

TWO WORK	Appendix 7 – Construction Environmental Management Plan	Reference	CEMP-WLC-001
		Revision	A-00
		Creation Date	27-09-22
		Review Date	26-09-22



On Behalf Of

Two Work Ltd

Site Address

Wolves Lane Centre
Wolves Lane
London

Post Code

NN22 5JD

Initial Creation Date

27th September 2022

Created By



Unit 48 and 49, First Floor, East Wing, Ransom Hall, Ransom Wood
Business Park, Southwell Rd W, Rainworth, Mansfield NG21 0HJ

TWO WORK	Appendix 7 – Construction Environmental Management Plan	Reference	CEMP-WLC-001
		Revision	A-00
		Creation Date	27-09-22
		Review Date	26-09-22

Index of Contents	
Section	Content
Cover Sheet	Cover Sheet
Index	Index of Contents
Review Log	Review of Changes
Section 1	Introduction
Section 2	Site Location, Undertakings, and Planning Consents
Section 3	Air quality
Section 4	Water quality and drainage.
Section 5	Noise and vibration
Section 6	Geology and soils
Section 7	Landscape and visual impact
Section 8	Nature conservation including protected species and plant life.
Section 9	Archaeology and cultural heritage
Section 10	People and communities
Section 11	Waste
Section 12	Energy
Section 13	Transport
Section 14	Materials
Section 15	Site Environmental Rules
Section 16	Roles and Responsibilities
Section 17	Risks and Control Measures

Accepted By	Name	Signature	Date of Acceptance
Project Manager	Chris Andrews		
Site Manager			
Safety Consultant	Simon Pratt		27-09-22

TWO WORK	Appendix 7 – Construction Environmental Management Plan	Reference	CEMP-WLC-001
		Revision	A-00
		Creation Date	27-09-22
		Review Date	26-09-22

Revision and Review Record

This document is to be reviewed:

- At least once a week by the Site Manager to confirm the document still represents the works ongoing
- At least once a month by the Project Manager / Safety Consultant to confirm the document still represents the status of the site, surrounding area and intents for future works
- Where the Client, Principal Designer or other party identifies a change to the project, pre-construction information or other relevant document which requires to be included in this document.

Where a review shows that the document requires a revision, this shall be notified to the relevant document controller, the changes made, and a record made here. Revised documents must be distributed to all relevant parties for their information.

Revision	Review Date	Reason and Details	Signature (Project / Site Manager)	Signature (Safety Consultant)
Rev 01				
Rev 02				
Rev 03				
Rev 04				
Rev 05				
Rev 06				
Rev 07				
Rev 08				
Rev 09				
Rev 10				

TWO WORK	Appendix 7 – Construction Environmental Management Plan	Reference	CEMP-WLC-001
		Revision	A-00
		Creation Date	27-09-22
		Review Date	26-09-22

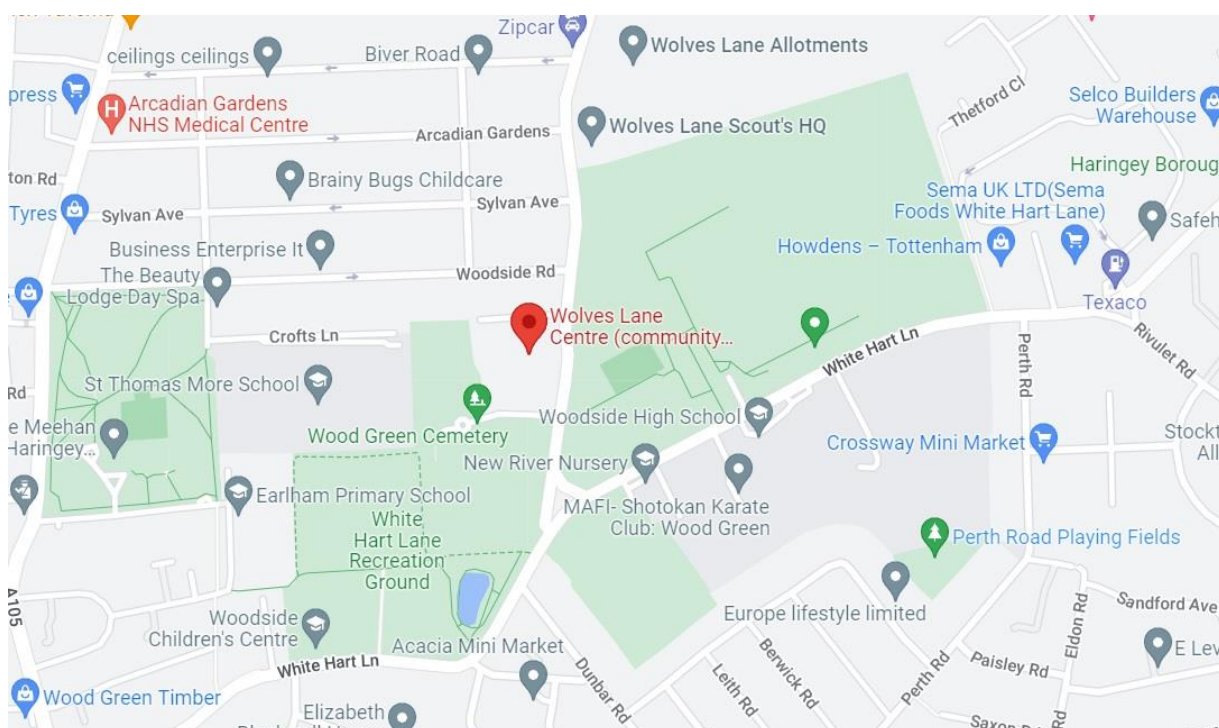
Section 1	Introduction
The aim of the Construction Environmental Management Plan (CEMP) is to set out the responsibilities with regard to compliance with legislation and to implement any mitigation measures. This CEMP details management measures to minimise environmental impact from the construction phase of the development. Further, it provides a framework within which the measures will be implemented throughout the project. This document has been developed to avoid, minimise and mitigate against any construction effects on the environment and surrounding community. It should be considered a living document with reviews being undertaken at set intervals and new information added as appropriate. For the purposes of this document, the working area is defined as any area where there will be a requirement for temporary or permanent works to facilitate the construction of the development. This includes areas	

Section 2	Site Location, Undertakings, and Planning Consents
The project consists of the demolition of existing temporary structures at the Wolves Lane Centre, a community greenhouse / garden project to allow for the construction of replacement, permanent buildings. Currently the section of the site to be redeveloped consists of three “portacabin” type temporary buildings in various states of disrepair, a blockwork annex to existing, retained greenhouses, and several timber sheds and walkways sited around areas of currently unused plant beds. An additional blockwork garage / storage building may also be added into the project at a later date. The area has significant overgrowth in some locations which may need to be removed to facilitate access and storage. The new development consists of three new structures comprising of a mix of office facilities, training / meeting rooms, and the associated welfare facilities required. These will be of sustainable timber construction predominantly with pad stone foundations. Internal works shall be of timber and board or metal and board construction. There is the potential for the installation of composting toilets but this has yet to be confirmed as several aspects of the design are in negotiation. The current scope of works consists of • Site mobilisation including temporary offices and welfare. • Making safe of the existing gas and electrical systems within the buildings • Site clearance of accumulated waste materials to facilitate access to the site • Removal of the temporary buildings (demolition with machines) • Removal of the blockwork annex building (Machine demolition with some hand demolition where the annex contacts the retained greenhouses) • Removal of supports for polytunnels (Machine demolition) • Soft strip of the working area to provide a safe working environment (Machine works) • Construction of stone pad foundations • Construction of building timber frame (Potentially to be replaced with “Nebraska style straw” construction. • Construction of external timber cladding and glazing (Again, potential for change) • Construction of Roof system (material to be determined) • Construction of internal partition walls • First and second fix electrical works	

TWO WORK	Appendix 7 – Construction Environmental Management Plan	Reference	CEMP-WLC-001
		Revision	A-00
		Creation Date	27-09-22
		Review Date	26-09-22

- First and second fix mechanical works
- Joinery works including doors, Skirting, kitchens, etc.
- Finishing of internal walls (tape and joint)
- Decoration
- Ground works (Scope to be determined)
- Demobilisation of site and handover

The projected timeline from start of works is 26 weeks. Works shall be completed by Two Work employed operatives and selected external contractors.



No development shall take place, including any works of demolition, until a written construction environmental management plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall oblige the applicant, developer and contractors to commit to current best practice with regard to construction site management and to use all best endeavours to minimise off-site impacts, and will include the following information:

2.1	A detailed specification of demolition and construction works at each phase of development including consideration of all environmental impacts and the identified remedial measures;
2.2	Engineering measures to eliminate or mitigate identified environmental impacts e.g. hoarding height and density, acoustic screening, sound insulation, dust control measures, emission reduction measures, location of specific activities on site, etc.;
2.3	Arrangements for a direct and responsive site management contact for nearby occupiers during demolition and/or construction (signage on hoardings, newsletters, liaison meetings, etc.)

TWO WORK	Appendix 7 – Construction Environmental Management Plan	Reference	CEMP-WLC-001
		Revision	A-00
		Creation Date	27-09-22
		Review Date	26-09-22

2.4	A commitment to adopt and implement of the ICE Demolition Protocol and Considerate Contractor Scheme; Site traffic - Routing of in-bound and outbound site traffic, one-way site traffic arrangements on site, location of lay off areas, etc.;
2.5	Site waste Management - Accurate waste stream identification, separation, storage, registered waste carriers for transportation and disposal at appropriate destinations. To follow current best construction practice
2.6	The current Drainage Strategy is based on an indicative drainage layout plan. No works shall commence until full details of the proposed Drainage Strategy has been submitted to and approved in writing by the Local Planning Authority, including detailed design, size and inverts of attenuation units and details of the drainage network calculations
2.7	Before any above grade work hereby authorised begins, detailed drawings of a hard and soft landscaping scheme showing the treatment of all parts of the site not covered by buildings (including cross sections, surfacing materials of any parking, access, or pathways layouts, materials and edge details), shall be submitted to and approved in writing by the Local Planning Authority.
2.8	A “Building over Sewer” or “Diversion of Sewer” request to be placed with Thames Water prior to commencement of works to ensure no changes are required to the build plan.

Section 3	Air Quality
It is recognised that a key concern for the local community and the surrounding areas will be any disturbance to air quality caused by traffic generated during the construction stages associated with the Project. While already a high traffic area, further increases in noise and air pollution outside of peak hours could have a detrimental affect on people. To this end, a comprehensive Dust Management Plan (DMP-WLC-001) has been created to identify potential air quality issues created by the site works. Additionally, the site traffic management plan (TMLP-TWL – Livesey Exchange) shall be used to control and minimise the disruption caused by vehicular traffic associated with the site. Both of these documents are to be provided to all contractors during the tendering process so they can amend their own processes to conform to these requirements.	

TWO WORK	Appendix 7 – Construction Environmental Management Plan	Reference	CEMP-WLC-001
		Revision	A-00
		Creation Date	27-09-22
		Review Date	26-09-22

Section 4 Water Quality and Drainage

Effective construction management can deliver major savings in water use and the associated costs of energy, water supply and wastewater treatment. This can be achieved without compromising the performance and user acceptability of the project.

On this site, the following operations have the potential to be performed and use significant quantities of water while doing so.

- Dust suppression
 - Vehicular dust suppression
 - Demolition dust suppression
- Cleaning
 - Road sweepers
 - High pressure washing
 - Washing out of concrete delivery vehicles
- Domestic and Welfare facilities
 - Toilets
 - food preparation
 - canteens
 - offices
 - Drinking water
- Construction
 - screeding
 - plastering

The water used will generally require to be disposed of to the local drainage system and, as such, it is a key duty of the site management team to maximise the benefits gained from these operations while minimising the amount of water used. Additionally, in operations such as dust suppression, cleaning and construction tasks it is vital that run off to the drains which could cause contamination or blockage are minimised by all trades on site.

Road cleaning operations, especially during initial site clearance and ground works is expected to be performed though the use of street sweeper has not been confirmed. Mud transfer to local roads and paths shall be minimised by having vehicles remain on the concrete hard-standing during loading / offloading and by wheel washing on the site prior to the vehicle exiting where they have had to track over soft ground. Mud observed on the road shall be manually swept back to the site and residue washed away regularly through the shift and at the end of each day

There are no natural watercourses within 50m of the site which could be affected by run off from the site operations with all water expected to enter the local surface drains or sewerage system.

Additionally, we shall encourage good housekeeping (e.g. reporting/repairing leaks, turning off taps which are not in use, and generally using water in an efficient manner) which can assist the site reduce its overall water use.

We shall also ensure the provision of information on appropriate use of fittings and appliances; awareness raising of the costs and environmental importance of water efficiency via Tool Box Talks, guidance on processes for identifying and reporting water leakage / poorly-performing fittings, and a method for providing feedback to site management on water issues.

TWO WORK	Appendix 7 – Construction Environmental Management Plan	Reference	CEMP-WLC-001
		Revision	A-00
		Creation Date	27-09-22
		Review Date	26-09-22

Section 5 Noise and Vibration

Noise and vibration statutory nuisance are controlled under the Environmental Protection Act 1990 and as such, a desktop assessment of the likely effects of noise and vibration on the surrounding area was carried out using local maps and publicly available information.

The following noise and vibration sensitive receptors are located within 300m of the proposed development area:

- Residential properties along Woodside road and beyond
- Riverside School
- Woodside School
- Earlham School
- St Thomas Moore School
- New River Nursery

Primary sources of noise and vibration within the project are expected to be

- Vehicle movements and offloading
- Ground works including foundations
- Timber Frame Erection (Noise Only)
- Cutting of materials (Noise only)
- Handling of materials (Noise only)
- Non-mobile plant e.g. generators

Primary controls for vehicles are addressed in the Traffic Management Plan and the Dust Management Plan and include delivery time restrictions, specific delivery routes, and prevention of idling plant.

Disturbance from ground works shall be through restricting working hours to those approved and minimising the time on site for ground working trades by ensuring the site is ready for them before commencing works.

Material cutting shall be restricted to specific areas of the site away from residential properties and shall, where practicable, be performed within the enclosed building or a fenced enclosure to minimise or direct sound away from high sensitivity receptors.

TWO WORK	Appendix 7 – Construction Environmental Management Plan	Reference	CEMP-WLC-001
		Revision	A-00
		Creation Date	27-09-22
		Review Date	26-09-22

Section 6 Geology and Soils

At the time of writing no detailed soil survey has been performed. The site history states it has been used as growing fields and nurseries for the previous 400 years approx. and as such contamination has been considered to be of low risk.

As the works do not expect to disturb the ground significantly the need for a soil survey was considered unnecessary.

Section 7 Landscape and Visual Impact

The works will consist of removing derelict buildings and the establishment of modern, sustainable replacements as well as enhancements of the existing site to allow future upgrades.

Limited tree removed as discussed below (section 8) will be required and mitigative planting shall be made to replace these trees and maintain the visual look of the site.

The project is not considered to be at risk of having a negative impact on the site or surrounding areas.

Section 8 Nature Conservation including Protect Species and Plant Life

No protected animal species have been identified on site during any of the preliminary inspections made. The presence of trees on site does lead to the potential for nesting birds during the spring and summer months and it should be noted that nesting birds are protected under The Wildlife & Countryside Act 1981 and that disturbing or removing active nests is an offence. If the trees / undergrowth on the site are to be removed, this should be done before the nesting season.

A tree survey was completed in 2020 by Rovar Environmental (Ref: 20_5837_11_07) as part of the initial project planning stage, this produced the diagram on the next page indicating trees that can be removed as part of the project. The Overview statement in the report was as follows

The project requires the removal of several mature trees including hedgerows H7 and H9 and tree groups G10, G11 and G12. Therefore mitigative planting will be required during development, for which there is ample space onsite.

It is also recommended to consider removing hedgerow H3, tree group G6 and tree before any construction works begin. The trees are in poor condition, thus removal has been recommended regardless of the proposals.

If new hard surfacing is required beneath the external canopy of proposed Building A, raised foundations should be considered in order to successfully retain tree T8. Some temporary tree protection fencing will be required in the form of HERAS fencing around hedgerow H13, tree group G14 and tree T8 before any works commence on site.

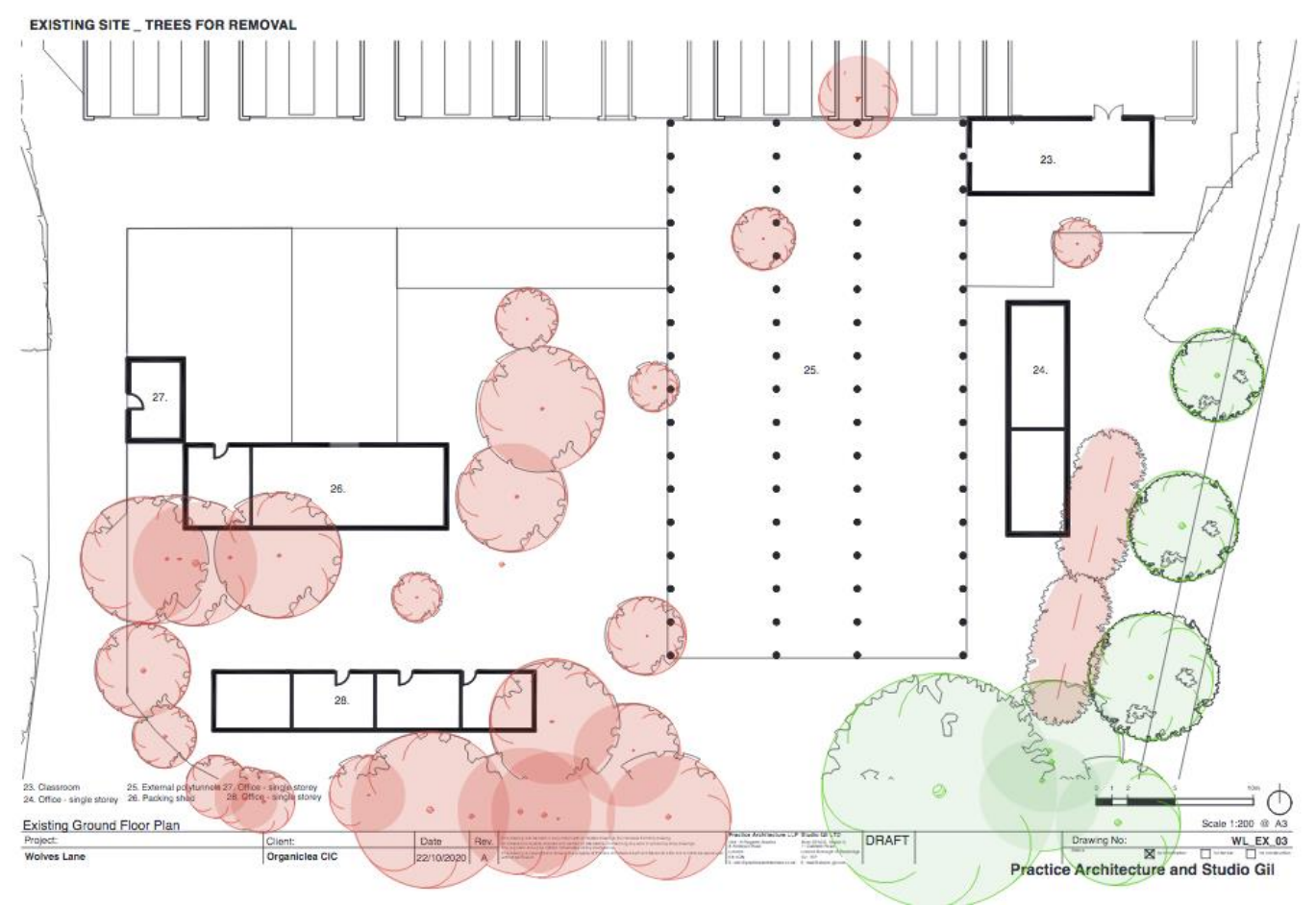
If construction access is required within the radial RPA of any retained trees, then ground protection boarding will also be required.

The project should be used as an opportunity to plant some new robust and sustainable tree cover throughout the scheme but any such planting should be chosen carefully so as not to impact any new footprint in the future.

It may be necessary to perform selective pruning on some trees overhanging the site access road and the construction zone to allow works to be performed safely and to prevent damage to the trees by

TWO WORK	Appendix 7 – Construction Environmental Management Plan	Reference	CEMP-WLC-001
		Revision	A-00
		Creation Date	27-09-22
		Review Date	26-09-22

vehicle movements. These shall be performed by a competent tree surgeon and kept to the minimum required to ensure safety.



The site itself is predominantly unused land with significant overgrowth of general plant species. Within the reports no specific protected species, or high-risk species were identified which require special actions. Also not identified were any invasive or injurious species which would require specific controls for removal.

Regular reviews of the site shall be made as the works progress to ensure that none of the above information changes. Should the site risk change, for example by finding nesting birds. Suitable advice shall be taken and additional controls put in place to manage the risk.

TWO WORK	Appendix 7 – Construction Environmental Management Plan	Reference	CEMP-WLC-001
		Revision	A-00
		Creation Date	27-09-22
		Review Date	26-09-22

Section 9 Archaeology and Cultural Heritage

No archaeological report was available at the time of this report however, the works planned are not expected to disturb below the topsoil layer except for a small number of padstone foundations.

The site is not located within an Archaeological Priority Area and as such specific controls are not required. However, should the digging out for the foundations expose anything which could be considered archaeology this will be notified to the relevant authority.

Section 10 People and Communities

The project will provide useful improvements to the community site upon completion and as such no specific actions are required to increase community benefit from this project.

There is the potential for community disruption during the construction process which shall be minimised through associated documents such as the dust management plan and the traffic management plan.

Section 11 Waste

While this site is limited in scope, there is still a high potential for waste to be generated and to affect the surrounding premises if not controlled correctly. Before works commence, the company will generate a site waste management plan detailing the expected waste types to be generated and waste streams to which they shall be diverted to minimise environmental impact.

Company management must ensure all controlled waste is managed in accordance with the following Duty of Care requirements:

- Ensure all waste is correctly assessed and categorised;
- Prevent the illegal deposit or handling of controlled waste by any other person;
- Prevent waste material from escaping our control;
- Only transfer controlled waste to an “authorised person” (Waste Collection Authority, the holder of an Environmental Permit, Registered Water Carrier or Waste Disposal Authority).
- Ensure that non-hazardous waste is transferred under a Waste transfer Note which must be retained for two years.
- Hazardous waste is moved under a waste consignment note that provides a clear description of the waste material. The consignment note must be retained for three years.
- The waste is the responsibility of the company until it has been fully recovered or finally disposed of.

Suitable skips and bins shall be provided on site so that construction waste can be segregated where practicable, COSHH waste can be segregated from general wastes, a household waste can be stored in such as way as to not attract vermin to the site and surrounding areas.

TWO WORK	Appendix 7 – Construction Environmental Management Plan	Reference	CEMP-WLC-001
		Revision	A-00
		Creation Date	27-09-22
		Review Date	26-09-22

When disposing of waste, the following hierarchy shall be used, where possible, to select suitable disposal options

- Prevention/Reduction – reduction of waste through ordering pre-sized items
- Re-use - Products and material can sometimes be used again, for the same or a different purpose.
- Recycling and composting - Resources can often be recovered from waste.
- Energy recovery - Value can also be recovered by generating energy from waste.
- Land Fill - Only if none of the above options offer an appropriate solution should waste be disposed of.

Use of a compactor to minimise volume was reviewed as part of the planning of the project however, due to the space available and the expected working tempo and volumes of waste projected the use of a compactor is impractical as it would require waste to be stored on site for longer than is acceptable for housekeeping and potentially require it to be moved regularly to ensure project progression.

Section 12 Energy

Management shall ensure, where possible, that energy usage on the site is minimised and that use of non-renewable energy sources is selected where it is practicable to do so.

Use of diesel generators and plant cannot be avoided at certain stages of the construction process but we shall endeavour to select high efficiency / low emissions plant where the option exists.

Where possible, the move to mains power shall be made as early as practicable to remove the need for on-site generation of power.

On-site lighting, heating, etc. shall be switched off when not in use and kept to the minimum practicable settings to minimise energy usage.

Section 13 Transport

Where possible, we shall select suppliers close to the site to minimise the transport costs, emissions and disruptions associated with delivery of materials to site.

All delivery contractors shall be provided with the relevant sections of the Traffic Management Plan so they are aware of the routes to follow to minimise impact to the surrounding areas through vehicle movements, vehicle parking, and vehicle emissions.

Site personnel shall be encouraged to travel to the site using public transport, bicycles, or walking to further reduce vehicle movements, emissions and disruptions through parking on the surrounding streets.

The following contractual restrictions are in place and must be adhered to at all times

- Deliveries shall be avoided at peak hours where road / pedestrian path usage is expected to be high. These shall be considered as
 - 07:00 – 09:00 hrs
 - 15:00 – 18:00 hrs

TWO WORK	Appendix 7 – Construction Environmental Management Plan	Reference	CEMP-WLC-001
		Revision	A-00
		Creation Date	27-09-22
		Review Date	26-09-22

Section 14 Materials

Where management has design input on the project, we shall endeavour to suggest / select materials with the lowest potential environmental impact on site. Where given the option, we shall compare suppliers and products and select those which offer the best environmental credentials (including transport impacts) without requiring excessive cost increases (BATNEEC)

Where possible, all timber shall be selected from managed, FSC approved suppliers and metal components shall be from suppliers using recycled materials.

The building is being designed with energy minimisation in mind. Structures will be well insulated using sustainable materials (Straw insulation is being considered) with low energy / sustainable energy systems including air source heat pumps and natural ventilation systems being considered at the design stage.

Section 15 Site Environmental Rules

The site rules are displayed on the Site H&S Notice Board poster and are to be always adhered to. Anyone who does not adhere to the site rules will be reprimanded by the Site manager and may have disciplinary action taken against them or in the case of other contractors may be asked to leave the site, depending on the offence.

The Environmental site rules are as follows:

- All operatives must follow any Site Waste Management Plan, if required.
- Report any spills of oils, diesel, petrol or other liquids to the Site Manager immediately.
- Do not re-fuel machinery or decant liquids from one container to another near drains.
- When re-fuelling mobile or static machinery always use a drip tray.
- Be aware of the location of spill kits and oil absorbing materials.
- Put waste materials straight into the correct skip or container do not throw waste onto the ground for someone else to remove.
- Ensure you know the location of the hazardous waste container and the general waste skip and what is to go into each.
- Do not cause any damage to trees or hedgerows unless you have specific permission from the Site Manager.
- Be aware of any no-go areas on site these will be protected for a number of environmental reasons.
- Do not burn any waste on site.
- Do not bring domestic waste to site for disposal.
- Take care when working near watercourses not to cause pollution.
- Do not cause unnecessary noise or dust.
- If you find any contamination in the ground report to the Site Manager immediately

TWO WORK	Appendix 7 – Construction Environmental Management Plan	Reference	CEMP-WLC-001
		Revision	A-00
		Creation Date	27-09-22
		Review Date	26-09-22

Section 16 Roles and Responsibilities		
16.1	Project Director	Dara Khera
• The Ensure the client's objectives are understood and procedures are in place to meet these objectives. • Planning conditions or other contractual or legal requirements are understood and implemented. • Ensure environmental risks (aspects and impacts) have been identified and are addressed. • Ensure that sufficient resources are available to implement the project's sustainability and environmental management requirements. • Lead the project to ensure achievement of environmental targets. • Ensure a site waste management plan (if using) is in place prior to start of the works, that it contains an accurate forecast, and that monitoring takes place against this		

16.2	Project Manager	Chris Andrews
• Support the Project Director in environmental management matters. • Ensure that the project environmental files/records are kept up to date. • Ensure that the project environmental management plan is completed, kept up to date and communicated to all trade contractors / sub-contractors on a regular basis through, if necessary, an agenda item at meetings. • Ensure that the project team receive appropriate information from trade contractors / subcontractors on how they are going to implement environmental controls. • Ensure that environmental issues are sufficiently covered in the post-tender and pre-start meeting by the project team. • Ensure environmental Key Performance Indicators (KPIs) are measured and targets are being met. • Ensure regular checks are being made to assess adequacy of environmental control measures. • Ensure that all communications, complaints and incidents of an environmental nature are dealt with appropriately. • Ensure all members of staff are being appropriately trained and made aware of environmental controls and issues relevant to the site. • Ensure relevant environmental / sustainability issues are included in the site induction process. • Ensure any corrective actions identified are followed up and closed out.		
16.3	Site Manager (TBC)	
The Site Manager, or their designated deputy, is responsible for the day to day management of emissions on site. Their duties are • Ensure that all control measures identified in the environmental management plan are included in method statements or trade contractors' / sub-contractors' environmental plans. • Ensure all required data and documentation is collected and recorded. • Support the management and close out of any environmental complaints or incidents. • Ensure all relevant environmental issues are included in the site induction process. • Ensure regular inspections are undertaken to check control measures are adequately implemented and corrective actions are taken where needed. • Support the achievement of any project environmental targets and ensure best practices are captured/documented and communicated as appropriate.		

TWO WORK	Appendix 7 – Construction Environmental Management Plan	Reference	CEMP-WLC-001
		Revision	A-00
		Creation Date	27-09-22
		Review Date	26-09-22

16.4	Sub-contractors, Trade Contractors, Supervisors
• Ensure environmental control measures are identified and addressed in method statements or in the trade contractor's / subcontractor's environmental management plan and that these are followed. • Support development and implementation of the site waste management plan (where a legal requirement); Including: ○ Estimates of waste stream volumes expected to arise during contract works (Contractual requirement) ○ Advise on waste reduction opportunities ○ Justification of deviation from predicted volumes. • Apply the principles of the waste hierarchy to eliminate, or where this is not possible, minimise waste. • Ensure all waste generated is adequately controlled and removed from site in accordance with legal requirements. • Ensure regular (e.g. weekly or monthly) awareness and training is undertaken to refresh knowledge. • Ensure all appropriate Permits/Consents/Licences have been obtained prior to commencement of works and work in compliance with any attached conditions. • Ensure any incidents are promptly reported so that corrective action can be taken.	

TWO WORK	Appendix 7 – Construction Environmental Management Plan	Reference	CEMP-WLC-001
		Revision	A-00
		Creation Date	27-09-22
		Review Date	26-09-22

Section 17 Hazard Review and Controls				
Work Phase	Operation	Environmental Hazard(s)	Risk Level	Control
All Phases	Vehicle Deliveries	Noise Fumes Particulates	Low (compared to existing traffic levels)	Set delivery times / slots Specified access / egress routes No idling of vehicles No parking on the roads except in designated parking bays.
All Phases	Fixed Plant (Generators etc)	Noise Fumes Particulates Fuel Spills	Low	Plant to be set on hard standing and / or with absorbent pads underneath to absorb leaks Spill kit to be present Low emission / low noise plant to be selected. Sound enclosure to be considered Plant not to be left running overnight to minimise disturbance to local residents.
All Phases	Operative Transport	Noise Fumes Particulates Disturbance	Low	Operatives to use public transport, cycles, or walking where practicable Parking to be restricted to local carparks only. No parking on local roads / residents bays.
All Phases	General site noise	Noise	Moderate	Operatives to keep shouting to a minimum especially on scaffolds and exposed areas No loud music to be played especially on scaffolds and exposed areas Plant to be turned off when not in use

TWO WORK	Appendix 7 – Construction Environmental Management Plan	Reference	CEMP-WLC-001
		Revision	A-00
		Creation Date	27-09-22
		Review Date	26-09-22

All Phases	Waste Management	Dusts	Moderate	All waste to be placed in skips or held for “wait and fill” waste removal at the end of each shift as a minimum Waste to be segregated where practicable to do so Skips to be positioned to minimise wind blowing materials from skips off site. Covered skips to be used where dust / materials are at risk of blowing off site Dusts to be bagged before being placed in skips where possible.
Groundworks	Reduced Level dig / site clearance / drainage	Dusts Mud tracked onto road Noise Fumes Particulates Fuel Spills Tree Protection Wildlife protection	Moderate	No idling of vehicles Damping down of dusts where required Wheels to be washed before vehicle exit site Regular washing / sweeping of road throughout the shift to remove mud and dusts where observed. Vehicles to be covered when removing loose / dusty materials from site Refuelling to be performed in agreed area. Spill kit to be present. Spilled fuel must not be washed into drains. Water run-off from site to be prevented from entering drains No storage of chemicals in / around protection areas to prevent leakage into soils No removal of trees / undergrowth during nesting seasons

TWO WORK	Appendix 7 – Construction Environmental Management Plan	Reference	CEMP-WLC-001
		Revision	A-00
		Creation Date	27-09-22
		Review Date	26-09-22

Construction	Frame Erection	Dusts Noise	Moderate	Sections to be delivered pre-cut to minimise cutting. Cutting on site to be performed in a location to minimise noise effects on surrounding properties. Lifting to be performed within working hours and crane to be positioned to minimise disturbance to neighbours. Powered nailing tools to be used for joining timber sections to minimise noise effects where possible Impact tool use to be kept to a minimum when making fixings where practicable to do so.
Construction	External Facade	Noise	Moderate	Sections to be delivered pre-cut to minimise cutting. Cutting on site to be performed in a location to minimise noise effects on surrounding properties. Impact tool use to be kept to a minimum when making fixings where practicable to do so.
Construction	Roofing	Noise Fumes	Low	Roofing system to be selected for minimum fume emissions during installation. If hot melt to be used, boiler to be situated away from occupied buildings. Use of gas torches for drying roof areas for installation to be minimised by removing standing water using brushes / etc before starting heat drying.

TWO WORK	Appendix 7 – Construction Environmental Management Plan	Reference	CEMP-WLC-001
		Revision	A-00
		Creation Date	27-09-22
		Review Date	26-09-22

Construction & Groundworks (Piling / foundations)	Concrete / screeding	Noise Wash-out contamination Dusts	Moderate	Materials to be ordered sufficient to the task to minimise waste (consider using on site mixing vehicles) Works to be planned to minimise need to lay outside of working hours (over-runs) Use of poker / power float to be restricted to working hours. If pumping, site pump away from residential buildings. Washout area / washout skip to be provided to prevent washout water entering drains. General delivery controls as above to be performed on all vehicles
Internal Fit out	Walls / Joinery	Noise Dusts	Low	Cutting to be performed inside the building where possible to minimise noise and dust effects outside the site. Dust extraction to be used when cutting boards / timber. Dusts to be disposed of to bins / skips with care. Dusts to be bagged where practicable before disposal.
Internal fit out	Decoration	Fumes	Low	Low VOC paints / sealants / etc to be selected COSHH disposal of paints to be performed to minimise liquid wastes entering drains.

TWO WORK	Appendix 7 – Construction Environmental Management Plan	Reference	CEMP-WLC-001
		Revision	A-00
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Demobilisation	Site tear down	Noise Dusts	Low	Hoarding not to be removed until landscaping requires it. Temporary fencing to be set up at this point to maintain security. Fence to be sheeted where practicable to minimise noise / dusts. Waste management precautions to remain until end of works to minimise dusts and blowing materials Noisy / dusty works (especially cutting) to be performed away from roadside (internally where possible) and / or with dusts extraction / suppression in place.