development of the project.

PROJECT INFORMATION	
CLIENT: mount park logistics	PRINCIPAL CONTRACTOR: Winvic Construction Ltd
PROJECT TITLE: Bardon 2	CONTRACT NO: P19013
PROJECT ADDRESS: Bardon 2 Victoria Road Ellistown Coalville LE67 1FA	CONTRACT VALUE: 35m
	PROJECT START DATE: 08/04/19
FOOTPRINT m2 <u>STRUCTURE</u> : 571,000 sq ft	PROJECT END DATE: 08/04/20
FOOTPRINT m2 SITE: 1,331,733 sq ft	
FLOOR AREA [ALL FLOORS] m2:	

WASTE MANAGEMENT PROJECT ADMINISTRATION		
PERSONS LEGALLY REQUIRED TO BE IDENTIFIED [SWMP REGULATIONS 2008 SECTION 6(1)]		
POSITION	NAME	CONTACT DETAILS
CLIENT:	Mountpark Logistics	02074 783 333
PRINCIPLE CONTRACTOR:	Winvic Construction Ltd	01604 678960
SWMP DRAFTER:	Dan Grainger	07891 538854
DECLARATION:	Winvic will take all reasonable steps to ensure that: - All waste from Bardon 2 is dealt with in accordance with the waste duty of care in section 34 of the Environmental Protection Act 1990 and the Environmental Protection (Duty of Care) Regulations, 1991; and - Materials will be handled <u>efficiently</u> and waste handled appropriately.	

DOCUMENT CONTROL				
VERSION	DATE	PERSON RESPONSIBLE FOR SWMP	COMPANY & POSITION	PROJECT STAGE
1				
2				
3				
4				
5				

6.0 Surface Water Management / Contamination

6.1 Surface Water Management

Surface water quality and quantity shall be managed throughout construction and prevent the impact of work off site. Primary risk to surface water pollution will be during excavation works for creation of the development platform for building and associated parking, localised drainage protection (as required) and appropriate storage of materials will mitigate pollution risk (see section 2.5).

In the event of exceptional rainfall (ie a severe weather event during excavation works) and the need to dewater the excavation, this will be undertaken in line with Environment Agency Regulatory Position Statement – Temporary dewatering from excavations to surface water, all discharges will be pumped through site drainage to remove sediments. In the event of site drainage providing insufficient removal of sediment, emergency arrangements will be to hire in a silt filtration unit however this is considered unlikely based on the size and duration of excavation works.

The contractor will develop a Construction Surface Water Management Plan which shall include:

- Construction surface water drainage system design
- Construction management, maintenance, and remediation schedules
- Required consents, e.g. Land Drainage Act, Environmental Permit
- Flood risk controls e.g. temporary attenuation tank
- Pollution, water quality and emergency control measures
- Construction site plan that includes compounds, material storage areas and temporary site parking.

6.2 Contamination

The Ground investigation did not find any significant levels of contamination during the investigation that would require precautionary measures with regards to Human Health in respect of the proposed end usage.

7.0 Measures to Avoid or Reduce Biodiversity Impacts

7.1 Biodiversity Zones / Timings

Appropriate protection will be installed prior to any works commencing to protect relevant trees as identified in the arboricultural assessment. These measures will minimise incidental damage and disturbance to the habitats and the species they support. These measures will be effective immediately.

Any vegetation clearance should be undertaken outside of the bird breeding season (e.g. during the period September/October – February). If this is not possible, clearance will be under the supervision of an experienced ecologist. Retained hedgerows and trees adjacent to working areas will be protected from encroaching traffic using the appropriate fencing, this will minimise disturbance to nesting birds in retained habitat.

Most construction activities will be undertaken during daylight hours to avoid adverse impacts to bats and other nocturnal species. If construction activities occur after dusk then lighting will be kept to a minimum with directional lighting used to minimize light spill onto areas of retained or newly created trees/ shrubs/ hedgerow.

Other measures to be implemented prior to or during construction that are relevant to the ecological constraints will include minimising and preventing runoff and works pollution from entering watercourses. This will be achieved using bunds to catch and divert runoff, drip trays to prevent any oil and fuel spillages spreading.

7.2 Training / Coaching

Training and information about the importance of 'Wildlife Protection Zones' to all Site Operatives will be carried out throughout the duration of the Project via:

- HS&E Site Induction
- Environmental Awareness training provided to all Sub-Contractor Supervisors
- Toolbox Talks (spillage response, waste segregation, prevention & control of nuisance, ecology etc)
- Daily Activity Briefings

8.0 Communication

8.1 Considerate Constructors Scheme

The construction industry has a huge impact on all our lives, with most construction work taking place in sensitive locations. The general contractor will present an image of competent management, efficiency, awareness of environmental issues and above all neighbourliness.

The project shall register with the Considerate Constructors Scheme and work closely to the Code of Considerate Practice.

Any complaints will be personally addressed by the Project Manager who is responsible for closing out as quickly as possible as part of the contractor's commitment to the Considerate Contractors Scheme.

8.2 Communication

Our aspiration is to demonstrate a positive attitude and commitment toward minimising environmental disturbance to Local Residents and Businesses

An initial letter drop shall be carried out by the contractor to all surrounding properties affected by the development. The letter will advise residents and businesses of commencement and duration of the works along with contact details for the project. Monthly letter drops will be undertaken throughout the construction works.

The general contractors Project Manager/Site Manager contact number will be placed in a prominent place on the perimeter hoarding along with a 24hr contact numbers.

9.0 Site Rules

Detailed below are the initial Site Rules for this development, which will be included in the safety, health and environmental induction. Details will also be displayed upon the site notice board.

- 1.** All personnel must have a site induction before starting on site.
- 2.** Operatives must sign in and out every day.
- 3.** Any work permits must be issued to site operatives before works start (i.e. hot, dig etc).
- 4.** PPE to be worn at all times (No matter where the operative is working i.e. At height etc).
- 5.** Toilets to be used where provided and kept clean & tidy at all times.
- 6.** Never adjust scaffold for any reason at any time.
- 7.** All works are to be carried out in accordance with the company's H&S & Environmental Policies.
- 8.** All works areas are to be left clean and tidy on completion of task and/or at the end of each working day.
- 9.** No machinery to be operated before 0800hrs each day.
- 10.** If any operative fails to comply with any of the site rules they will be asked to leave the site.
- 11.** No operative will be permitted access to the site if found to be under the influence of drugs or alcohol the company operates a Zero Tolerance policy and anyone found to be under the influence, will immediately be dismissed from site.

- 12.** Any accident or incident on-site, which requires medical treatment or time-off, should be reported immediately to the Site Manager.
- 13.** Operatives must respect surrounding neighbours to the site and keep noise to a minimum; particularly when entering and leaving the site.