



BibbEgan House
1 The Pavilions
Brighton Road
Pease Pottage
RH11 9BJ
Tel: 020 7232 1882

Demolition Phase – Environmental Management Plan

Project:	37 - 39 West Road, Tottenham, N17 ORE
Activity:	Asbestos removal and soft strip, full demolition of structure, to the ground floor slab.
Date:	26/01/2026
Prepared by:	D Hodgkins
Issued to:	Stef Ziemelis, Bert Hickey
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TABLE OF CONTENTS

INTRODUCTION	3
SCOPE	4
ENVIRONMENTAL POLICY	5
<i>Objectives and Targets</i>	12
<i>Tendering Contractors</i>	13
<i>Appointed Contractors</i>	14
<i>Contractor Key Requirements and Procedures</i>	14
<i>Noise and Vibration</i>	16
PLANNING	17
Register of Environmental Aspects and Impacts	17
Environmental Legislation, Regulation and Other Requirements	17
Objectives, Targets and Management Programme	18
IMPLEMENTATION AND OPERATION	20
Structure and responsibility	20
Project environmental management responsibilities are detailed below:	20
Site Management Organisational Chart	22
Project Manager and Site Manager	23
Induction Training	23
COMMUNICATION	24
Internal Communication	24
External Communication	24
DOCUMENTATION	25
Control of Documents	25
Noise and Vibration Management	26
Dust and Emissions	29
Protection of Water Quality	32
Asbestos and Other Hazardous Materials	34
Urban Ecology	35
Archaeology	36
Site Boundaries	36
Lighting	37
SITE WASTE MANAGEMENT PLAN	38
Waste Management	38
Waste Minimisation	38
EMERGENCY PREPAREDNESS AND RESPONSE	40
Emergency Procedures	40
CHECKING	41
Monitoring and Measuring	41
Evaluation of Compliance	42
Control of Records	42

Internal Audit	42
MANAGEMENT REVIEW	44
Review of the Environmental Management System	44
Continual improvement.....	44
REFERENCES	45
APPENDIX 1: ENVIRONMENTAL ASPECTS AND IMPACTS REGISTER	46
APPENDIX 2: SITE LOCATION MAP	55
APPENDIX 3: SITE DRAINAGE MAP	57
APPENDIX 4: ENVIRONMENTAL INCIDENT RESPONSE PROCEDURE	57
APPENDIX 5: UXO RISK ASSESSMENT	2

INTRODUCTION

This Environmental Management Plan is to be read in conjunction with the Project/Demolition Phase Plan and Provides the framework within which each of the identified environmental aspects of The Works will be managed.

The Plan is formatted to provide for each element of the Environmental Management System Standard ISO 14001:2004.

BibbEgan acknowledged and are mindful that the activities associated with The Works have potential environmental consequences, and that these issues may have particular relevance to the immediate Neighbourhood which, in terms of this Project are:

- Properties
- Businesses and Offices

Description of Project

The Project involves the demolition of the whole building down to the existing ground floor slab and re-development.

Surrounding land uses and Restrictions:

The area around 37 - 39 West Road, Tottenham, N17 0RE, West Road, and the surrounding roads can be busy at certain times during the day, especially during normal peak time traffic. The site is just a few minutes' drive from the A406, with the A10 also a short distance away. busy industrial area with warehouses and businesses with residential properties on the outskirts of the industrial area.

Ground conditions:

N/A

Ground Contamination:

N/A

Building Description:

The existing building comprises of The site currently comprises of a mix of buildings used as warehouses of ages and construction types

Ground Obstructions

N/A

Archaeology

According to the Environmental Statement undertaken for the site, there are no likely significant environmental effects relating to archaeology (buried heritage assets). Any unanticipated archaeological finds are to be reported to BibbEgan immediately and work stopped until it has been investigated further.

SCOPE

BibbEgan is contracted (as Principal Contractor) to carry out the demolition of the warehouse buildings and offices.

These works comprise distinct phases of work which, alongside their dates for commencement and completion, are identified below:

Key Dates

Phase 1

Start Date: TBC

Completion Date: TBC

- **Asbestos removal 7 weeks**
- **Erect site hoarding 1 week**

Phase 2

- **Soft Strip**
 - **Demolition Depending on party wall awards**
- 8 weeks demolition programme**

Structural Elements Remaining Post Demolition

Below is a description of the structures that will remain post demolition:

Existing ground floor slab.

ENVIRONMENTAL POLICY

ENVIRONMENTAL POLICY STATEMENT

See attached policy document.

This Policy will be reviewed on an annual basis, or;
If there is reason to suspect that it is no longer valid, or;
If there has been a significant change in the matters to which it relates.

Preconstruction Phase Works

An integral part of the Project is them Preconstruction Phase works which will be undertaken by BibbEgan and which comprise

- Erect hoarding to enclose the site and erect gates at site entrance;
- Establish site office and welfare complex;
- Utility disconnections back to the existing heads.
- Removal of asbestos;
- Soft strip
- Demolition of existing buildings to ground floor slab.

The Environmental Management Plan forms part of BibbEgan's Procedures Manual and BibbEgan operates an Integrated Business Management System (BMS) which contains Policy Statements, Organisational Details and Company Procedures, to ensure compliance with safety, quality and environmental requirements.

This core document defines the procedures for achieving the objectives set out in the Company Environmental Policy and any identified environmental performance targets for the project.

The EMP provides the framework for which commitments made in an Environmental Statement or any requirements of planning conditions. It outlines the approach to environmental management throughout the demolition phases with the primary aim of reducing any adverse impacts from the demolition on the environment and improving the overall environmental performance of BibbEgan Group.

This Environmental Management Plan provides the procedures for dealing with any Environmental issue arising from execution of The Works which invariably are:

- Noise
- Vibration
- Waste Management (including Hazards);
- Emissions;
- Environmental Management System
- Dust;
- Site Lighting
- Leakage / Spillage control; and Environmental emergency's
- Exhaust Fumes.
- Welfare waste
- Sewage
- Water usage
- Ecology
- Other interested parties; e.g. Heritage, Environmental Agency, Local Authority Environmental Health Offices, The Royal Society for the Protection of Birds and DEFRA;

This EMP will act as the framework for the Environmental Management system at the site and will be supplemented by detailed Method Statements, Risk Assessments and Task Briefings. All contractors involved in the project will be required to provide BibbEgan with information that will demonstrate how they will manage environmental matters arising from their particular works.

Methods of work will be employed that prevent and/ or reduce pollution to the local neighbourhood, in particular for:

- Local Watercourses;
- Drainage Systems;
- Land;
- Noise and Vibration;
- Waste Management;
- Spillage / Leakage
- Light Pollution.
- Dust
- Air Pollution
- Roads and Pavement maintenance

In support of the Company Environmental Policy above, there are a number of other Policies that have been implemented, defining our intent in each of the following areas and how this is to be achieved:

- Timber and Paper Procurement
- Materials
- Waste
- Carbon and Energy
- Water
- Biodiversity

Information to support these policies will be provided by the contractor as per the Schedule of Deliverables Timescales (see Appendix D).

Pollution prevention

Prevention of Sewage Pollution

	<i>Action</i>	<i>Responsible Person</i>
	Construction site domestic sewage shall be directed to existing sewers with the appropriate consent from the controlling statutory body–	N/A
	Consent shall be obtained from THAMES WATER by the BIBBEGAN GROUP to discharge trade effluent to public foul sewer.	BibbEgan if required
	Toilet facilities provided are to be used at all times and any problems with the facilities will be reported to BibbEgan Group	BibbEgan
	No waste or effluent shall be discharged to public foul sewer unless consent has been obtained for the site.	BibbEgan

Prevention of Pollution to Controlled Waters

	<i>Action</i>	<i>Responsible Person</i>
	Discharge consent will be obtained by the client for disposal of ground water arising from pumping or such water may be disposed of as construction site run off having first passed through a settlement tank or filtration system, where appropriate. Periodic testing of water quality should be undertaken in line with discharge consents.	BibbEgan if required
	No water shall be discharged to controlled waters unless consent has been obtained for the site.	BibbEgan
	Groundwater shall be protected from potential contamination by minimizing inflows and excavated areas.	BibbEgan
	Oils, fuels and chemicals shall be stored away from drains and watercourses, and secondary containment shall be provided.	BibbEgan
	Refueling of plant and equipment shall be supervised at all times.	BibbEgan
	Drip trays shall be used underneath mobile plant and drums whilst in use on site.	BibbEgan
	Large quantities of oils, fuels and chemicals shall be stored in bunded tanks that are protected from damage	BibbEgan
	Spill kits shall be provided on site.	BibbEgan
	In the event of a pollution incident, the spills response team will contain, recover, clean up and dispose of the pollution that has occurred (provided that this can be done without risk to their health or safety).	BibbEgan

Archaeology

<i>No.</i>	<i>Action</i>	<i>Responsible Person</i>
	If any unexpected archaeological or historic features are found during construction works, work will be stopped immediately, and C A will be informed for onward discussion with the relevant parties.	BibbEgan

Waste Materials

<i>No.</i>	<i>Action</i>	<i>Responsible Person</i>
	A detailed Site Waste Management Plan (SWMP) shall be developed for the project which includes measures to minimize the amount of waste produced on site, estimates of waste arisings and the recording of waste removed from site.	BibbEgan PM
	A Waste Champion shall be appointed whose duty will be to oversee development of the SWMP, control waste produced by the project and organize skips, ensure tickets for carriage are issued, keep records and outline the system of disposal.	BibbEgan
	All waste emanating from site should be controlled, recorded, transferred and disposed of in accordance with the Environmental Protection Act Duty of Care.	Waste Champion
	All waste material to be transported off site shall be disposed of by licensed contractors, using vehicles licensed for transport of those waste materials and taken to licensed disposal facilities in accordance with the EPA 1990.	Waste Champion
	A high standard of housekeeping shall be maintained at all times and waste materials will be stored in waste bins or skips only.	Waste Champion
	If any hazardous waste arising's are to be produced on site, the site will register as a hazardous waste producer with the Environment Agency	BibbEgan
	Controlled and hazardous waste shall not be mixed.	BibbEgan

Cement and Concrete

<i>No.</i>	<i>Action</i>	<i>Responsible Person</i>
	Washing out of concrete lorries shall be carried out in designated areas only and the wash water will not be allowed to flow into any surface water drain.	N/A

Contaminated Land

<i>No.</i>	<i>Action</i>	<i>Responsible Person</i>
	All Subcontractors will undertake best working practices to prevent contamination of land resulting from their work activities.	Subcontractor
	Contaminated or hazardous materials are to be suitably and safely stored on site and disposed of off-site as soon as possible. All such handling operations shall be dealt with by approved method statement.	Waste Coordinator
	The adequacy of the Subcontractors proposals and works shall be to the satisfaction of all relevant authorities (including but not limited to BibbEgan Group, EA, Waste Regulatory Authority,).	Subcontractor
	The Logistics Contractor and Subcontractor will be responsible for obtaining suitable sites for disposal and confirm that disposal will be managed in accordance with best practice and all statutory requirements and licenses and ensure that the waste is treated and meets the Waste Acceptance Criteria for the disposal site.	Subcontractor/ Logistics

Noise and Vibration

No.	Action	Responsible Person
	Where unavoidably noisy or vibration generating operations have to be undertaken, occupiers of adjacent buildings will be given appropriate advanced notification. All works to operate within the limits of the Control of Noise and Pollution Act 1974 and	BibbEgan
	Working hours will be restricted to 08.00 hours to 18.00 hours Monday to Friday and 08.00 hours to 13.00 hours on Saturdays. noisy works associated with the demolition works will be limited to weekdays from 0800 to 1800 hours, BibbEgan will limit to noisy works between 08.00 – 10.00, 12.00 – 14.00, and 16.00 – 18.00 daily	BibbEgan
	Work outside these hours will only be permitted via prior consultation and agreement with Haringey Council.	BibbEgan
	All Sub-Contractors will undertake best working practices, with particular regard to BS5228, in order to avoid exceeding noise or vibration limits, these practices will be detailed in bid returns, method statements, etc.	Sub-Contractors
	Exceeded noise and vibration trigger levels will be investigated and the results will be reported and distributed to all affected parties, together with lessons learned and future recommendations to prevent any reoccurrence.	BibbEgan Group

Dust and Emissions

No.	Action	Responsible Person
	All Subcontractors will undertake best working practices to avoid dust and emissions being generated.	Subcontractors
	Dust suppression measures shall be used to reduce the potential for dust on site.	Subcontractors
	Plant and equipment should be regularly maintained to ensure emissions are kept to a minimum.	Subcontractors

Ecology

No.	Action	Responsible Person
	All Subcontractors will undertake activities in a manner conducive to avoiding damage to any ecologically sensitive elements.	Subcontractors
	Access will be restricted to ecologically sensitive areas at all times.	Subcontractors
	Work activities will be scheduled to avoid disturbance during particularly sensitive times (e.g. hibernation or mating seasons, bird- nesting season)	BibbEgan PM
	If protected species or nesting birds are discovered during construction works, work will be stopped immediately and the BibbEgan PM informed.	Subcontractors

Environmental Emergencies

No.	Action	Responsible Person
	Spillage Response and Control- Guidelines Personnel trained in the use of spillage control kits and clean-up operations will form a Spillage Response Team. Action Should a spillage of a substance harmful to the environment occur anywhere on the site then the following action is to be taken: Inform Project Office reception/security with details of location and substance Attempt to stop or minimize the amount of spillage, without endangering yourself Inform your supervisor and a BibbEgan Group Main Contractor Response Team Action On being informed of a spillage: Assemble at the spillage area with appropriate clean-up equipment Identify source of pollution and stop it Remove and exclude persons from danger area where appropriate Isolate sources of ignition Avoid the spillage spreading by forming a temporary bund using the site spill kits or available material i.e. OPC, sand etc. Prevent the spillage from entering the drainage system Place all contaminated material into skips or sacks for appropriate disposal (as special waste) Label containers with contents and store in compound for disposal Note For major environmental emergencies the BibbEgan Group Project Environmental Co-Ordinator will call on the various agencies to assist in controlling the situation. Plant may be seconded from suppliers to assist in bringing the situation under control	Sub-Contractors

Objectives and Targets

The following key targets must be met:

Objective / Goal	Measure(s)
Energy KPI <1.25 kg CO₂/m²/month	All Energy consumption (Electricity, Gas, Diesel, Petrol, LPG, Fuel Oils) is to be reported to BibbEgan Group on a monthly basis. All utility supplies will be metered and read on a monthly basis with readings recorded
Water Target KPI <6 m³/£100k	Any water that is brought to the project via bowsers and containers must be reported to BibbEgan Group on a monthly basis All water supplies (hydrants and mains) will be metered and
Waste Achieve top quartile performance <10m³/£100k construction waste Divert 98% of waste from landfill	All waste removed from site will be recorded on a fully compliant waste transfer note (or consignment note for hazardous waste) Copies of ALL waste transfer notes and consignment notes must be provided to BibbEgan Group, preferably electronically. All waste movements (including volumes/tonnages) will be recorded every month following the receipt of a full data.
Materials >98% of timber to be FSC certified with full chain of custody, 100% from legal & sustainable sources & Compliant with Project FSC certification 100% of the following materials to be procured to BibbEgan Group Group level of responsibly sourcing unless otherwise stated: In situ Concrete Precast Concrete Plasterboard Structural Steel Bricks & Blocks Reinforcement Steel	BibbEgan Group has a policy to procure timber certified by the Forest Stewardship Council (FSC). Every effort must be made by contractors to source FSC certified timber. In the event that FSC certified timber cannot be sourced the contractor should contact the Sustainability Manager for the project to discuss other options. All timber deliveries must be reported to BibbEgan Group and copies of compliant delivery notes must be provided. Procure in-situ concrete certified to BES6001. Procure pre-cast concretes, plasterboard and Structural steel with preference for BES6001 or sector certifiable schemes to BS8902 that are approved by BibbEgan Group. Reinforcement Steel to be procured to either CARES "Sustainability" or Eco reinforcement. Avoid procuring materials from our referable 'Grey' list where suitable alternatives exist.
Biodiversity >20% improvement in ecologically valuable habitat KPI (area of onsite & offsite measures)	Measure area of ecologically beneficial land before and after construction, including any off-site biodiversity enhancements

Tendering Contractors

All tendering contractors will be required to provide an adequate environmental submission for assessment by BibbEgan Group. The key elements will be set out further within section 3.1 of the Project Construction Phase Plan.

Given the medium risk identified in section 2.4 above the following specific control and mitigation measures are to be included within all Tender submissions:

- Solid screening of noisy and/or dusty items of plant wherever reasonably practicable.
- Acoustic reduction measures, such as 'mufflers', to any plant.
- Covers to all vehicles entering/leaving the site.
- Cleaning of vehicles prior to departure from site.
- Non-road mobile machinery (NRMM) to use Ultra Low Sulphur Tax Exempt Diesel (ULSD).
- Cutting equipment to have water dust suppression and local exhaust ventilation.
- Skips and bins to be covered.
- Sheeting of stockpiled materials.
- The use of dust suppression techniques, such as 'Dust-Buster' style plant during operations likely to create dust emissions.
- The adoption of all reasonably practicable demolition and construction techniques in order to minimise the impact of vibration upon all adjacent neighbouring properties.
- The implementation of a regime that will monitor and control any construction nuisance to adjacent neighbouring properties.
- A solid 2.4m high plywood hoarding will be erected to the site boundary.
- No bonfires will be permitted on site.
- Plant & Machinery must be located as far as possible away from the site boundary giving particular regard to adjacent sensitive receptors.
- Cutting, grinding and any activities with the potential to create dust must be located as far as possible away from the site boundary giving particular regard to adjacent sensitive receptors.
- All delivery and collection vehicles must comply with the requirements of the Low Emission Zone (LEZ).
- Site haul roads must be constructed to accommodate the loads to be imposed upon them without the potential for deterioration. Haul roads must be suitably surfaced to allow for ease of cleaning in order to prevent the transmission of mud and debris beyond the site boundary.

Appointed Contractors

All appointed sub-contractors will be required also to comply with the following requirements:

- (i) Appointment of a key member of site staff to co-ordinate environmental procedures and liaise with BibbEgan Group management in this regard.
- (ii) Implement the measures contained in this document and procured through the tender process.

Contractor Key Requirements and Procedures

Understand and comply with the construction stage environmental control procedures including:

- Waste management;
- Water management & pollution control;
- Contaminated land;
- Noise, dust and vibration monitoring and control;
- Ecological issues;
- Incident procedures; and
- Work force training and education.

Include within Health and Safety method statements:

- Key environmental risks (in respect to scope of works);
- Key controls and precautions; and

Considerate Constructors Scheme

This project is registered with the Considerate Constructors Scheme

The considerate constructors scheme aims to encourage building and civil engineering contractors to carry out their operations in a safe and considerate manner, with due regard to the surrounding environment.

BibbEgan is required to achieve a score of at least 40 out of 50, and at least 7 points in each section.

BREEAM Requirements

The project is required to achieve a BREEAM 2011/2014 rating of 'Excellent'. For the BREEAM strategy pertaining to targeted credits see the tracker document provided by the BREEAM assessor.

Applicable: Yes

Complaints

In the event of a complaint from a neighbour, member of the public, Local Authority or any other stakeholder in relation to any site activity, whether given verbally, in writing or both, it will be recorded in a designated logbook. The nature of the complaint, the cause and the remedial action taken shall be recorded. Sub-contractors shall immediately notify BibbEgan Group should they receive any complaints.

All complainants will be contacted by the BibbEgan Group Project Manager or their representative for further discussion within 24 hours and identification of a mutually acceptable resolution within one week. Where a valid grievance is raised, measures will be put in place where practicable to avoid recurrence of the complaint.

Site Meetings

Co-ordination within the project will be achieved through regular (at least monthly) Health, Safety and Environmental meetings plus regular coordination meetings between BibbEgan Group and sub-contractors.

Environmental meetings should consider past performance – from the results of inspections, environmental monitoring, review of Key Performance Indicators and any complaints or other nuisance issues. A look ahead shall also be undertaken to plan actions required to prevent or mitigate forthcoming risks and disseminate best practice.

Training

Toolbox talks will be delivered on a monthly basis by contractors on relevant environmental issues to raise awareness. When undertaken, attendance records are to be uploaded to BibbEgan Group bespoke monitoring system to demonstrate good practice.

The Training Matrix outlines the expected training requirements of individuals who have responsibilities on the project. A number of training modules are available, and it is the responsibility of the project to maintain a training matrix which details individuals' training. This information is also captured on BibbEgan Group Learning Zone.

Neighbour Newsletter

It is good industry practice to keep our project neighbours informed of programmed project activities/changes to programmed activities by the draft and issue of a newsletter or "mail drop".

The need for newsletters, particularly the frequency or period of issue, will be decided by agreement with the client and residents. Unless otherwise agreed, projects are to use the BibbEgan Group Newsletter template. Feedback from residents as to quality and content of newsletters is to be encouraged.

Monitoring

Dust nuisance occurs more readily during prolonged periods of dry weather and especially in strong winds. Consequently, good site management would include the ability to respond quickly to such conditions by employing such techniques as damping down (i.e. using a spray hose to deliver a fine spray) of stockpiles and sheeting of lorries.

Dust monitoring stations will be positioned at the boundary of the site, which shall measure PM10 levels. The monitors will have a PM10 Action Level of $250\mu\text{g}/\text{m}^3$. Where the results of monitoring exercises indicate that the Action Levels have been exceeded, the following will be undertaken:

- identify the activity or activities causing the Action Level to be exceeded;
- investigate whether the activities could be easily changed, or other simple actions taken to substantially reduce dust levels;
- if simple and effective remedial measures are not identified, adopt alternative techniques and/or additional mitigation measures, until the problem is rectified;
- in all cases where Action Levels are likely to be exceeded, undertake liaison with neighbours and Haringey Council to the degree that is appropriate for the levels likely to be reached and their estimated duration.

The company Control of Dust procedure should be adhered to.

Noise and Vibration

Noise Monitoring

A preliminary noise modelling exercise has already been carried out for the development and images from this can be found in Appendix E of this plan. The software used (CadnaA) is fully compliant with BS 5228.

Ongoing noise, dust and vibration monitoring shall be adopted through the demolition and construction phases. This monitoring shall be on a live basis, with predetermined limits agreed with Haringey Council prior to any Demolition / construction and in line with the conditions set out within the Section 61 agreement for the project.

Vibration Monitoring

A two-stage peak particle velocity [ppv] criterion will be adopted for the site. An Agreed ppv 'soft' limit shall be adopted and when exceeded, the demolition contractor should temporarily halt works. Site works should only be resumed after consultation with the acoustic engineers, BibbEgan Group and the client. An agreed ppv 'hard' limit shall be adopted and, when exceeded, the demolition contractor should stop work. Works should only continue after a thorough structural examination of the adjacent properties and subsequent consultation with the acoustic engineers, BibbEgan Group and the client, and then with extreme caution. Should the above hard limit be reached again, which is likely to coincide with be the onset of cosmetic damage in older buildings, works will be immediately stopped and alternative methods of demolition will be adopted. The above trigger limits represent a single exceedance during any 30 second period and do not represent a continuous level of vibration. In general, vibration levels will be substantially lower than these. As the works are only temporary, occupants of neighbouring buildings are likely to be reasonably tolerant of intermittent vibration impacts at the magnitudes expected.

Bats

Preliminary Bat Roost Assessment

A PBRA was undertaken on all buildings within the Site boundary. The assessment was undertaken on 8th January 2025, Overall, the assemblage of bats utilising the Site for foraging and commuting is considered to be of negligible ecological importance, due to the lack of suitable habitats on and offsite. Refer to the TG Report Ecological Impact Assessment 30th January 2025 No. 17142_R01_AJ

PLANNING

Register of Environmental Aspects and Impacts

Please refer to the TG Report Ecological Impact Assessment

Environmental Legislation, Regulation and Other Requirements

A register of Environmental Legislation is maintained by BibbEgan Group Limited and is available to project teams, this includes:

- The Waste (England and Wales) (Amendment) Regulations 2014
- The Hazardous Waste (England and Wales) (Amendment) Regulations 2009
- The Contaminated Land (England) (Amendment) Regulations 2012
- Environmental Protection Act 1990
- Control of Major Accident Hazard Regulations (COMAH) 1999
- Control of Pollution Act 1974 (COPA)
- Cleaner Neighbourhoods and Environment Act 2005
- The Control of Substances Hazardous to Health (Amendment) Regulations 2004
- Control of Asbestos at Work Regulation 2012
- Environment Act 1995
- The Conservation of Habitats and Species (Amendment) Regulations 2012
- Noise and Statutory Nuisance Act 1993
- The Groundwater (England and Wales) Regulations 2009
- The Water Resources Act 1991 (Amendment) (England and Wales) Regulations 2009
- The Water Act 2003
- Anti Pollution Works Regulations 1999
- Electrical Equipment (Safety) Regulations 1994
- Environmental Permitting (England and Wales) (Amendment) Regulations 2015
- Fire and Rescue Services Act 2004
- Reporting of Injuries, Diseases and Dangerous Occurrences Regulations 2013
- The Control of Pollution (Oil Storage) (England) Regulations 2001
- The Controlled Waste (England and Wales) (Amendment) Regulations 2012
- The Controlled Waste (Registration of Carriers and Seizure of Vehicles) (Amendment) Regulations 1998
- The Environmental Civil Sanctions (England) Order 2010
- The Groundwater (England and Wales) Regulations 2009

- The Pollution Prevention & Control Act 1999
- The Town and Country Planning (Environmental Impact Assessment) (Amendment) Regulations 2015
- The Waste Electrical and Electronic Equipment Regulations 2013
- The Wildlife and Countryside (Amendment) Act 1991

All works will be conducted in compliance with the requirements of applicable environmental legislation and shall pay particular regard to the Control of Pollution Act (COPA) 1974, the Environmental Protection Act 1990; the Water Resources Act 1991 and the Environment Act 1995. BibbEgan Group Limited will also comply at all times with any other mandatory requirements such as those specified by relevant local planning, highways and environment health authorities, or the relevant statutory agency,

Objectives, Targets and Management Programme

As part of the overall management of the project, BibbEgan Group Limited will set targets and objectives employing environmental good practice to minimise effects on the Environment.

BibbEgan Group Limited aim to achieve these environmental objectives through our commitment to:

- Compliance with the relevant legislation;
- Establishing and implementing procedures to achieve objectives of the relevant legislation
- On-going monitoring and review of progress;
- Continuous improvement in Environmental performance.

The following objectives and targets have specifically been identified for the 37 - 39 West Road, Tottenham, N17 ORE

Aspect (Hazard)	Impact (Risk)	Objective / Target	How will this be achieved
Nuisance-Noise. Noise travels further at night	Nuisance to public	PC / BIBBEGAN to ensure formal dialogue with Local Authority in place. BibbEgan will work under agreed Section 61 Nuisance letter / liaison distributed in good time Keep unsocial hours working to a minimum	Identify residential / business areas susceptible to noise BIBBEGAN to ensure nuisance notification letter requirement / content agreed with Client early prior to works commencing BIBBEGAN liaison with Local Authority Liaison with other contractors as required
Oil and fuel spills - Leakage	Pollution of watercourse, drain, ground etc.	No oil spills No fuel spills No leakage of contaminants No environmental harm	Identify environmental receptors (e.g. watercourses, springs, drains, etc.) and protect where applicable Fuelling operations at designated fuelling points using drip trays/Plant nappies Bunded Generators

Aspect (Hazard)	Impact (Risk)	Objective / Target	How will this be achieved
			Suitable spill kits and absorption materials available wherever risk present Minimal storage of fuels, oils etc. Preventative maintenance and machine checks before start of each shift Suitable Emergency response in place (via BIBBEGAN Project Manager)
Spoil from construction-contaminated waste (Controlled Disposal)	Minimise to limit waste of resource (e.g. landfill) and pollution	Safe removal of construction waste from site Reuse or recycle where possible Minimise dust Minimum distance to a suitable tip	Use of Hazardous Waste Contractors for identified hazardous and/or contaminated waste Recycling for non-hazardous spoil Designated storage area while awaiting disposal Minimise dust by covering during disposal/transport

Aspect (Hazard)	Impact (Risk)	Objective / Target	How will this be achieved
General construction Waste (Controlled Disposal)	Minimise to limit waste of resource (e.g. landfill) and pollution.	Minimise waste produced Safe removal of construction waste from site to tip within a minimum distance from site. Achieve at least 95% reuse/recycle of non contaminated waste All sites in clear/tidy conditions by end of each shift All waste stored in correct skips Minimise dust during demolition	Induction Briefings to all staff Implement waste hierarchy Suitable Waste Skips at Site of Work Selection of appropriate site waste contractor to achieve recycling target Minimise dust by covering during disposal/transport Suppress dust by source using water hoses
Releases of Litter or wastes (Uncontrolled)	Materials from construction can spread in windy conditions.	All sites cleared, at end of each shift. Maintain good standards of housekeeping All waste stored in correct skips	Induction Briefings to all staff Supervisory staff site walkthroughs at the end of each shift. Prompt corrective action taken Suitable secured waste skips onsite. Covered where a risk of wind dispersal
Exhaust emissions	Nuisance to public	Minimise exhaust emissions Utilising minimum distance tips	Induction Briefings to all staff, manage deliveries to keep it to a minimum

Aspect (Hazard)	Impact (Risk)	Objective / Target	How will this be achieved
	Air pollution	Minimise potential nuisance to Members of the public and local residents, businesses Engineering Acceptance Certificated Vehicle Acceptance Body Certified	Inspection and Monitoring on site No Idling , Machines/Plant switched off when not in use
Site lighting	Nuisance to public. Potentially affect safe operational working of the infrastructure.	Use of natural light where possible Minimise potential nuisance to members of the public and local residents, businesses No operational issues reported	Suitable lighting for the site of work Maximise dayshift working where possible Ensure angle of lighting is facing worksite and shrouded where required
Disposal of (Hazardous Waste)	Hazardous waste Health risk Pollution of Land	Minimise risk to staff and other contractors Minimise risk to Members of the public Minimise risk to infrastructure and environment	Store in suitable containers on site Licensed Hazardous Waste Contractor Waste Transfer Notes issued

This Environmental Management Plan will be briefed in person to relevant Project Staff and subcontractors by the Project Manager. The objectives and Targets are highlighted as part of the briefing. Objectives and targets are identified to site operatives through Project Induction and Environmental Toolbox Talks.

The above Objectives/Targets will be monitored as part of the project Health, Safety and Environmental Quarterly meetings.

IMPLEMENTATION AND OPERATION

Structure and responsibility

Project environmental management responsibilities are detailed below:

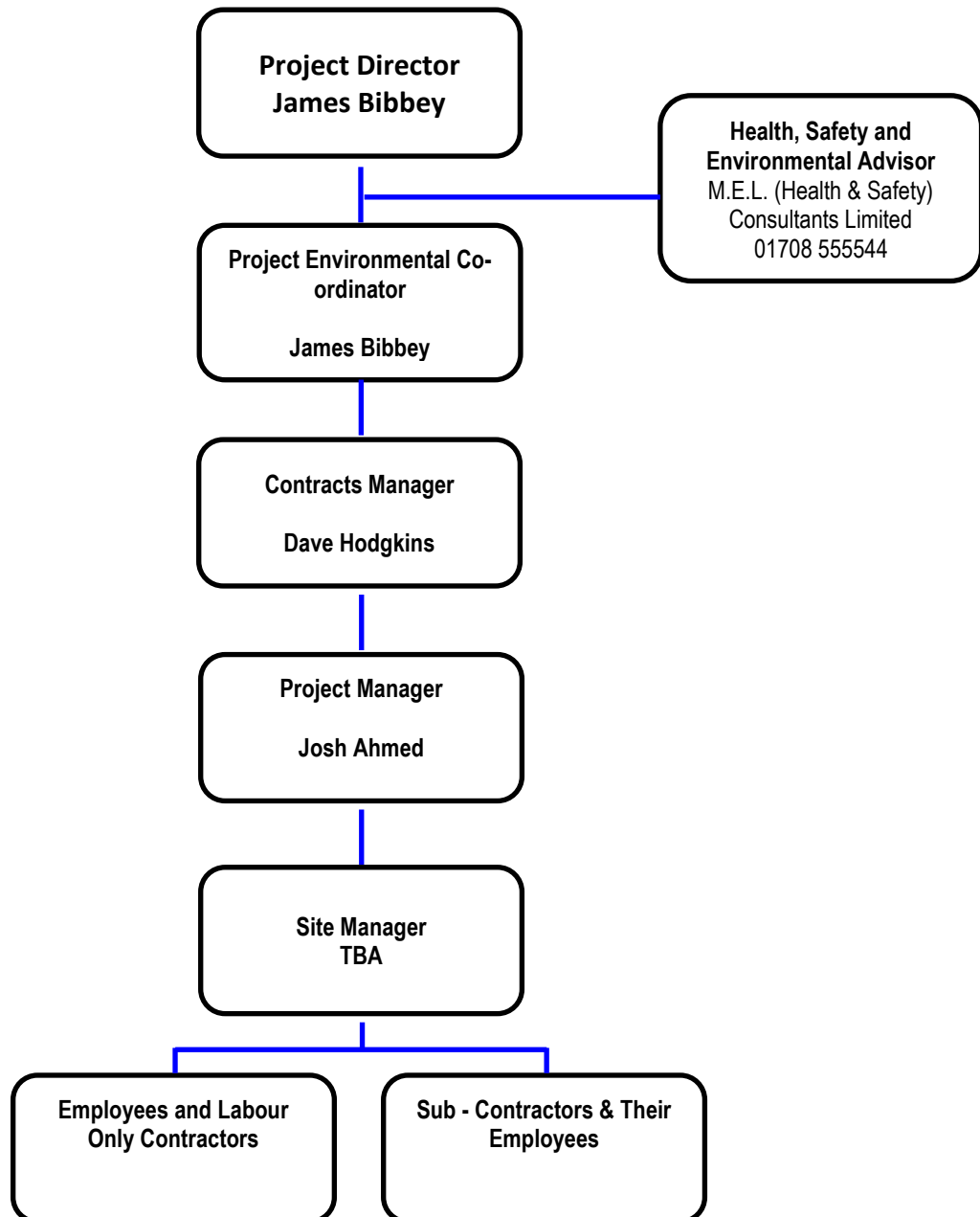
Duty	Duty Holder
Overall Responsibility for Environmental Issues	BIBBEGAN Project Manager (PM) / Operations Director
Site Environment co-ordinator	BIBBEGAN Project Manager (PM)
Environmental Management Guidance and Advice	M.E.L. (Health & Safety) Consultants Limited

Key project environmental management activities:

Duty	Responsibility
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Arrange for Project Specific Environmental Management Plan to be compiled prior to project start	PM
Approve Project Specific Environmental Management Plan for issue & distribute	PM
On-going review and update of Environmental Management Plan	PM
Ensure risk assessments, Method statements and Task Briefing Sheets are prepared and communicated to whoever needs the information	PM
Identify training needs for site personnel	PM
Ensure induction training has been undertaken	PM
Ensure Environmental inspections/audits are carried out	PM
Notify Statutory Reporting Point and Client of environmental incidents on site and of any Environment Agency activity on site	PM
Identify environmental hazards on site	PM
Method statements, Task Briefing Sheets and risk assessments to include specific environmental control measures as appropriate	PM
Health and Safety File	PM

Site Management Organisational Chart



General organisation and responsibilities for a project is detailed below:

Project Manager and Site Manager

- Comply and manage the site in accordance with The Plan and all other relevant company procedures;
- Work to ensure compliance with environmental legislation and to strive for continual improvement;
- Promote the company's environmental policy and awareness of potential environmental impact
- Identify environmental issues / impacts and undertake inspections to ensure compliance;
- Ensure controls for environmental issues are detailed in method statements, risk assessments and daily briefings;
- Identify environmental toolbox talks to be delivered ahead of relevant activities;
- Ensure Employees are informed and aware of any specific environmental issues related to The Works
- Ensure Employees undertake work processes in accordance with the company policy and any training received;
- Agree methodology for environmental issues;
- Co-ordinate the planning of the works;
- Prepare progress reports / reviews regarding environmental compliance on site;
- Monitor the compliance of the contract environmental requirements;
- Ensure that any Environmental accidents, incidents and near misses are reported and investigated;
- Ensure that site teams are competent to identify, assess and control environmental impacts of the project;
- Collect and submit to Mr Ian Turner data and results of environmental performance.

Safety, Health, Quality and Environment Consultant

- Provide professional advice and support to BibbEgan on environmental issues, aspects and legislation;
- Review environmental procedures, programmes and achievable targets;
- Monitor environmental performance, management procedures and systems within the company;
- Review overall environmental performance, identify weaknesses and make appropriate recommendations to Mr James Bibbey;
- Provide updates of any relevant changes to environmental legislation and industry guidance.

TRAINING, AWARENESS AND COMPETENCE

Induction Training

Site Inductions will include for the management procedures to deal with the Project specific environmental issues.

The Environmental Management Plan will be displayed on site and a copy will be explained and issued to subcontractors prior to their commencement on site.

The Project Manager will ensure that all operatives are aware and are in possession of or at least have access to the relevant current publications or appropriate extracts relating to environmentally sound performance of their particular tasks.

Any necessary project specific environmental training will be provided for via the company training and competency procedures.

The Site Manager will carry out necessary site-specific environmental briefings as determined in the environmental risk assessments. These briefings will be registered at site and at BibbEgan's Head Office.

Toolbox talks will be given by the Project / Site Manager to operatives on a regular basis and will cover environmental issues when these are relevant to the work in progress, e.g. waste management, noise prevention and spillage prevention.

COMMUNICATION

Internal Communication

Copies of the company Environmental Policy Statement will be displayed on the Site Office Notice Board located in the site office.

All staff, including sub-contractors will be effectively briefed on their environmental responsibilities. This will be carried out during the site induction and will be supplemented using Task Specific Method Statements and Daily task briefings.

Everyone involved in the project is required to report any issues of environmental concern immediately when they become apparent.

Operatives shall be adequately briefed in terms of their environmental responsibilities to enable the requirements of this plan to be complied with.

External Communication

Throughout the duration of the project, external communications with Members of the Public, Local Authorities, Landowners, Residential and Business Premises Owners may take place due to certain aspects and key elements of the project. Such communications will be carried out in partnership with representatives of the Client / PC as required.

Any works that are likely to be carried out beside or close to Residential or Business Premises will be carried out in such a way as to minimise any potential disruption to these owners.

Any environmental complaints that are made during the life of the Project will be detailed in the Site Diary and the Managers Weekly Inspection. All complaints will be dealt with in a systemic and professional manner until a satisfactory conclusion that suits all parties is agreed.

Environmental issues will also be discussed as part of the project and Client progress meetings, and (where appropriate) will involve other contractors/parties.

All communication with Third Parties not associated with the Contract will only be made by authorised Company representatives. (John Egan)

Communication with parties involved with the Contract (e.g. the Environment Agency) must be referred to the Project Manager.

DOCUMENTATION

The following is a list of company environmental procedures that will be utilised as part of this project:

- BPG31 Environmental Assessment & Risk Review
- BPG32 Site Waste Management Plans

The distribution of these documents is controlled through the BIBBEGAN Integrated Business Management System.

Control of Documents

The following environmental documents are subject to document control as identified in the Business Management System.

- HS-F-009 Environmental Management Plan
- HS-F-063 Environmental Impacts Risk Assessment/Register
- HS-F-064 Site Waste Management Plan

OPERATIONAL CONTROL

This section deals with operational issues arising from The Contract Particulars with respect to :

- Permissions, Licenses and Consents;
- Traffic Management Requirements;
- Access and Egress;
- Parking arrangements and restrictions on deliveries;
- Positioning of site accommodation, welfare and material storage; and
- Emergency arrangements.

A contact list detailing the Project Manager and Site Supervisor shall be produced for the project. Site signage will display the company telephone details and email address.

Noise and Vibration Management

Objectives

The objective of the noise and vibration management section of the plan is to as far as reasonably practicable, control noise and vibration levels to ensure minimum impact on the neighbourhood and compliance with specified levels referred to in the Contract and other relevant legislation, whilst we will comply with any levels set, we can only account for any breaches of any limits imposed whether noise, dust or vibration, whilst we are physically on site, and as such would have little knowledge of why or how they have happened.

Noise and Vibration Management

The proposed demolition activities have the potential to cause temporary noise and vibration effects at local sensitive receptors. BibbEgan is committed to adherence of the requisite performance limits and in that respect is fully aware of The Code of Practice for Construction Sites in Haringey Council.

we will comply with the recommendations set out in BS 5228 (Noise and Vibration Control on Construction and Open Sites).

The Sound levels will be monitored according to the methods set out in BS 5228.

All measurements shall be made on a sound level meter complying with BS EN 61672: 2003 (Electro acoustics - Sound level meters - Specifications).

Noise levels will be monitored by the nominated representative during the course of the works and compared with the agreed noise trigger and action levels. The Haringey Council shall be given access to all noise readings as required as soon as they become available.

MK Surveys will install NVD monitoring equipment and this information is available to view online with login supplied to Haringey Council representative/s

Prior to demolition commencing, appropriate 'target criteria' for noise and vibration will be established based on the proposed plant and ambient background noise and vibration levels.

The proposed 'target criteria' for noise is likely to be 10dBLAeq peak above ambient background noise levels. Given the information on the data recorded for the last two weeks

- (LAeq, 1Min) max reading was 71.90, we will set the peak level at 80db (LAeq, 1Min)
- (LAeq, 1hr)) max reading was 78.60, we will set the peak level at 85db (LAeq, 1hr)
- (LAF, 1hr) max reading was 101.20, we will set the peak level at 110db (LAF, 1hr)

Our aim is to be within a daily level of 73 dB (LAeq, 10hr) for airborne noise when measured at The nearest sensitive premises/site boundary. A first Action Level Trigger of 71 dB (LAeq, 1hr) to ensure daily levels are within the 73 dB (Laeq, 10hr) level.

We would also ensure the level does not exceed 75db at the boundary hoarding line

Actual Trigger levels for noise, dust and vibration need to be agreed and set by Haringey Council. prior to any demolition works proceeding, based on the current data supplied
The noise levels will be set through the section 61 once all details and data have been provided

Appropriate measures will be in place if these levels are breached

- stop works immediately

- identify the activity or activities causing the Action Level to be exceeded;
- check to see what caused the level to be breached, photograph or video the cause
- contact the Haringey Council environment officer asap, either by phone, or e-mail, e-mail the photographs/video and list cause of breach,
- if simple and effective measures are not identified to solve the breach which has occurred, formulate plan on remedial action, adopt alternative techniques and/or additional mitigation measures, until the problem is rectified;
- which may mean change equipment, processes, using acoustic blankets, etc
- contact Haringey Council environmental officer and advise on how we intend to carry on the works
- implement plan
- resume works

Based upon the guidance within BS 5228-2, sites where significant vibration from work activities is likely to be significant, the following Action Trigger Levels (ATL) 1 and 2 should be adopted to monitor and manage vibration generation:

Action trigger level (ATL) measured within or at site boundary (PPV)	Action
1.0mm/s ⁻¹ for Residential	Stop and review works and methodology; reduce work periods before recommencement
3.0mm/s ⁻¹ for commercial	Stop and review works and methodology; reduce work periods before recommencement
3.0mm/s ⁻¹ for Residential	Stop works, review incident, look at work programme, and agree with Haringey Council and structural engineers on a revised methodology where available before recommencing work.
5.0mm/s ⁻¹ for commercial	Stop works, review incident, look at work programme, and agree with Haringey Council and structural engineers on a revised methodology where available before recommencing work.

Prior consent, in accordance with Section 61 of the Control of Pollution Act 1974, will be applied for to ensure that noise and vibration impacts are minimised.

A 2.4m plywood hoarding will be erected along the external boundary on West Road of the site throughout the demolition works. The existing boundary walls and fence will be maintained for the duration of the project.

Demolition debris arising will be transferred from working level to ground floor slab.

These measures will help to reduce noise impact.

The proposed demolition activities will result in additional traffic movements on the local road network. The traffic effect associated with the demolition phase is temporary and is not expected to represent a significant increase in percentage terms.

The following best practice measures will be followed:

- All plant and equipment will be:
 - selected having regard to its published sound level;
 - properly maintained;
 - silenced where appropriate; and
 - operated to prevent excessive noise.
- All workers will be made aware of the sensitive receptors close to the site and the need to minimise noise where possible;
- If an activity is inherently noisy, alternative techniques will be investigated;
- Where vehicles are standing for significant periods of time, engines will be switched off;
- Materials will be lowered where possible rather than dropped;
- Consideration will be given to temporary screening or enclosures for static noisy plant; and
- There will be no use of public announcement systems outside core working hours and no swearing, shouting or loud radios.

It should be noted that the demolition works are typical of many other developments in London. No unusual plant or techniques are envisaged, and noise levels will be typical of sites of similar scale and nature elsewhere.

Monitoring

Background monitoring is to be carried out prior to the commencement of works.

During the demolition works monitoring of noise and vibration is to be carried out and, if the Project 'target criteria' are breached, demolition works would cease, and the methods would be reviewed.

If it is not practicable to work to 'target criteria' for certain activities, prior notification will be given. It should be noted that 'target criteria' are used to warn of activities that require particular care and control. Departures from target criteria do not mean that conditions would be unacceptable, or complaints would be received.

Continuous readings will be taken by static monitors at pre-determined monitoring points located around the Site.

Should monitoring identify any noise or vibration Action Levels exceeded or should any complaints regarding noise and vibration be received, additional sample noise and vibration monitoring will be undertaken.

Where the results of the monitoring exercises indicate that the Action Levels have been exceeded, the following actions will be undertaken:

- The activity or activities causing the Action Levels to be exceeded will be identified;
- Investigations will be made to determine whether the activities could be easily changed or other simple actions taken to substantially reduce noise or vibration levels;
- If simple and effective remedial measures are not identified, consideration will be given to the implementation of alternative techniques and/or additional mitigation measures;

- Log the incidents of exceedances along with the identified source and the action taken to mitigate the issue. This log will be available for review by London Borough of Haringey Council at all times; and
- In all cases where Action Levels are likely to be exceeded, neighbourhood liaison will be carried out to the degree that is appropriate for the levels likely to be reached and their estimated duration.
- We are aware that it will be required to seek agreement through the section 61 process to continue any works that would continue to exceed either the trigger / action levels in respect to all NVD monitoring

Documentation

The following documentation will be held on file on Site:

- Noise and vibration monitoring sheets;
- Details of corrective action taken if complaints are received or excessive noise is identified; and
- Information regarding maintenance.

Demolition Plant and Equipment

Best practicable means will be employed on the worksite. In selecting equipment that will be used on the works the following documents and principles will be adhered to where practicable:

- Each item of plant will comply with the noise limits quoted in the relevant European Commission Directive 2000/14EC/United Kingdom Statutory Instrument (SI) 2001/1701;
- The recommendations set out in BS 5228-1:2009 with regard to noise and vibration mitigation options will be adopted;
- Plant and equipment liable to create noise and vibration whilst in operation will, as far as reasonably practicable, be located away from sensitive receptors;
- All plant and equipment and noise control measures applied to plant and equipment will be maintained in good and efficient working order such that noise emissions are minimized as far as reasonably practical;
- Where reasonably practicable fixed items of plant will be electrically powered in preference to diesel or petrol driven;
- Vehicle and mechanical plant will, where reasonably practical, be fitted with effective exhaust silencers;
- Static noise emitting equipment operating continuously will be housed within suitable acoustic enclosures; and
- Traffic marshals will be used to avoid, as far as reasonably practicable, the use of reversing alarms.

Dust and Emissions

Objectives

The objective of a dust and emissions management plan is to as far as reasonably practicable, seek to control and limit the dust and emissions levels so that affected sensitive receptors are protected from the adverse effects of dust and emissions levels associated with demolition and construction activities.

The proposed demolition activities have the potential to cause temporary air quality effects at local sensitive receptors particularly with regard to dust but also with regard to exhaust emissions from site plant, equipment and vehicles.

Prior to demolition commencing, background dust monitoring will be carried out and appropriate 'target criteria' established for the demolition phase.

During the demolition works, dust monitoring will be carried out and, if the 'target criteria' are breached, demolition works would cease, and the methods would be reviewed.

- identify the activity or activities causing the Action Level to be exceeded;
- investigate whether the activities could be easily changed, or other simple actions taken to substantially reduce noise / dust levels;
- if simple and effective remedial measures are not identified, adopt alternative techniques and/or additional mitigation measures, until the problem is rectified;
- in all cases where Action Levels are likely to be exceeded, undertake liaison with neighbours and Haringey Council to the degree that is appropriate for the levels likely to be reached and their estimated duration.

All areas will be regularly damped down using a fine water spray, during potential dust generating operations such as breaking out concrete, depositing materials down the well hole, loading demolition arisings into skips / wagons etc,

During demolition works it will be continually damped down when using the soak and tap method, not excessively, either with water hose or dust boss.

Demolition debris arising will be transferred from working level to ground floor slab.

If dust levels within the site are elevated during the works operatives, will wear oral/nasal dust masks and ensure arms and legs are covered to minimise exposure to the dust.

The level of damping down and use of sprinklers will also be increased to mitigate the dust. Work will cease if dust levels exceed the trigger levels at the site boundary.

Vehicle and Plant Emissions

With regard to exhaust emissions from site plant, equipment and vehicles, the following best practice measures will be applied:

- (Non-Road Mobile Machinery) NRMM must be registered on <http://nrmm.london/user/register> and comply with the NRMM standards for the Central Activity Zone.
- An inventory of all Non-Road Mobile Machinery will be kept on-site stating the emission limits for all equipment.
- All machinery should be regularly serviced, and service logs kept on-site for inspection.
- This documentation should be made available to local authority officers as required.
- Where vehicles are standing for significant periods of time, engines will be switched off;
- On-road vehicles must comply with the requirements of the Low Emission Zone (LEZ) as a minimum;
- Stationary plant such as generators will be positioned to minimise impacts from exhaust gases where possible;
- All plant and equipment will be properly maintained;
- All workers will be made aware of the sensitive receptors close to the site and the need to minimise dust and exhaust emissions where possible; and

- All vehicles, including off-road vehicles, must hold current MOT certificates, where required due to age of the vehicle, or be tested to an equivalent standard, and will comply with exhaust emission regulations for their class.

Dust Management

The following procedures will be implemented as appropriate to control dust:

Site Planning:

- Erect plywood hoardings to site boundary and ensure they are kept in a clean condition;
- Enclose building with scaffold clad with monarflex;
- No bonfires;
- Ensure adequate water supply;
- Ensure disposal of run-off water from dust suppression activities is in accordance with the appropriate legal requirements;
- Provide easily cleaned hard standings for vehicles;
- Provide and ensure use of jet wheel wash facilities at the site exit wherever there is a potential for carrying dust or mud offsite;
- Plan site layout – fixed machinery and dust causing activities to be located away from sensitive receptors; and
- Establish dust monitoring scheme.

Construction Traffic

- All vehicles to switch off engines – no idling vehicles;
- Effective vehicle cleaning and specific fixed wheel washing on leaving site and dampening down of haul routes;
- All loads entering and leaving the site to be covered;
- Routinely clean public roads and access routes using wet sweeping methods;
- No site runoff of water or mud;
- Minimise movement of construction traffic around site; and
- Hard surfacing and effective cleaning of haul routes and appropriate speed limit around site.

Demolition Works

- Asbestos removed ahead of the demolition in accordance with The Control of Asbestos Regulations 2012;
- Use water as dust suppressant - a fine water spray directed at the point of demolition;
- Use enclosed well hole within building to transfer debris arising from working level to ground / basement level; and
- Enclose building with scaffold clad with monarflex.

Dust Monitoring

Background monitoring is to be carried out by prior to the commencement of works.

Readings to be taken at predetermined monitoring points located around the Site.

Dust monitoring using portable equipment will be undertaken at locations to reflect the requirements of a medium risk site according to the Mayor of London's Supplementary Planning Guidance on 'The Control of Dust and Emissions during Construction and Demolition'. supplementary planning guidance (SPG) is to reduce emissions of dust, PM₁₀ and PM_{2.5} from construction and demolition activities in London

The monitor will be able to record and report particulate levels on a continuous basis, with data available remotely and, as near as is practical, immediately to allow exceedances of the Action Level to be identified as they are occurring.

Air quality monitoring record sheets will be completed.

Should monitoring identify any dust Action Levels exceeded, or should any complaints regarding dust be received, additional sample dust monitoring will be undertaken.

Where the results of the monitoring exercises indicate that the Action Levels have been exceeded, the following actions will be undertaken:

Action levels need to be set in line with the previous recordings

- Identify the activity or activities causing the Action Level to be exceeded;
- Investigate whether the activities could be easily changed, or other simple actions taken to substantially reduce dust levels;
- If simple and effective remedial measures are not identified, adopt alternative techniques and/or additional mitigation measures, until the problem is rectified;
- Log the incidents of exceedances along with the identified source and the action taken to mitigate the issue. This log will be available for review by London Borough of Haringey Council at all times; and
- In all cases where Action Levels are likely to be exceeded, undertake neighbourhood liaison to the degree that is appropriate for the levels likely to be reached and their estimated duration.

The local community will be informed of proposed Site operations and potentially disturbing operation will be programmed for times that would minimise any impacts.

Ongoing visual inspection of the Site will be undertaken at all times. If dust clouds are observed, action will be taken immediately, notwithstanding dust monitoring measurements.

Documentation

The following documentation must be held on file on-Site:

- Dust monitoring record sheets;
- Log of exceedances / complaints with source and details of corrective action taken;
- Plant maintenance and defect reports; and
- Complaints procedure.

Protection of Water Quality

Introduction

This procedure applies to discharges of trade effluent and other waters from the Site and control of ground and water pollution during the redevelopment works.

There is potential for demolition to have environmental effects on ground and surface water particularly through the storage of fuels etc on site which could result in accidental discharges.

Changes in the distribution of hard-standing could also change the degree of exposure of soil to leaching by rainfall, due to changes in the effective permeability of the top soil. If there are areas of soil containing soluble contaminants that have not been previously exposed to rainfall, mobilisation of contaminants could occur.

Potential Impacts

The potential impacts from construction activities to the current hydrological conditions are:

- Incorrect disposal of Site effluent;
- Pollution of groundwater or surface water runoff through chemical, oil and fuel spills;
- Introduction of other pollutants (e.g. excessive amounts of solid particles) into the surface water drainage system;
- Pollution of the groundwater or surface water run-off due to unforeseen contamination; and
- Opening up new pathways for pollution.

Site Drainage

A drainage plan showing the location of all surface and foul water drains attached as a separate document has been issued by the client and working practices implemented to ensure that contaminated water does not impact upon controlled waters. All current below ground slab drainage on Site is to be retained.

Under no circumstances will waste chemicals, fuels, silt or sediments be discharged to the offsite drainage system, surface water or groundwater.

Trade effluent from the Site, including dewatering effluent, will not be discharged to offsite surface or foul water drains without obtaining consent from the Environment Agency or Thames Water respectively.

BibbEgan Group Limited will be responsible for obtaining necessary consents and ensuring compliance with any conditions, for example, relating to the quantity and quality of effluent.

Hazardous Substances

Hazardous substance stores (including fuel and chemical stores) and areas at risk of spillage/leakage of polluting materials must be bunded aboveground where possible. Bunded compounds must have an impervious base, which can hold at least 110% of the capacity of the tank or drum it contains to minimise the risk of hazardous substances entering the drainage system or the underlying Secondary Aquifer.

Labels must be used to clearly indicate the contents of containers. There will be no storage of hazardous substances near open drains.

General

The following practices will also be adhered to:

- Vehicle routing to take into consideration the location of any storage areas to ensure that accidental impact does not occur;
- Site drainage to be managed to prevent sediment laden/contaminated run off from entering water courses or drains without consent;
- Where stockpiling, the material will be located on hardstanding, where practicable and sprayed with water during dry weather;

- Water use will be monitored through a meter or similar monitoring equipment and reported against set targets; and
- Provision for the safe disposal of wastewaters, including surface water, groundwater and sewerage.

Fuel and Oil Handling and Delivery

Delivery of fuel and oil must be supervised at all times and checks will be made to ensure that the correct type and quantity of fuel is being delivered.

All pipelines and fuelling points must be protected from vandalism and unauthorised interference and will be turned off and locked when not in use.

Drip trays will be used when filling smaller containers from tanks or drums to avoid drips and spills from entering the ground or drainage system.

Monitoring

No groundwater monitoring is planned during the demolition works, unless relevant environmental permits (such as a discharge licence) are required.

Documentation

The following documents will be held on-Site:

- Copies of discharge consents and records of any effluent monitoring be held in a designated file and be available for inspection; and
- Should a pollution incident occur, a record of the incident will be maintained in an Environmental Incident Logbook.

Asbestos and Other Hazardous Materials

A Refurbishment and Demolition (RAD) asbestos survey has been undertaken. Kadec Ref: METR-14600

Licensed Work

In accordance with The Control of Asbestos Regulations 2012 any Licensed Works will be carried out by a Specialist Sub-Contractor.

A 14-day notification (ASB5) will be submitted to the HSE prior to these works commencing.

The asbestos removal works will be coordinated with the strip out and demolition. A copy of the waste disposal notes and air clearance certificates will be issued for the Health & Safety File.

The Plan of Works will cover, but not limited to, the following: -

- Access and egress requirements, transit / waste routes etc;
- Details of respiratory apparatus and clothing to be used to protect the operatives;
- Methods for the safe handling of asbestos waste;
- Type and location of decontamination facilities and transit procedures;

- Details of the type, extent and position of all enclosures, including airlock systems if required by the chosen asbestos removal method;
- Procedures for the safe containment, transport and ultimate disposal of asbestos waste;
- Separate Risk Assessments will be attached to Specialist Contractors Method Statement.

Non-Licensed Work

The more friable a material is, the more likely it will release asbestos fibres when worked on and the greater the risk of exposure. Work which disturbs more friable materials e.g. asbestos insulation will tend to be Notifiable Non-Licensed Work (NNLW) and will require notification to the HSE. Work which disturbs the least friable materials e.g. asbestos cement can normally be treated as Non-Licensed Work (NLW) and does not need to be notified to the HSE.

Asbestos containing materials (ACMs) where the asbestos is coated, covered or contained within another material, such as cement, paint or plastic are considered to be firmly bonded in a matrix, ACMs of this type in good condition can usually be treated as NLW but where they are significantly damaged, and so more likely to release fibres, they will need to be treated as NNLW.

The material's condition:

- Has the material been damaged or is it in poor condition? – removal of ACMs in poor condition e.g. due to flood or fire damage, will normally need to be treated as NNLW; and
- Will the materials' matrix be destroyed when worked on? – e.g. deteriorating textured decorative coatings e.g. 'Artex' with gel or steam to remove it, will normally need to be treated as NNLW.

NNLW materials will be notified to the HSE however these materials can be removed by a non-licensed contractor however the materials must be taken by a licensed carrier to a licensed tip.

NLW materials will not be notified to the HSE and these materials can be removed by a non-licensed contractor. Similarly, the materials must be taken by a licensed carrier to a licensed tip.

In accordance with current legislation and approved codes of practice all operatives who are likely to be exposed to asbestos containing materials as part of their everyday work activities will be Asbestos Awareness trained. This includes sub-contractors.

The certification will remain within the Demolition Construction Phase Plan on site throughout the scheme for inspection as required. Refer to Regulation 10 of the Control of Asbestos Regulations 2012 for further information.

BibbEgan Group Limited, as part of the Demolition Construction Phase Plan, will provide emergency procedures for dealing with suspicious materials identified during the course of the works.

Urban Ecology

BibbEgan Group Limited will comply with statutory requirements in respect of the preservation of nature conservation areas and protected species. Any disturbance to such areas or species will be minimised. All appropriate licences or consents will be obtained prior to commencing works.

Objectives

The objectives of the Environmental Management Plan are to control and limit disturbance to areas of nature conservation interest and protected species in accordance with relevant legislative requirements and accepted industry practice.

Ecological Resources

No statutory designated sites lie in or adjacent to the works. Surveys to date have not recorded protected species or habitats at the proposed worksite.

Mitigation

The measures applicable to this site as identified include:

N/A

Archaeology

BibbEgan Group Limited will not knowingly lower the quality of any surface or ground water and the company shall comply with all relevant environmental legislation associated with the scope of works.

It is also not envisaged that 'discharges' into controlled waters will be carried out. Should consents be required, details for discharging into controlled waters will be maintained. The Discharge Licence will be secured by BIBBEGAN/ PC.

Substances (Fuels, Oils, and Chemicals etc.) will generally be stored at the suitable and sufficient COSHH area in a secured 'bund' facility. Storage of such materials on site will be in accordance with the COSHH assessment and will be kept to a minimum.

In the event of any discovery of archaeological remains during the life of the contract, BibbEgan Group Limited will inform the Client / PC.

Where it is known that the presence of archaeological remains may exist on site, BibbEgan Group Limited in accordance with the Client / PC shall ensure all the correct permissions and consents are in place before allowing work to commence.

UXO

UXO report completed by 1st Line Defence DA19126-00 14/12/2023 has been issued to BibbEgan.

Site Boundaries

A 2.4m plywood hoarding will be erected at ground level along the external elevation of West Road throughout the demolition works. The existing boundary walls will be maintained for the duration of the project.

The hoarding will be erected in accordance with Haringey Council guidelines.

Traffic Management Plan

The site is located on West Road, Tottenham.

The proposed demolition activities will result in additional traffic movements on the local road network. The traffic effect associated with the demolition phase is temporary and is not expected to represent a significant increase in percentage terms.

The majority of the vehicles will be 8-wheeled tipper wagons, removing the concrete and hardcore to an off-site recycling facility.

It is proposed that vehicular access onto the site will be via West Road entering through the existing site gates and the exit from the site via the existing gates onto West Road.

All local speed limits are to be observed, and West Road is a two-way single carriageway road with a 20mph speed limit.

A banksman (wearing hi-vis) will be posted at the site entrance whilst marshalling wagons or delivery vehicles onto the site. Similarly, a banksman will be posted at the site exit to protect pedestrians or warn approaching traffic whilst marshalling wagons or delivery vehicles off the site. There is not sufficient room on site for vehicles to drive onto the site, turn, and drive off the site in a forward gear. So larger vehicles will reverse onto site,

The site gates in the hoarding will be kept closed when not in use to prevent unauthorised entry to the demolition site during the working day

All deliveries to and from site, in particular H.G.V's, will be carefully controlled to ensure minimal disruption to the local environment is caused. Where possible, vehicles will be scheduled to arrive/depart outside of the local highway network peak periods (typically 08:00-09:00 and 17:00-18:00).

Vehicle arrival and departure times will be scheduled so as to minimise the number of vehicles on-site at any one time. This will also ensure that vehicles do not have to wait on-street, therefore limiting any potential impact on the operation of the local highway network.

No vehicles will leave the site with earth, mud etc., adhering to the wheels in a quantity which may result in its being deposited on the public highway or footpath, and creating nuisance, or hazard to vehicles, or pedestrians

The roadway adjacent to the site will be regularly swept during the course of the working day to maintain cleanliness and to minimise the mess that vehicles leaving the site can cause.

Site and road conditions must be continuously monitored and adequate facilities must be provided for wheel washing and road cleaning should it be necessary.

Lorry movements will comply with London Best Guidance for dust and emissions.

Lighting

Night time working is not included within the scope of the contract, consideration to local residents and businesses will be given when positioning and directing lighting. Lighting shall be

suitable and sufficient whilst preventing nuisance to local people, site vehicle operations, or other transportation. Local authority guidance shall be sought where required along routes.

SITE WASTE MANAGEMENT PLAN

Waste Management

A Site Waste Management Plan (SWMP) has been produced in line with company procedures and BRE requirements:

- The waste streams, EWC category, and quantities (in tonnes) that will be generated by the works;
- Waste Hierarchy as stated within The Waste (England and Wales) (Amendment) Regulation 2014;
- The proposed method of storage, handling and transportation of waste;
- The means of disposal and the relevant consents and licensing conditions in compliance with statutory requirements; and
- The reporting and monitoring procedures.

All redundant materials will be disposed of via an appropriately licensed waste operator. All waste transfer notes will be maintained on site or at a suitable office location and will be available for inspection at all times.

A strategy will be adopted to ensure that any surplus material will be managed so far as is reasonably practicable to maximise the environmental and development benefits from surplus material.

A general waste skip will always be provided in the site compound. Additional skips for individual waste streams will also be provided to match current work activities. These skips will include:

- Asbestos
- Wood
- Concrete/Brick
- Cable
- Metals

Waste Minimisation

BibbEgan Group Limited is aware of its obligations under the Environmental Protection Act 1990, The Waste (England and Wales) (Amendment) Regulations 2014 and The Hazardous Waste (England and Wales) (Amendment) Regulations 2009 and other associated statutory provisions. We will not only comply with these regulations, but will actively look at waste reduction through re-cycling and using alternatives and will endeavour to follow the Defra and Environmental Agency guidance on the reduction of waste and care of the environment. .

The works shall be carried out in such a way that, as far as is reasonably practicable, the amount of spoil and waste to be disposed of is minimised.

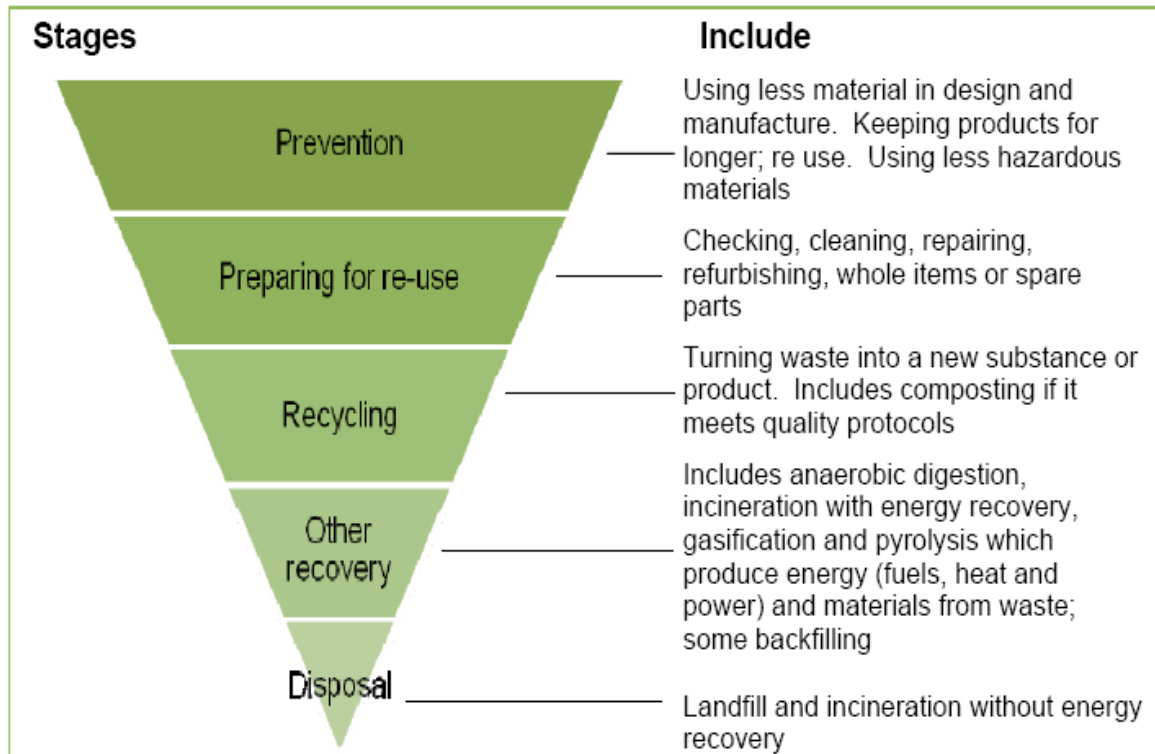
The waste streams have been reviewed to identify:

- How the quantity of waste can be eliminated/minimised;

- Estimated quantity of waste produced (tonnes); and
- How waste should be stored/monitored.

Redundant equipment will be offered to the Client to allow for reuse as spares where possible, or responsibly disposed of through authorised routes.

The following waste hierarchy will be applied throughout the duration of the project :



EMERGENCY PREPAREDNESS AND RESPONSE

The following emergency contact numbers will be utilised for all works associated with this plan:

Name	Position	Contact Number / Email
James Bibbey	BIBBEGAN Contract Director	0778 900 1724 James.bibbey@BibbEgandemolition.co.uk
Josh Ahmed	BIBBEGAN Project Manager	07459 Josh.ahmend@bibbegan.co.uk
Stef Ziemelis	Clients Project Manager Goya Developments London Ltd.	07541 710361 stef@goyadevelopments.co.uk
Environment Agency	Emergency Hotline Discharges to land and controlled water, waste, effluent discharges, abstraction licences some nature conservation functions, ground contamination, enforcing environmental legislation	0800 807060 08708 506 506 www.environment-agency.gov.uk
Department of Environment Food and Rural Affairs (Defra)	Policy maker for all aspects of the environment, rural matters, farming and food production at national level	08459 335577 www.defra.gov.uk
Local Authority Haringey Council	Noise, air quality, traffic, the planning process and contaminated land. Some powers under waste legislation to stop, search waste carriers and confiscate vehicles	020 8489 1000

Emergency Procedures

BibbEgan Group Limited will investigate all environmental incidents at the earliest opportunity in order to identify the basic causes. Subcontractors will report any environmental incidents immediately to the BibbEgan Group Limited Project Manager.

BibbEgan Group Limited is committed to ensuring the protection of the environment and in particular the protection of watercourses from accidental leakage of oil/diesel/brake fluid/petrol from tracked machines and road vehicles.

In the event of oil or any other spillage the following action will be taken:

- Immediately advise your Supervisor who should advise the Project Manager of the following:
 - The exact location of the spillage;
 - The substance involved in the spillage;
 - An estimate of the quantity involved;
 - Details of the vehicle, plant involved; and

- Whether any watercourses, protected sites and/or sewers are, or are likely to be, affected,

Details of how to respond to these incidents are detailed in Appendix 4 Initial Environmental Incident Response Procedure. Spill kits will be available at designated areas around site.

Additionally, BibbEgan Group Limited will:

- Make every effort to contain the spillage with the use of spill kits or other means if available;
- Make suitable arrangements to reduce the risk of spillage at re-fuelling points e.g. drip trays, 'bundeds' tanks;
- Ensure Fire Extinguishers, as applicable, will be available to reduce the risk of fire; and
- If appropriate, the incident shall be reported to the Environment Agency. This will be done within 12 hours of the incident occurring.

CHECKING

Monitoring and Measuring

This Environmental Plan will be reviewed on a maximum three-monthly basis during the contract to reflect changes in statutory legislation or policies but can be amended at any time to reflect changes in the legislation, additions, omissions and lessons learned in the event of an incident. Typical topics that are monitored and reviewed are:

- Compliance with relevant Waste Legislation;
- Interfaces with Interested/Outside Parties;
- Compliance with all relevant procedures and processes; and
- Alignment of objectives with those of Client and any policy changes.

Outcomes of reviews will be recorded. Where the document text is revised, the plan will require BibbEgan Group Limited authorisation and Client acceptance.

Environmental Noise monitoring will be undertaken daily during the project, the results will be filed in the site documentation files.

Incident Reports may be generated through various means such as site inspections, audits as well as the customer or public complaints.

Environmental Performance Indicators will be submitted in line with Client and PC requirements.

The site will produce and communicate regular Environmental Reports which records the types and quantities of waste produced as well as fuel, electricity, water use, using the online SMART Waste reporting software. CO2 emissions arising from site operations such as fuel, electricity, vehicle movements and water consumption will be calculated and recorded using the online Carbon Tracker Tool.

Evaluation of Compliance

Regular monitoring will take place by the Project Manager to ensure that management plan for this contract is implemented. In addition, M.E.L. (Health & Safety) Consultants Limited will carry out audits/inspections as required.

Examples of topics that will be monitored and reviewed are:

- Noise & Vibration levels (based on monitoring reports and any complaints);
- Compliance with waste legislation (storage facilities, transfer notes, SWMP, etc.);
- Interface with interested parties;
- Compliance with BibbEgan Group Limited Procedures;
- Alignment of objectives with those of Client / PC and any policy changes; and
- Compliance with all relevant environmental legislation.

Control of Records

All records pertaining to the implementation of this Environmental Management Plan shall be included within the site documentation files if required by the Client / PC.

The following records are retained as indicated and are available for audit purposes:

Record	Responsible Person
Complaints	BIBBEGAN Project Manager (copy forwarded to H&S Director, James Bibbey and Client)
Consents, Discharge Consents, Temporary Work etc.	BIBBEGAN Project Manager (copy forwarded to H&S Director, James Bibbey)
Supplier Information etc.	BIBBEGAN Contracts Director –James Bibbey
Non-Conformance	BIBBEGAN Project Manager and H&S Director James Bibbey. M.E.L. (Health & Safety) Consultants Limited
Accident and Incidents	BIBBEGAN Project Manager and H&S Director James Bibbey.
Training	BIBBEGAN Project Manager and H&S Director James Bibbey.
Environmental Noise & Vibration Assessments	BIBBEGAN Project Manager
Waste Disposal Records	BIBBEGAN Project Manager
Site Waste Management Plan	BIBBEGAN Project Manager

Internal Audit

M.E.L. (Health & Safety) Consultants Limited will carry out internal audits in order to establish compliance with all the pertinent requirements. These may be supplemented by:

- Audits carried out by the Client;
- Audits of sub-contractors; and
- Third party or regulatory authority audits of ourselves or our subcontractors.

BibbEgan Group Limited has established an internal audit programme as part of the Business Management System. Where appropriate, the results of these audits shall be used to correct and prevent recurrence of deficiencies, which affect the Project.

Audits will be carried out in accordance with the three main management system standards for Quality, Health & Safety and Environment ISO 9001, ISO 14001 and OHSAS18001.

MANAGEMENT REVIEW

The project team will periodically review and continually improve its environmental management system, with the objective of improving its overall environmental performance.

Review of the Environmental Management System

During the Environmental Management Plan review, the Project Team shall conduct a review of the project's environmental management system and evaluate the system's continuing suitability, adequacy and effectiveness. This review will cover the environmental aspects of activities that are within the scope of the environmental management system. This review may include:

- Results of internal audits and evaluations of compliance with applicable legal and other requirements;
- Communication from external interested parties, including complaints;
- Status of corrective and preventive actions; and
- Changing circumstances, including:
 - Results of the evaluation of environmental aspects from planned or new developments;
 - Changes in applicable statutory legislation, procedures and other requirements; and
 - Lessons learned from emergency situations and incidents.

Outputs from the review of the environmental management system shall include decisions on the system's suitability, adequacy and effectiveness and the identification of improvement priorities.

Continual improvement

Continual improvement is a key attribute of an effective environmental management system. This is accomplished through the achievement of environmental objectives and targets and the overall enhancement of the environmental management system or any of its components.

Where opportunities for improvement are identified, they will be evaluated to determine what actions should be taken. The actions for improvement will be planned, and changes to the environmental management system implemented in accordance with those plans.

REFERENCES

BS EN ISO 14001: 2004 Environmental Management Systems

Useful Regulatory Pollution Prevention Guidance notes

The table below lists the Pollution Prevention Guidance (PPG) notes that have been produced by the environmental regulators as key guidance for topics discussed within this plan. Copies of the PPG notes outlined below are available free of charge, from the environmental regulators or can be downloaded from Environment Agency website at www.environment-agency.gov.uk/ppg

The PPG's will be considered as a source of information on good practice only.

PPG No.	Title
1.	Basic good environmental practices
2.	Choosing & using oil storage tanks
3.	Choosing and using oil separators
4.	Sewage treatment and disposal where there is no foul sewer
6.	Construction and demolition sites
7.	Refuelling facilities
8.	Safe storage and disposal of used oils
18.	The control of spillages and fire fighting run-off
21.	Pollution incident response planning
22.	Incident Response – Dealing with spills
26.	Storage and handling of drums and intermediate bulk containers

APPENDIX 1: ENVIRONMENTAL ASPECTS AND IMPACTS REGISTER

Likelihood of an Environmental Incident Occurring

Likelihood	Description	Score
Likely	Occurs repeatedly / event 'only to be expected'	5
Probable	'No surprise' / will occur several times	4
Possible	Could occur sometimes	3
Remote	Unlikely, though conceivable	2
Improbable	So unlikely that probability is close to zero	1

Environmental Magnitude of an environmental Incident

Consequence/ Magnitude	Description of environmental impact	Score
Catastrophic	Major damage on & off site, national reputation damaged and / or prosecution possible	E
Permanent	Considerable environmental damage and / or national reputation damage likely	D
Moderate	Moderate impact, recoverable contamination or damage and / or local reputation damage	C
Minor	Slight impact, small scale event contained on site, possible local media interest, prosecution unlikely	B
Slight	No measurable environmental consequence, no reputation damage, zero likelihood of prosecution	A

Rating Matrix

LIKELIHOOD / PROBABILITY	5	A5	B5	C5	D5	E5
	4	A4	B4	C4	D4	E4
	3	A3	B3	C3	D3	E3
	2	A2	B2	C2	D2	E2
	1	A1	B1	C1	D1	E1
		A	B	C	D	E
MAGNITUDE OF ENVIRONMENTAL INCIDENT						

Risk Rating Action Categories

Risk Rating	Action to be taken
High	Work can only continue if control measures reduce the risk rating to an acceptable level
Medium	Introduce control measures to reduce risk as low as reasonably practicable (balance risk verses cost ~ cost in terms of time, trouble, effort & money)
Low	Risk broadly acceptable, but situation needs to be monitored for changes and action to reduce risk

ASPECTS AND IMPACTS REGISTER

Serial	Environmental Aspect	Control (Y/N)	Influence (Y/N)	Direct (D) Indirect (I)	Environmental Impact	Situation			Significance				Control Measures & Relevant Legislation if relevant
						Normal	Abnormal	Emergency	Policy	Legal	Other	Risk Rating	
PROCESS EQUIPMENT OPERATION													
PE 1	Recycling of tyres into heavy marine grade fuel oil, gas, steel and carbon composites (carbon black)	Y	Y	D	Fuel oil spillage into drainage and natural water sources	✓	✓	✓	✓	✓		D2	- Bunded oil storage facility - Maintenance and inspection of oil storage facility - Emergency shut-down procedures - Spill kits to deal with small spillages - Trained skilled operatives Environmental Permitting Regulations 2013
		Y	Y	D	Release of gas into the atmosphere contributing to GHG effect and climate change	✓	✓	✓	✓	✓		C3	- Maintenance and inspection of gas collection and storage facility - Emergency shut-down procedures - Emissions monitoring to ensure consent limits are maintained - Trained skilled operatives Environmental Permitting Regulations 2013
PE 2	Road transport operations in relation to collection of tyres for recycling	Y	Y	D	Air emissions from exhausts (e.g. carbon dioxide, carbon monoxide, hydrocarbons, nitrogen oxides), acidification and ozone depletion; consumption of fuels and oils contribute to resource depletion; noise nuisance to neighbours.	✓			✓			B5	- Vehicles subject to routine maintenance and servicing - Operational hours set to minimise neighbour nuisances - Vehicle engines switched off when no being driven in yard area



Serial	Environmental Aspect	Control (Y/N)	Influence (Y/N)	Direct (D) Indirect (I)	Environmental Impact	Situation			Responsibility	Significance				Control Measures & Relevant Legislation if relevant
						Normal	Abnormal	Emergency		Policy	Legal	Other	Risk Rating	
PE 3	On-site storage of tyres prior to recycling	Y	Y	D	Fire involving stored tyres resulting in air emissions (e.g. carbon dioxide, carbon monoxide, hydrocarbons, sulphur and nitrogen oxides), acidification and ozone depletion. Risk to fire and rescue service personnel in fighting a fire.	✓	✓	✓	Operations Manager	✓	✓		D2	- Site security - Tyre stocks kept to a minimum ~ 'just in time' philosophy - Secured storage area to prevent trespasser access - No naked flame policy in storage area and provision of suitable fire fighting appliances - Fire emergency procedures Environmental Permitting Regulations 2013
PE 4	Storage of steel products	Y	Y	D	Unauthorised removal of steel by trespassers	✓			Operations Manager	✓	✓		A2	Site security with controlled access. Environmental Permitting Regulations 2013
PE 5	Storage of Carbon Black	Y	Y	D	Limited evidence of being carcinogenic to humans. Burns (smoulders) without a visible flame resulting in air emissions of carbon monoxide and carbon dioxide.	✓	✓	✓	Operations Manager	✓	✓		C2	- Maintenance and inspection of containment storage facility - Emergency fire procedures - Trained skilled operatives Environmental Permitting Regulations 2013
PE 6	Pyrolysis treatment of tyres	Y	Y	D	Air emissions of carbon dioxide and water vapour	✓	✓	✓	Operations Manager				B2	- Maintenance and inspection of facility - Emissions monitoring - Emergency shut down procedures - Trained skilled operatives Environmental Permitting Regulations 2013



Serial	Environmental Aspect	Control	Influence (Y/N)	Direct (D) Indirect (I)	Environmental Impact	Situation			Responsibility	Significance				Control Measures & Relevant Legislation if relevant
						Normal	Abnormal	Emergency		Policy	Legal	Other	Risk Rating	
LAND CONTAMINATION - WASTE (GENERAL)														
A waste burden is the obvious impact associated with the production of any waste. Associated with a waste burden are downstream lifecycle impacts from treatment processes (e.g. incineration, anaerobic digestion) and ultimate disposal of the waste (e.g. landfill). Most waste is landfilled, with associated impacts including: eco-toxicity (soil contamination due to use as landfill); global warming due to the production of methane (or 'landfill') gas; water pollution from landfill 'leachate'; and nuisance (e.g. odour) associated with landfills.														
W1	Office waste - general waste produced by office activities. Packaging waste removed from new products, e.g. IT equipment.	Y	Y	D	As for 'general waste'.	✓			Admin; Management	✓	✓	✓	A4	• General Training • Monitoring of waste • Waste Management Procedure Environmental Protection Act 1990
W2	Paper waste	Y	Y	D	Resource Depletion	✓			Admin; Management	✓	✓	✓	B4	• General Training • Recycling and re-use of paper • Awareness Raising emails
W3	Redundant IT equipment and consumables due to fault, damage, age or incompatibility.	Y	Y	D	As for 'general waste'.	✓			Admin; Management	✓	✓	✓	C3	• Recycle • Re-use Waste Electrical and Electronic Equipment (WEEE) Regulations 2007
W4	Spent batteries to waste from emergency lights, portable appliances, laptop PCs and mobile phones.	Y	Y	D	As for 'general waste' but with additional direct risk of harm to human health due to hazardous substances.	✓	✓	✓	Facilities Management	✓	✓	✓	C3	• Waste Management Procedure Batteries and Accumulators Directive 2006/66/EC



W5	Toner cartridges from photocopiers and printers. Recycling avoids aspects associated with waste but can generate additional transport aspects. Option considered environmentally preferable.	Y	Y	D	There are positive impacts attributable to this aspect from the avoided burdens associated with landfill. However, since the content of cartridges is hazardous, they also pose a risk of harm to human health.	✓	✓		Facilities Management	✓	✓	✓	B3	Recycle
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Serial	Environmental Aspect	Control (Y/N)	Influence (Y/N)	Direct (D) Indirect (I)	Environmental Impact	Situation			Responsibility	Significance				Control Measures & Relevant Legislation if relevant
						Normal	Abnormal	Emergency		Policy	Legal	Other	Risk Rating	
W6	Waste glass, plastic, cans & cardboard	Y	Y	D	Resource depletion	✓	✓		Admin Management	✓	✓	✓	B4	- Awareness raising propaganda - Provision of recycling receptacles
W7	Building Maintenance work by contractors	N	Y	I	Controlled and hazardous waste disposal and recycling	✓			Admin Management	✓	✓	✓	C2	- Contractors own policy - Contractors procedure
TRANSPORT														
T1	Vehicle use for work-related activities	Y	Y	D	Air emissions from exhausts (e.g. carbon dioxide, carbon monoxide, hydrocarbons, nitrogen oxides), air conditioning equipment (CFCs & HCFCs) contribute to global warming, local air quality, acidification and ozone depletion; emissions to land (e.g. batteries, tyres, oils) generate a waste burden; consumption of fuels and oils contribute to resource depletion; cars generate external noise and pose a risk of direct harm to human health through accidents	✓			Management Staff	✓			C3	- Consider 'Green Travel' plan - Monitor mileage - General awareness raising materials / emails



T2	Train/bus use for business travel. Train/bus use is popularly considered significantly preferable to the use of road transport, due to the lower impacts per passenger mile.	Y	Y	I	Trains/buses are either electric or diesel-electric. However both options have aspects which contribute to all impact categories due to electricity consumption and the diesel engine. While these impacts are not directly controllable in-house, there is scope to control and influence the aspect through an appropriate travel policy.	✓			Management Staff	✓		✓	A3	- Consider 'Green Travel' plan - General awareness raising materials / emails
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Serial	Environmental Aspect	Control (Y/N)	Influence (Y/N)	Direct (D) Indirect (I)	Environmental Impact	Situation			Responsibility	Significance				Control Measures & Relevant Legislation if relevant
						Normal	Abnormal	Emergency		Policy	Legal	Other	Risk Rating	
RESOURCE COMSUMPTION														
RC 1	Electricity consumed from the national grid for lighting, heating, equipment and plant.	N	Y	I	Depletion of a non-renewable natural resource (e.g. coal, oil or gas consumed in a power plant). Release of atmospheric emissions (CO2, SOx, NOx) due to combustion of coal, oil and gas at a power plant which contributes to global warming, acid rain and poorer air quality.	✓			Facilities Management	✓		✓	B3	- Source renewable energy supply - Monitor electricity consumption records - Raise staff awareness via information bulletins/emails - Spot checks to ensure electrical equipment turned off when not in use - Investment in technology i.e. light sensors, timers - Regular maintenance
RC 2	Building materials used in buildings maintenance, refurbishment and construction, e.g. blockwork, timber.	N	Y	I	All impacts generated in upstream life-cycle of materials but particular scope for influencing natural resource depletion, through careful specification and minimising consumption.	✓	✓		Facilities Management	✓	✓	✓	A3	- Ensure Contractors are aware of the Environmental Policy - Consider whether contractors have their own EMS before awarding work. - Buildings Regulations 2000



RC 3	Cleaning agents for offices, kitchens, plant, buildings, equipment and washrooms.	N	Y	D	All impacts generated in upstream life-cycle but additional scope to influence harm to human health through management of hazardous substances according to COSHH.	✓			Facilities Management	✓	✓	✓	A3	- Ensure Contractors are aware of the Environmental Policy - Consider whether contractors have their own EMS before awarding work
RC 4	T consumables (e.g. printer cartridges, CDs) used in offices.	N	Y	D	All impacts generated in upstream life-cycle.	✓			Admin Management Purchasing	✓	✓	✓	B3	- Staff awareness training - Waste Electrical & Electronic Equipment Regulations 2007
RC	Office electrical equipment, e.g. desk fans, electric	N	Y	D	All impacts generated in	✓			Admin	✓	✓	✓	B3	Staff awareness

Serial	Environmental Aspect	Control (Y/N)	Influence (Y/N)	Direct (D) Indirect (I)	Environmental Impact	Situation			Responsibility	Significance				Control Measures & Relevant Legislation if relevant
						Normal	Abnormal	Emergency		Policy	Legal	Other	Risk Rating	
5	heaters, fax machines, including IT.				upstream life-cycle.				Management Purchasing					- Maintenance - Waste Electrical & Electronic Equipment Regulations 2007
RC 6	Office furniture, e.g. desks/workstations, chairs, filing cabinets.	N	Y	D	All impacts generated in upstream life-cycle but with particular scope to manage impact on natural resource depletion by utilisation of careful specifications and/or product choice, e.g. to reduce the use of products made from unsustainable sources of timber or to increase recycled material content.	✓			Admin Management Purchasing	✓	✓	✓	B3	Procurement Policy

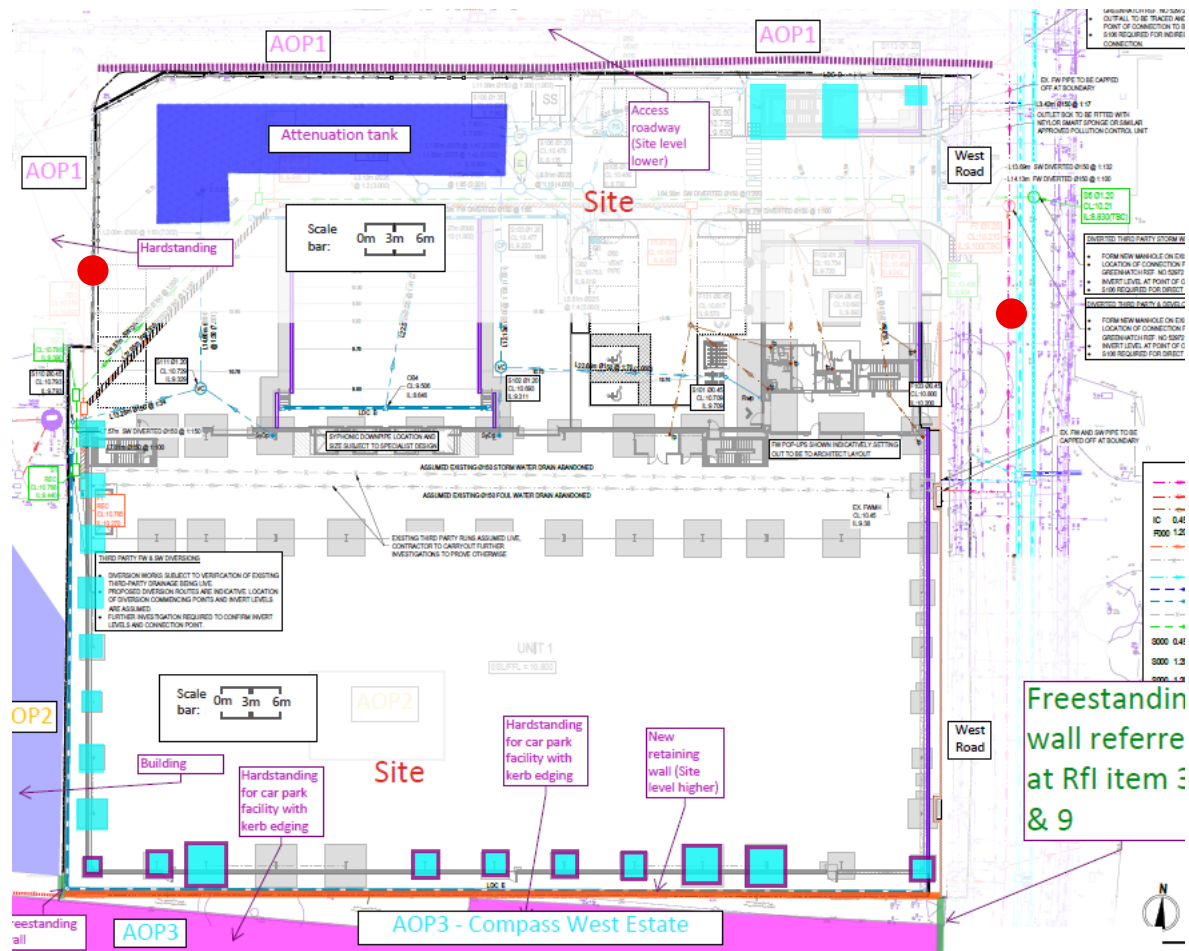


RC 7	Printed literature e.g. advertisements, newsletters and in-house publications (e.g. procedures manual, guidance documents, financial standing instructions, etc.	N	Y	D	All impacts generated in upstream life-cycle. In addition to reducing consumption to reduce these impacts, there is also scope to reduce the following impacts by reducing the use of products made from virgin materials, increasing the use of products incorporating a recycled content, reducing the use of solvent based inks: resource depletion, water pollution, and local air quality	✓			Admin Management Purchasing	✓	✓	✓	B3	Encourage use of electronic versions
RC 8	Stationery consumed throughout the organisation.	N	Y	D	All impacts generated in upstream life-cycle but with particular scope to manage impact on natural resource depletion by utilisation of careful specifications and/or product	✓			Admin Management Purchasing	✓	✓	✓	A3	Preferred stationery list to outline recycled content used when ordering consumables

Serial	Environmental Aspect	Control (Y/N)	Influence (Y/N)	Direct (D) Indirect (I)	Environmental Impact	Situation			Responsibility	Significance				Control Measures & Relevant Legislation if relevant
						Normal	Abnormal	Emergency		Policy	Legal	Other	Risk Rating	
					choice, e.g. to increase recycled material content.									
RC 9	Water consumption in washrooms and kitchens.	Y	Y	D	All impacts generated in upstream life-cycle (e.g. water treatment and distribution) but most importantly impacts on natural resource depletion.	✓	✓		Facilities Management	✓	✓	✓	A3	- Regular maintenance checks - Monitoring records - Awareness raising
RC 10	Dust	Y	Y	D&I	Annoyance due to dust soiling on people and property; Harm to ecological receptors; and, The risk of health effects due to a significant increase in exposure to PM10.	✓	✓		Site Project Manager	✓	✓	✓		Dust Boss. Demolition areas to be pre soaked prior to the works. Dust monitors sited on the boundary

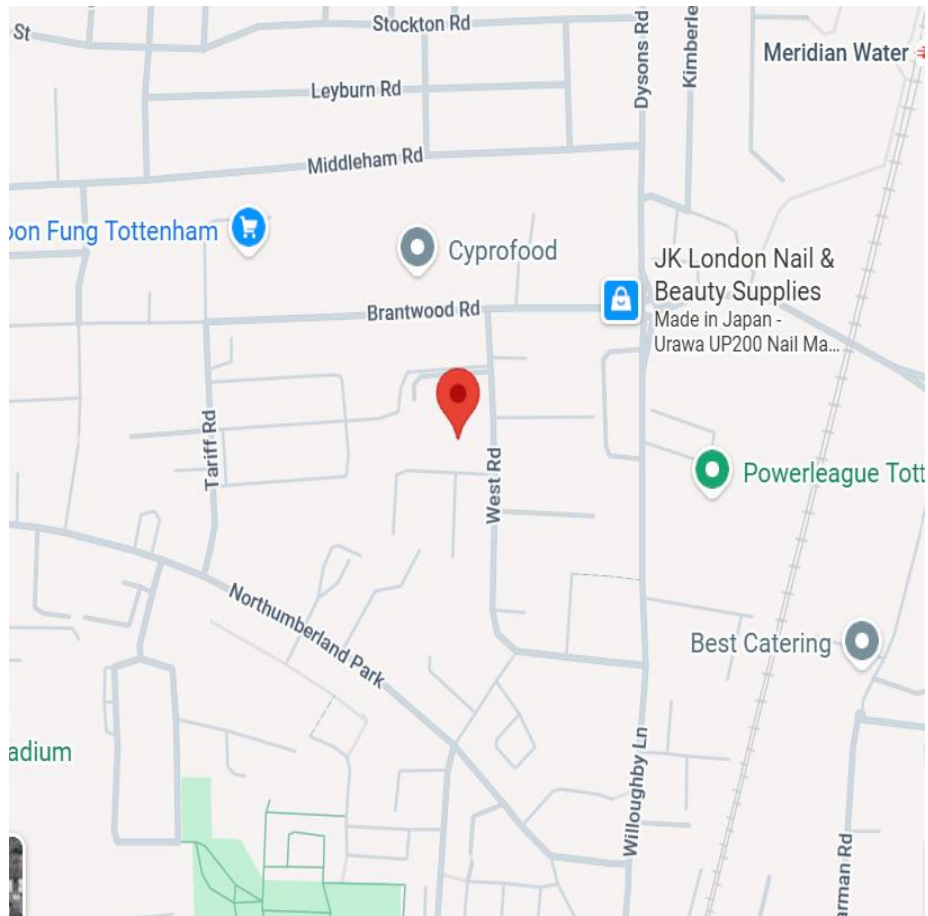


APPENDIX 2: SITE LOCATION MAP for NVD Monitors



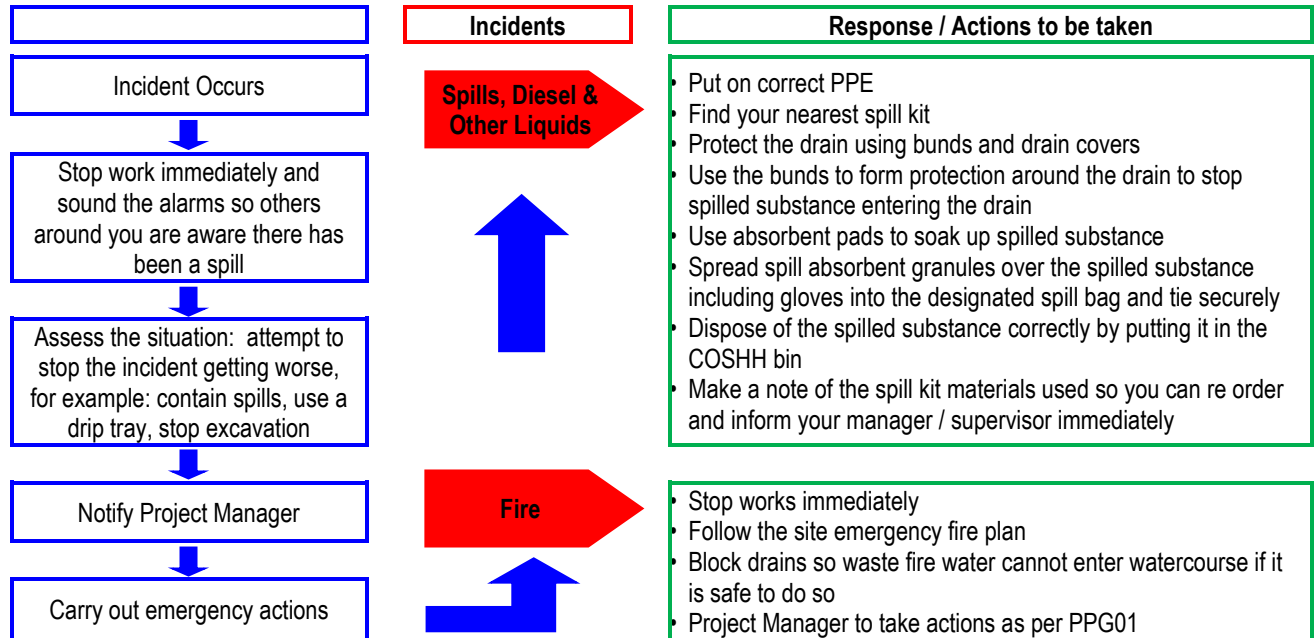
Proposed Noise, Dust and vibration monitors fixed on the boundary and hoarding on West Road.

APPENDIX 3: Site Location

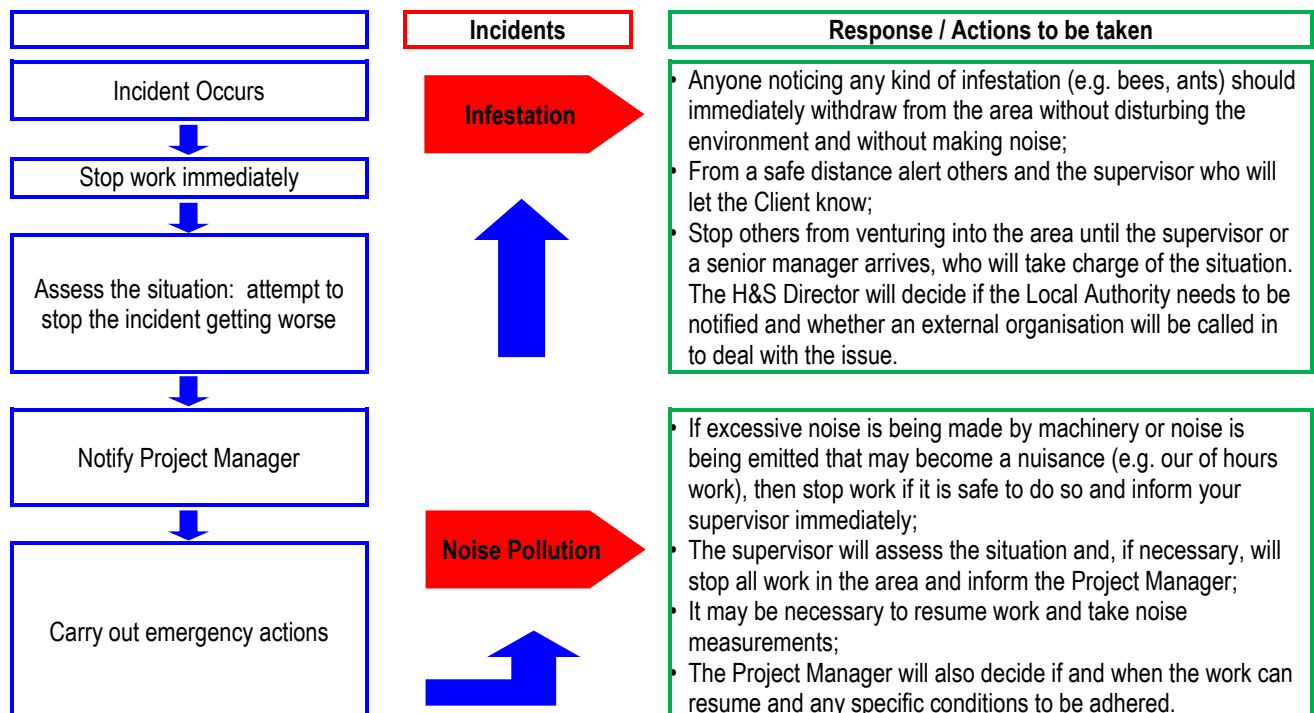


APPENDIX 4: ENVIRONMENTAL INCIDENT RESPONSE PROCEDURE

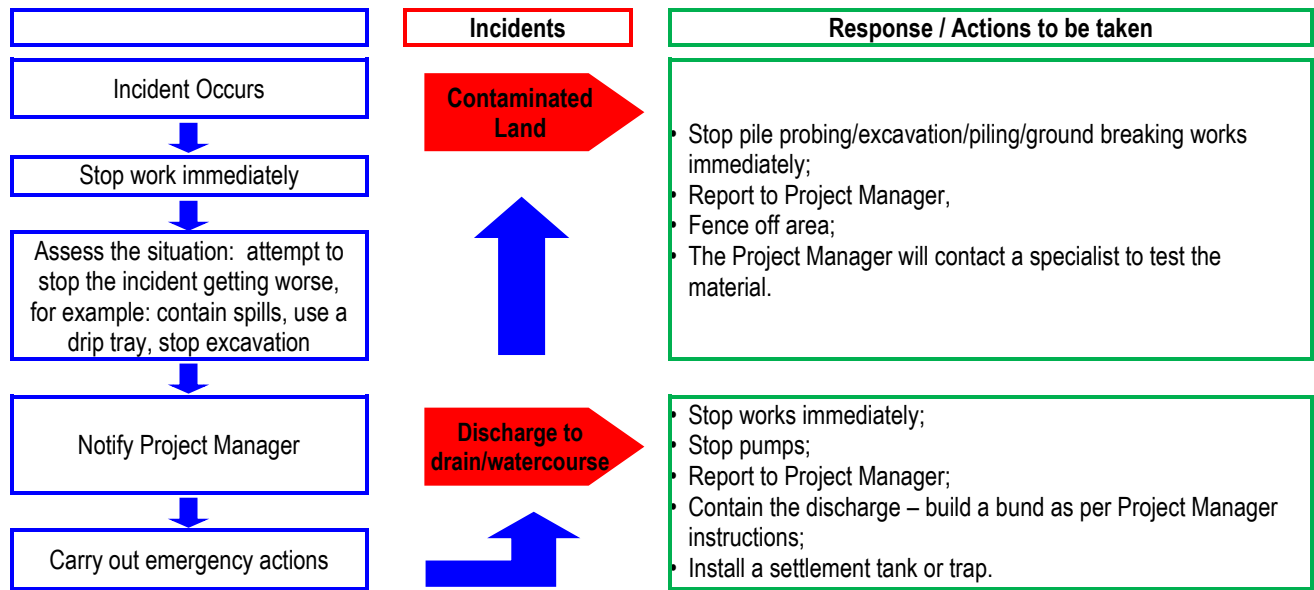
Incident Response Procedure: Spills and Fire



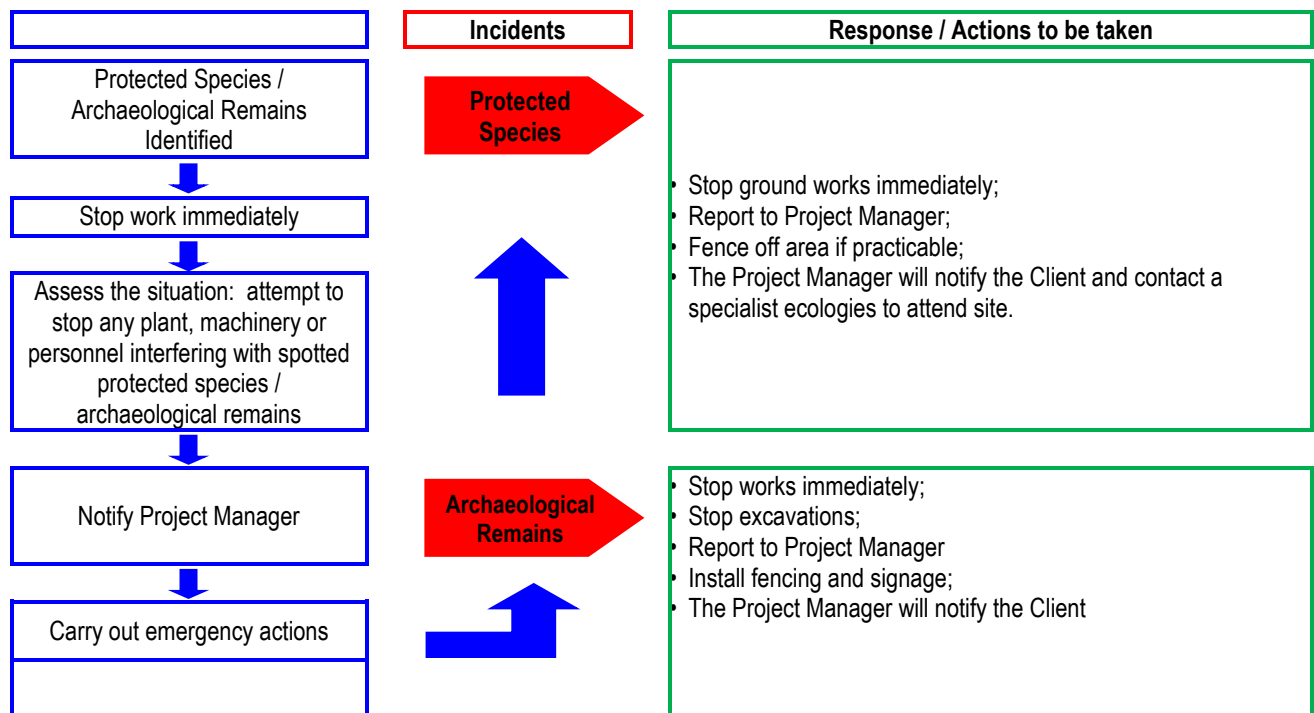
Incident Response Procedure: Overloading skips and burst pipes



Incident Response Procedure: Contaminated Land and Discharge to Drain / Watercourse



Incident Response Procedure: Protected Species and Archaeological Remains



APPENDIX 5: UXO see attached 1ST Line Defence UXO Risk Assessment DA1926-00- 14/12/2023