



ALDI STORES LIMITED, Watling Street, Hinckley Leicestershire LE10-3ED CONSTRUCTION, ENVIRONMENTAL & TRAFFIC MANAGEMENT PLAN

EXECUTIVE SUMMARY

A two phased Refurbishment and extension to the existing class E food retail store, the works will consist of the Side extension to create a larger sales floor space and the following new welfare accommodation, associated car park works to increase customer parking, minor landscape work along with new shop fronts, new pitched roof to the extension roof new rain water goods and new Cladding to the front Apex elevation along with new rendering to part elevations. New lighting within the carpark new drainage connections This report outlines how this project will be constructed efficiently under controlled environmental conditions.

The report considers and provides methods to ensure the disruption to adjacent site occupiers and road users are minimised.

The content of this report will also address conditions relating to the planning permission for the development.

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1.0 MATERIALS AND RESOURCE USE

1.1 Construction Waste

A specialist waste management organisation will be employed during the construction works with specific responsibility for the coordination of the disposal of all surplus materials and the management of an effective document control system to track and confirm that the proper procedures have been followed. The location of the waste handling site that the materials will be taken to will be dependent upon their specific make up but we anticipate that sites close to the proposed works and within Leicestershire will be used amongst others as appropriate. Wherever possible, materials will be recycled and re-used either onsite, or provided for use elsewhere.

1.2 Construction

Estimates of key construction materials are listed below:

- 20m³ of reinforced concrete
- 20 tonnes of structural steelwork
- 100m² cavity Brick & block work construction
- 150/300m² internal walls, partitions and general fit-out materials.

1.3 Plant and Equipment

Consideration has been given to the types of plant that are likely to be used on-site during the construction phases of the Proposed Development. The plant and equipment associated with each key Stage of the construction process is set out in Table 1

Table 1: Estimated Types of Plant during the Construction Phase

Plant	Stage		
	Substructure	Superstructure	Fit –out
360° Excavators	✓	✓	
Dumpers	✓	✓	
Mobile Cranes		✓	
Air Compressors	✓	✓	✓
Power Tools	✓	✓	✓
Hand/Power Tools	✓	✓	✓
Wheel Washing Plant	✓		
Scaffold	✓	✓	
Delivery Trucks	✓	✓	✓
Skips and Skip Trucks	✓	✓	✓
Forklift Trucks	✓	✓	✓

Note: ✓ Usage of plant at each stage.

1.4 Hours of Work

It is anticipated that the core working hours for the noise and traffic creating construction will be set out as follows:

- 0730- 1800 hours Weekdays:
- 0800 - 1300 hours Saturday:
- No working on Sunday or Bank Holidays.

Although night time working will not normally be undertaken, it is expected that the store clean will take place at night outside of the approved hours but this will not create any amenity issues.



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2.0 PROPOSED CONSTRUCTION METHODOLOGY

2.1 Substructure Works

The Removal of all internal walls and existing equipment. Removal of existing floor finishes, External drainage will also be installed at this time and, wherever possible, storm water soak-away (subject to satisfactory percolation testing) will be provided. Foul will discharge into the nearby public foul sewer connection.

2.2 Superstructure

The superstructure works comprise new build items which is primarily steel frame for the extension structure and construction to the roof, The internal walls are to be constructed concrete block with a plaster finish work and the external elevations will consist of block and brick work with a cavity barrier the front elevations, will have of cladding apex and shop fronts. Existing elevations will stay the same as brick work

2.3 Mechanical and Electrical Services

The store utilises a partial heat recovery system which in plain terms re-uses the expelled warm air from the refrigeration plant and re-cycles it back into the store for heating. The building is controlled by a management system to assist its efficiency and all the electrical and refrigeration equipment is to the latest efficiency standards.

2.4 External Works and Landscaping

It is anticipated that once the structure and building envelopes have been completed the common/service areas surrounding the building will commence. This will include completion of service and drainage lines, landscaping of the surrounding paving and erection of external lighting Within the extended parking area and the existing overlayed carpark and new white lining also EV Charging



Only when all external works are finalised and the building envelope is completed, will the safety hoarding be dismantled and final 'dressing' of external public areas take place.

2.5 Commissioning and Building Handover

As each system is completed throughout the building, then it will be tested in accordance with the mandatory specifications and codes. On completion of all works the buildings and systems shall be subjected to statutory inspections and testing before finally being handed over and occupied by the Client.

A safety file is provided for the store which remains in the store for use by any maintenance operatives.

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3.0 SITE LOGISTICS

3.1 Introduction

The management of the site logistics is key to the success of the project. A site set up Plan will be produced which will identify the location of the welfare facilities, materials storage, waste management and smoking area, (see appendix A). The site manager will be responsible for the logistics of the deliveries and materials storage. This is to minimise both off and on-site congestion. Material storage will be in phases with easy access to minimise breakage and waste. The delivery vehicles will enter site via the A5 Watling Street through the existing access and egress the site in a forward movement. Nominated site Manager will be our direct contact for any residents, Site Working Hours are 7.30am-6pm Monday to Friday, Saturday 8am-1pm.

3.2 Concrete Pumps

A concrete pump will be used for the Strip foundations and Pad foundations also for the plant slab construction but will be contained within the site.



3.3 Site Accommodation

As shown in Appendix A&B the site accommodation is located in the side existing Store Car park an enclosed area provides safe access for site visitors and local traders, Phase 1 site accommodation will consist of a 32ft self-contained oasis unit, Phase 2 the office is stacked over the canteen and gives the site manager a clear view of all site activities and the boundary to the public highway and site boundaries.

3.4 Personnel Access

The proposed site personnel access is off the A5 Watling Street. All personnel will be required to report to the site office for a site induction on site safety issues.

3.5 Deliveries

All deliveries will be organised through the site manager so that he can prepare the site to receive the delivery. As the construction programme requires via the car park. A water supply from the existing store supply will be installed within the site compound and vehicle wheels and axles will be cleaned prior to joining the public highway.

3.6 Cranes will be used to lift and install the structural steel and roofing /Cladding materials.

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4.0 POTENTIAL ENVIRONMENTAL IMPACTS

4.1 Potential Impacts during Construction

A review has been undertaken of the potential sources of adverse impacts associated with the Construction works. The results of this have been presented in Table 3.

Metal Harris fence panels will be used to protect the perimeter boundaries of the site and all relevant



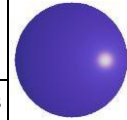
H&S signage will be applied.

Table 3:

Note: HGV – Heavy Goods Vehicles, CO₂ Carbon Dioxide

Issue	Potential Impacts
Dust/Air Quality	Wind-blown dust from ground surfaces, stockpiles, vehicles, work faces and cutting and grinding of materials. Exhaust emissions from lorries and plan delivering and removing materials including dust and particulates.
Energy Usage	Indirect impacts associated with energy consumption such as CO ₂ emissions, depletion of natural resources, air pollution etc (Material selection and embodies energy issues are covered during the sustainable design section).
Ecology	Hedgerow and tree protection in line with standard practice and clearly delineated as 'Biodiversity Protection Zones' through the use of signage, fencing and as part of the site induction. Avoid clearance of trees and shrubs during bird nesting season (unless checked by ecologist.) A precautionary approach to habitat clearance for reptiles, nesting birds and badger.
Waste	Waste generation. Site waste management plan to reduce waste in ordering and on-site re-use.

Water and Usage	Increased sediment loadings to storm water system. Potentially contaminated storm water runoff. Natural resources depletion. N/A Mains water supply from existing metered supply
Vibration	Increased vibration levels from vehicles. Increased vibration levels from plant during general construction works. No vibration techniques required in construction of the site.
Site & surroundings pedestrian access	Restrictions on pedestrian access to walkways, footpaths and roads. N/A as site is self-contained.
Traffic	Traffic congestion caused by the site traffic. Increased vehicle movements mainly consisting of HGV's. Transfer of mud and material from vehicles onto the public highway. Disruption from abnormal or hazardous loads. Exhaust emissions.
Lighting	Temporary site lighting may be used to illuminate the work area, these will only operate during the agreed working hours and kept to a minimum. Lighting only to be used during working hours outlined above to avoid impacts on bats and badgers. Vegetated site boundaries will not be illuminated to minimise impacts on bats and other nocturnal species. A sensitive lighting strategy to be implemented to avoid disturbance to identified bat foraging/commuting features such as trees and hedgerows.
Noise	Increased road noise levels from vehicles. Increase noise levels from plant during general construction works (e.g. from the use of air compressors and diamond cutters) on-site. Site working hours restricted.
Fuel & Construction material storage	Accidental spills, contamination to ground. Temporary fuel bowsters to be double lined and bund to be fitted as a secure method to ensure no contamination.
Hazardous materials, Contaminated land	Exposure of the work force to deleterious/hazardous material and contaminated land, mobilisation of any source contaminants and creation of pathway from source to groundwater receptor. Minimal risk due to ground conditions.





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5.0 MITIGATION MEASURES

5.1 Management of Trade Contractors

Individual contractors (e.g. for waste removal) will incorporate relevant requirements in respect of environmental control, based largely on the standard of 'good working practice' as outlined in the statutory requirements.

5.2 Public Relations

The site manager will deal with complaints and enquiries. This individual will be named at the site entrance, with a contact number prior to the start of construction. The site will either be controlled by the site manager or an appointed person.

5.3 Tree Protection

Where required existing trees to be retained will be protected in accordance with BS 5887: trees in relation to construction: 2005. Where required

- The barriers will be vertical weld mesh panels secured with uprights driven into the ground. Tree protection barriers will be erected prior to any materials being brought onto site and before any stripping of soil or erection of site huts.
- Once erected, fences should not be removed or altered.
- No excavation or building work shall be undertaken within the protective fencing including erection or storage of temporary buildings, soil, spoil or any other materials.
- There shall be no burning on site.

5.4 Construction Vehicle Management

There will be onsite parking for construction vehicles during construction.

5.5 Access and Egress

All deliveries will need to be kept off the highway. The site entrance will be clearly identified and deliveries will arrive at a designated time windows so that vehicles can enter and egress the site in a forward driving manoeuvre. In the event vehicles have to reverse onto the public highway a banksman will be appointed.

All construction vehicles will be entering off the A5 Watling Street via the proposed site, these vehicles will be using the highest classification of roads.



5.6 Road Cleanliness

To minimise site-generated material on roads vehicles and equipment leaving site will have axles and wheels brushed down at an area close to the exit onto the access road. It is anticipated to lay the car park road base early in the construction process therefore reducing the risk of debris on the roads. A wheel cleaning system via a jet wash will be used until a suitable hard surface can be installed and the risk of site soil debris is eliminated. If required we will provide a road sweeper to clean high ways as necessary.

5.7 Dust Suppression

All dust suppression with demolition will be controlled by water fans projected to areas where dust is being created. This will suppress any airborne dust. In relation to road dust course through construction we will use a water road sweeping vehicle.

5.8 Management of Noise and Vibration

The nearest noise sensitive receptors are the residential properties adjacent to the site.

We have perimeter double clipped Heras fencing around the site. When the site is complete, we will provide all necessary fencing as per the planning permission consent.

At all times, good site practice procedures will be followed in order to mitigate noise, vibration and air pollution (e.g. through dust and fume generation) impacts.

Measures currently planned to be adopted include:

- Offsite pre-fabrication to be used, where practical.
- All plant and equipment to be used for the works to be properly maintained, silenced where appropriate, and operated to prevent excessive noise and switched off when not in use and where practicable;
- Plant will be certified to meet relevant current legislation and British Standard BS 5228 standards;
- All Trade Contractors to be made familiar with current legislation and the guidance in BS5228 (Parts 1 and 2).

- Loading and unloading of vehicles, dismantling of site equipment such as scaffolding or moving equipment or materials around site will be conducted away from noise sensitive areas.
- Noise complaints immediately investigated.
- Brushing and water spraying of heavily used site hard surfaces and access points as Required;
- Wherever possible, plant and equipment will be switched off when not in use;
- 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;

- Effective wheel/body brushing facilities to be provided and used as necessary.
- Burning of wastes or unwanted materials will not be permitted on-site; and all hazardous materials including chemical, cleaning agents, solvents and solvent containing products to be properly sealed in containers at the end of each day prior to storage in appropriately protected storage areas.
- Working only within the permitted working times as confirmed by the planning officer

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5.9 Site Waste Management Plan

The disposal of all waste or other materials removed from the site will be in accordance with the requirements of the Environment Agency, Control of Pollution Act (COPA), 1974 Environment Act 1995, special Waste Regulations 1996, Duty of Care Regulations 1991 and the Site Waste Management Plan Requirements.

All waste will be removed off site via a waste carrier and taken to a waste site to be managed.

In general, and in accordance with the principles of the UK Government's 'Waste Strategy 2000', 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, such as:

- Agreements with material supplies to reduce the amount of packaging or to participate in a packaging take-back scheme;
- Implementation of a 'just in time material delivery system to avoid materials being stock- piled, which increases the risk of their damage and disposal as waste;
- Attention to material quantity requirements to avoid over-ordering and generation of waste materials;
- Re-use of materials wherever possible;
- Segregation of waste at source where practical and re-use and recycling materials off-site where re-use on-site is not practical (e.g. through use an on-site waste segregation facility. See appendix site layout plan).

Overall the waste management for the site comprises:

- Loads are ordered on a need basis to prevent over ordering and on site damage.
- Waste skips are provided for wood, metal, glass, plasterboard and mixed waste.

Skips will be covered to prevent dust and debris blowing around the site and will be cleared on a regular basis. Burning of wastes or unwanted materials will not be permitted on-site. All hazardous materials including chemicals, cleaning agents, solvents and solvent containing products will be properly sealed in containers at the end of each day prior to storage in appropriately protected and banded storage areas.

5.10 Temporary Site Lighting

Temporary lighting will be specific to the area and task to be illuminated the lighting will only be used when necessary and the light will be angled downward or a lighting should be used so as not to provide light overspill to adjacent neighbours.

Lighting to avoid illumination of boundary features such as hedgerows and trees that have value to nocturnal species including foraging and commuting bats.

5.11 Ecology

Onsite works

In reference to planning requirements this Document outlines how DSP Midlands will ensure the protection of adjacent potential LWS (Local Wildlife Sites) including Development standoffs and safeguards for all retained habitats including River Anker and potential LWS located adjacent to the site.

Further, controls have been identified to manage Invasive Plant Species that have potential to be found on-site: The works must not cause cotoneaster species to spread in the wild. They must either be left in situ or removed with care during vegetation clearance and disposed of in an appropriate manner.

Phase 1 will be the enabling works to create the extended carpark which all areas will be banded to prevent water ingress from construction materials running in to existing water courses and we will also be installing a silt/Attenuation drain that is trapped to prevent construction waste/Dust running into the water course (See Appendix B). This will be checked daily as part of the site managers duties along with the existing attenuation tank, if the tanks

are full then we will have these pumped out by a waste management company and removed and disposed of site.

Phase 2 will consist of installing the footings and foundation pad stones with the steel erection to follow, brick and block work will then be installed and new roof installed once completed new drainage connections will be installed the new warehouse structural slab can be cast, the store will be closed down for the demolition of all internal structural walls to open up the sales floor and welfare the demo contractor will use mist suppression and this will then be cleaned up by a wet vac. Existing car park will be planned of and re surfaced with white lining as well as new street furniture including new EV chargers. Full M&E will be installed along with new shop fit items including refrigeration decorations and new ceilings throughout the store.

Potential for protected/priority species onsite is limited to foraging and commuting bats and nesting birds. However, due to the nature of the habitats, a precautionary approach should be implemented during construction for badgers and reptiles. All Trade Contractors to be made familiar with current legislation and guidance outlined in The Wildlife and Countryside Act 1981 (as amended) and Protection of Badgers Act 1992, which protects nesting birds, reptiles, and badger. This will be undertaken through a tool-box talk provided by the Ecological Clerk of Works (ECoW) before work commences.

The woody vegetation onsite including trees, hedgerows, scrub and shrub have the potential to support nesting birds. All active nests are protected under the Wildlife and Countryside Act 1981 (as amended). Vegetation clearance should be undertaken outside of the bird nesting season (the bird nesting season is not defined in law, but is generally taken as March to September, inclusive, though birds can nest outside of this period). If this is not possible, an ECoW must first undertake a check of the area to be cleared for signs of active nests immediately prior to removal. If found, they will set-up an appropriate buffer (minimum 5m) where no works can be undertaken until the nest becomes inactive or the young birds have fledged, to be delineated with appropriate signage to be confirmed by ECoW.

If any cotoneaster species are found or reasonably suspected an invasive non-native plant specialist to advise and carry out any works necessary.

Areas of retained vegetation, including trees and Shrubs within this site, should be clearly delineated as 'Biodiversity Protection Zones' through the use of fencing, signage and as part of the site induction.

As a precaution, the following measures should be employed on the site during construction to avoid entrapment of small mammals, including badger:

- Covering of pits or trenches at the end of the working day;
- Use of escape ramps such as a roughened plank from pits or trenches that are not covered to provide small mammals a means of escape; and
- Secure storage of chemicals.



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REFERENCES

HMSO, (2016); The Wildlife and Countryside Act 1981 (England and Wales) (Amendment)

HMSO, (2017); Conservation of Habitats and Species Regulations (as amended).

HMSO , (2000); The Countryside and Rights of Way Act

HMSO, (2006); The Natural Environment and Rural Communities Act

HMSO (1992); Protection of Badgers Act

Jones, J. (2000) Impact of Lighting on Bats. Bat Conservation Trust, London

Mitchell-Jones, A.J. (2004). Bat Mitigation Guidelines. English Nature, Peterborough.

APPENDIX A

Aldi Store Watling Steet Hinkley site/Logistic Plan



APPENDIX B



- Significantly improves water quality downstream of unit by removing silts, debris and litter
- One-piece unit delivered ready to install, reducing installation time and costs
- Quick and simple to install, is lightweight and can be lifted and installed by a single person
- Eliminates wastage associated with in-situ construction
- Factory tested for water tightness
- Optional depths - 665mm & 1500mm
- Optional extension risers, offers deeper inverts to suit project requirements
- Optional - Filter insert for basket for finer separation
- Granular Backfill
- Chemically Resistant

