



FC 314: Construction Environmental Management Plan

Client: Hillwood Properties Ltd

Project: 37-39 West Road, Tottenham, London,
N17 0RE

Dated: 10th May 2026

Prepared by Faircloth Construction Ltd

Our Ref: 1453

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REG. No. 05999928



Ref: FC 314	Issued: 10.03.2026	Authorised: DN	Origin: JH	Version: 2	Page: 1/40
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Document Control

Revision	Comment	Date of Issue	Issued By
1	Initial draft for Planing and Construction	10 th May 2026	Kier Yates
2			
3			
4			
Project Ref (S.H.E)		1453	

1) DESCRIPTION OF THE WORKS:

This Construction Environmental Management Plan (C.E.M.P), sets out the standards and procedures for the Construction Impacts including Environmental, Public Health and Safety aspects which may affect the interests of local Residents, Businesses, the General Public, and the surrounding vicinity during the works at 37-39 West Road, Tottenham, London, N17 0RE

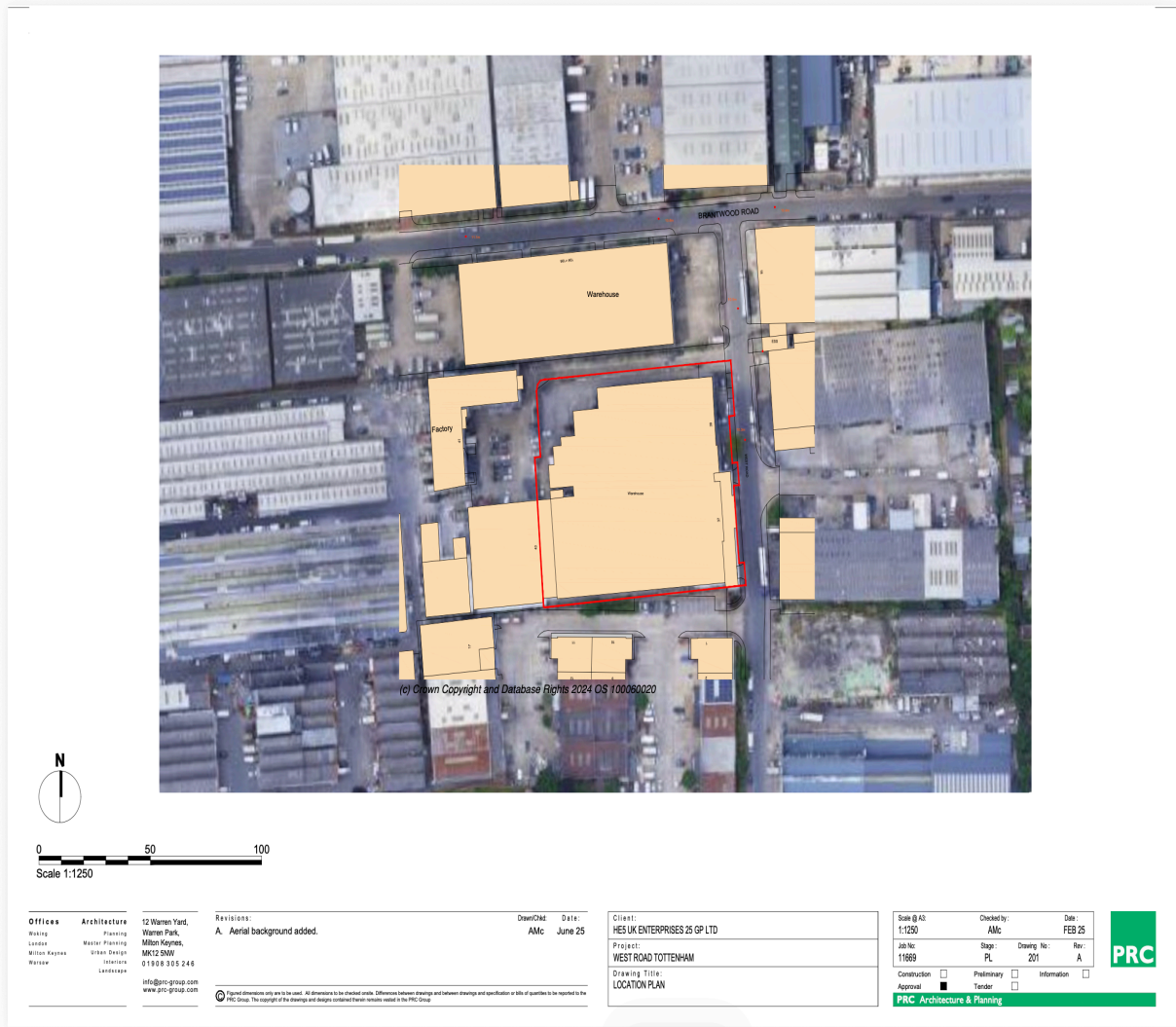
This plan has been compiled to address potential Construction Impacts of the project during the course of the project.

This Plan will look at methods to mitigate the specific environmental disturbances such as noise, vibration, dust, plant emissions, and nuisance as well as other environmental constraints specific to this site at 37-39 West Road, Tottenham.

This C.E.M.P focuses specifically on ensuring that the works meets all expected quality standards and measures, as detailed.

The site is located at 37-39 West Road, Tottenham, London, N17 0RE, within the London Borough of Haringey.

Site Location/ Boundary:



Redline denotes site demise.

Ref: FC 314	Issued: 10.03.2026	Authorised: DN	Origin: JH	Version: 2	Page: 3/40
-------------	--------------------	----------------	------------	------------	------------

The project comprises the design and construction of a new commercial/industrial unit at West Road, delivered through a coordinated sequence of pre-construction, substructure, superstructure, and fit-out activities.

Following design development, the construction phase commences with enabling works including site establishment, welfare installation, ground remediation, and service diversions. Substructure works then proceed, comprising excavation, installation of attenuation systems, drainage networks, and foundations, alongside incoming utility infrastructure such as electrical, water, and telecommunications services.

The superstructure phase includes erection of the steel frame, installation of precast elements (including lift cores and stairs), and construction of hardstandings and service yards. This is followed by the external envelope works, incorporating roofing systems, cladding (including vertical, rainscreen, and brick-slip finishes), glazing, and installation of doors and façade elements to achieve a weather-tight building.

Internal construction works then progress with ground-bearing slabs, mezzanine floor structures, and first and second fix activities. These include internal partitions, M&E installations, lifts, joinery, finishes, and decoration, leading through to commissioning of building systems.

In parallel and towards completion, external works are undertaken, including paving, kerbing, fencing, landscaping, signage, and highway interface works. The project concludes with final commissioning, testing, cleaning, removal of temporary facilities, and preparation for handover.

The site shall be secured with Solid Wooden Hoarding or HERAS fencing (to be agreed) which is to be protected at all times for the full duration of the project. Daily and weekly checks will be completed by the Site Management to check integrity and condition.

The works shall not impact on the neighboring premises which shall remain open and occupied during the course of works with the shared access point kept un-obstructed at all times for the access and deliveries. Faircloth will obtain information from the **Clients Representative** regarding crime in the area. This will be considered when erecting site fencing and entrance points in relation to existing CCTV footage within the site.

Pedestrian access is facilitated by the existing extensive pathways which link the building within the site out to the adjoining roads and footpaths.

Restrictions on Site Working: - to be taken as follows unless otherwise advised in the tender documents – No works of construction shall be audible outside the site boundaries outside the hours of 07.30 to 18.00, Monday to Friday and 08.30 to 13.00 on Saturday, No Sunday or bank holiday working permitted unless under prior agreement with the Managing Agent for the site.

Name of Client	Hillwood Properties Ltd.
Name of Project Manager	Goya Developments London Ltd.
Name of Architect	PRC Architecture & Planning Ltd.
Name of Principal Designer	MS Safety in Design Ltd.
QS & Cost Consultant	Rex Procter and Partners Ltd.
Name of CDM Advisor	MS Safety in Design Ltd.
Name of Principal Contractor	Faircloth Construction Ltd
Local Planning Authority	London Borough of Harinegy

Ref: FC 314	Issued: 10.03.2026	Authorised: DN	Origin: JH	Version: 2	Page: 4/40
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2) CONTRACTOR DETAILS:

2.1) Roles and Responsibility:

This Construction Environmental Management Plan (C.E.M.P), will clearly define the role and responsibilities of the Project Team and the Management Chain. Descriptions of each team member are provided in the following sections

2.2) Client Project Manager:

The Client Project Manager would have overall responsibility for monitoring the performance of the project against statutory requirements and the agreed objectives and targets. The duties associated with this role include:

- Review and approve the Contractor's C.E.M.P together with any specialist procedures and identify the need for any improvements;
- Identify the competence of all contractors to be employed for the works;
- Review construction method statements with regard to environmental aspects and advise of suggested improvements prior to works commencing, and
- Provide main contact between contractor and Client's Project Team on environmental & construction issues.

2.3) Contracts Manager:

The Contracts Manager will have responsibility for co-ordinating and managing all the environmental activities during the construction works. The duties associated with this role include:

- Identify competence requirements for all staff and ensure delivery of training to the project team;
- Review and improve method statements for environmental aspects prior to works starting;
- Monitor construction activities to ensure that identified an appropriate control measure are effective and ensure compliance with the C.E.M.P;
- Act as main point of contact between the regulatory authorities and the project on all issues;
- Provision of advice and liaison with subcontractors to ensure that risks are identified and appropriate controls developed which are identified within method statements;
- Assist with the development and undertaking of training for site staff;
- Liaison with the Client Project Manager

2.4) Site Manager:

The Site Manager will be responsible for the following:

- Assist the Contract Manager in developing and maintaining the C.E.M.P together with other documentation e.g. CPHSP Parts 1 & 2, CLP, RAMS etc;
- Monitor construction works to ensure any necessary control measures are in place and meet the requirements of the C.E.M.P
- Carry out weekly site inspections and complete inspection report identifying any actions required;
- Maintain training register and provide training where necessary;

Ref: FC 314	Issued: 10.03.2026	Authorised: DN	Origin: JH	Version: 2	Page: 5/40
-------------	--------------------	----------------	------------	------------	------------

- Assist in responding to complaints;
- In the event of an environmental incident ensure correct procedures are adhered to.
- Provide information on waste management/reduction procedures to relevant staff
- Implementation and operation of environmental controls on site;
- Respond to any environmental incidents such as spills

2.5) Environmental Specialists:

A team of experts would be available on an “as and when required” basis to support the project team. Their role would include the undertaking of any necessary watching briefs and advising as required.

2.6) Communication and Co-ordination:

Periodic meetings will be held between the team members to discuss performance to date, the need for improvements (if any), results of inspections and any complaints received. Upcoming work operations will be reviewed in order to plan any necessary actions to mitigate risks and to disseminate information on best practice. If necessary, representatives of the Statutory Authorities may also be invited to attend such meetings, as and when required.

2.7) Training and Awareness:

A training plan will be developed which identifies competency requirements for all staff with responsibilities and details the training needs to ensure that such requirements are met. Records of competence and training will be maintained and all site staff will be inducted on the environmental issues related to the project and the Toolbox talks covering specific environmental aspects will also be undertaken as and when necessary.

2.8) Operational Control:

Site works will be checked against the C.E.M.P requirements. Any mitigation measures that have been agreed with the Statutory Authorities, or are part of planning conditions, will be put into place prior to the undertaking of the works for which they are required and all relevant staff will be briefed accordingly. Method statements that are prepared for the works will be reviewed / approved by the Client Project Manager and where necessary the relevant Environmental Specialist.

Works will be undertaken in compliance with Guidance for Pollution Prevention, industry best practice and BS5228: 2009 and other appropriate guidance and legislation.

2.9) Checking and Corrective Action:

Daily inspections of the site and the works will be undertaken to minimise the risk of environmental damage and to ensure compliance with the C.E.M.P

Any environmental incidents are to be reported immediately to the Site Manager.

The Contracts Manager will undertake monthly inspections and complete an assessment of the project's performance with regard to the relevant standards/legislation and the contents of the C.E.M.P, following these inspections, the Manager will produce a report detailing the findings which will be provided to the Client Project Manager and reviewed at the monthly project meeting.

Ref: FC 314	Issued: 10.03.2026	Authorised: DN	Origin: JH	Version: 2	Page: 6/40
-------------	--------------------	----------------	------------	------------	------------

2.10) Key Faircloth Contacts:

Name	Position	Contact Number/s	Email
Darren Faircloth	Managing Director	07836 656195	darren@faircloth.co.uk
Ben Whitewood	Construction Director	07754 207529	ben@faircloth.co.uk
Dale Nelhams	Operations Director	07796 997146	dale@faircloth.co.uk
Garry McGovern	Construction Director	07833 476858	Garry.mcgovern@faircloth.co.uk
George Harvey-Hendley	Contracts Manager	07353 125445	George@faircloth.co.uk
Nick Babbage	Site Manager	07721 449939	nick@faircloth.co.uk
Toby Walters	Estimator	01892 784488	toby@faircloth.co.uk
Tom Wesely	Design/ Developer and	07826 757872	tom@faircloth.co.uk
Jon Hamer	Compliance Manager	07735 761973	jon@faircloth.co.uk
Sam Dutton	Safety Advisor	07810 793948	sam.dutton@faircloth.co.uk
Kier Yates	Safety Advisor	07387 677881	kier@faircloth.co.uk
Faircloth Office	Administrative Support	01892 784488	secretary@faircloth.co.uk

3) SEQUENCES OF WORKS AND METHODOLOGY:

3.1 Construction Programme Phase's:

The project comprises the design and construction of a new commercial/industrial unit at West Road, delivered through a coordinated sequence of pre-construction, substructure, superstructure, and fit-out activities.

All the works are to be completed in a phased programme of works of approximately 44 weeks on behalf of the Client.

The main environmental impacts can be classified as NOISE, DUST and AIR QUALITY, NUISANCE, EMISSIONS and VIBRATION.

These will be controlled by the implementation of the following techniques:

- Noise assessments will be carried out. The site will remain fully segregated through the use of HERAS fencing and/ or solid barrier hoarding, a minimum of 2.4m high. (Refer to section 4).
- Dust suppression techniques such as damping down and collective techniques on individual plant and machinery. Covered waste lorries will be used. (Refer to section 4).
- Access routes will be clearly displayed. Congestion in the locality will be minimised by Just-In-Time Delivery Strategy and Construction Logistics Plan.
- Partnered Supply Chain will provide information concerning emissions and will favour use of Freight Operators that are members of FORS. No vehicle idling will be allowed (Refer to section 7).
- Main sources of vibration will be from ground improvement and remediation works including the grubbing out of existing hard standings etc.

3.2 Local Labour Suppliers:

Faircloth have a strong commitment to reduce our Carbon Footprint as such all purchasing of materials, plant, tools, and equipment by the company are subject to the controls defined in our documented procedure including ethical sourcing and sustainability.

Where ever possible local companies to the project will be sourced as well as using well known national suppliers, which Faircloth have historical good working and commercial relationships with. This is an essential component in our unique ability to provide good quality at best value.

Vetted and competent sub-contractors shall be employed by Faircloth where necessary specifically glazed elements where design is required with all designs to be issued to the Architect for comment and approval before manufacture and installation.

Specialist services elements, such as Piling, Demolition, Civils, Asbestos Removal etc (where applicable), would also be Sub-contracted to contractors who we have long term relationships with and we ensure have the appropriate environmental credentials and measures in place.

Ref: FC 314	Issued: 10.03.2026	Authorised: DN	Origin: JH	Version: 2	Page: 8/40
-------------	--------------------	----------------	------------	------------	------------

4) ENVIRONMENTAL CONTROL MEASURES:

Specific procedures to manage the key environment aspects of the project will be developed by Faircloth Construction Ltd, prior to work commencing which will include the following.

4.1) General Requirements and Legislation:

All construction work shall be carried out in a considerate and proper manner, and reasonable steps should be taken to help prevent undue inconvenience to neighbour's and the public. This will include nuisance relating to noise and vibration, dust, and air quality.

There are environmental and safety requirements relevant to construction work. These are contained in legislation – Acts of Parliament as well as Statutory Regulations and Codes of Practice.

Noise - The Control of Noise at Work Regulations 2005 (the Noise Regulations) came into force for all industry sectors in Great Britain on 6 April 2006.

The aim of the Noise Regulations is to ensure that workers' hearing is protected from excessive noise at their place of work, which could cause them to lose their hearing and/or to suffer from tinnitus (permanent ringing in the ears).

The Control of Noise at Work Regulations 2005 replace the Noise at Work Regulations 1989.

The level at which employers must provide hearing protection and hearing protection zones is now 85 decibels (daily or weekly average exposure) and the level at which employers must assess the risk to workers' health and provide them with information and training is now 80 decibels. There is also an exposure limit value of 87 decibels, taking account of any reduction in exposure provided by hearing protection, above which workers must not be exposed.

Vibration - The Control of Vibration at Work Regulations 2005 (the Vibration Regulations), came into force on 6 July 2005 and aim to protect workers from risks to health from vibration.

The regulations introduce action and limit values for hand-arm and whole-body vibration. The regulations introduce an:

Exposure action value of 2.5 m/s² A (8) at which level employers should introduce technical and organisational measures to reduce exposure.

Exposure limit value of 5.0 m/s² A (8) which should not be exceeded.

The regulations also allow a transitional period from the exposure limit value for hand-arm vibration until 2010 to allow work activities, where the use of older tools and machinery cannot keep exposures below the exposure limit value, to continue in certain circumstances.

Dust & Air Quality:

Under the Control of Substances Hazardous to Health (COSHH) Regulations 2002 Other relevant legislation includes the Air Quality (England) Regulations 2000. Under Part III of the Environmental Protection Act 1990 Dust / Air Quality may constitute a statutory nuisance.

Other relevant legislation includes the Air Quality (England) Standards Regulations 2, (2010), The UK Air Quality Strategy 2007 and EU Framework Directive 2008/50/EC, 2008.

Also, the requirements of the GLA's Supplementary Planning Guidance Control of Dust and Emissions During Construction and Demolition, dated July 2014 (part of the London Plan 2011 Implementation Framework), has been considered and incorporated, when compiling this Management Plan.

Ref: FC 314	Issued: 10.03.2026	Authorised: DN	Origin: JH	Version: 2	Page: 9/40
-------------	--------------------	----------------	------------	------------	------------

Air Quality Standards, Objectives, Limits and Target Values

Pollutant	Applies	Objective	Concentration Measured as ¹⁰	Date to be achieved and maintained thereafter	European Obligations	Date to be achieved and maintained thereafter	New or existing
PM10	UK	50 µg/m ³ by end of 2004 (max 3524-hour Mean exceedances a year)		1 st January 2005	50 µg/m ³ by end of 2004 (max 3524-hour Mean exceedances a year)	1 st January 2005	Retain Existing
	UK	40 µg/m ³ by end of 2004	Annual Mean	1 st January 2005	40 µg/m ³	1 st January 2005	
PM2.5	UK	10 µg/m ³	Annual Mean	31 st December 2040	-	-	New
NO2	UK	200 µg/m ³ not to be exceeded more than 18 times a year	1-Hour Mean	31 st December 2005	200 µg/m ³ not to be exceeded more than 18 times a year	1 st January 2010	Retain Existing
	UK	40 µg/m ³	Annual Mean	31 st December 2005	40 µg/m ³	1 st January 2010	

Ecological Air Quality Standards, Objectives, Limit and Target Values

Pollutant	Applies	Objective	Concentration Measured as
NOX	UK	30 µg/m ³	Annual Mean

Construction Phase Assessment Methodology (Dust & Air Quality):

The following information sets out the adopted approach to the construction phase impact assessment in accordance with the IAQM (Institute of Air Quality Management) guidance 2023 and The Control of Dust and Emissions During Construction and Demolition (Supplementary Planning Guidance-SPG8), 2014.

Step 1 – Screen the Requirement for a more Detailed Assessment:

An assessment will normally be required where there is:

- a ‘human receptor’ within:
 - 250 m of the boundary of the site; or
 - 50 m of the route(s) used by construction vehicles on the public highway, up to 250 m from the site entrance(s).
- an ‘ecological receptor’ within:
 - 50 m of the boundary of the site; or
 - 50 m of the route(s) used by construction vehicles on the public highway, up to 250 m from the site entrance(s).

For specific (high risk) schemes the planning authority may require dust assessment despite the proposed site falling outside the distances above.

Ref: FC 314	Issued: 10.03.2026	Authorised: DN	Origin: JH	Version: 2	Page: 10/40
-------------	--------------------	----------------	------------	------------	-------------

Step 2A – Define the Potential Dust Emission Magnitude

Demolition

The dust emission magnitude for the demolition phase has been determined based on the below criteria:

- *Large*: Total building volume >75,000 m³, potentially dusty construction material (e.g. concrete), on-site crushing and screening, demolition activities >12 m above ground level;
- *Medium*: Total building volume 12,000 m³ – 75,000 m³, potentially dusty construction material, demolition activities 6-12 m above ground level; and
- *Small*: Total building volume <12,000 m³, construction material with low potential for dust release (e.g. metal cladding or timber), demolition activities <6 m above ground, demolition during wetter months.

Earthworks

The dust emission magnitude for the planned earthworks has been determined based on the below criteria:

- *Large*: Total site area >110,000 m², potentially dusty soil type (e.g. clay, which will be prone to suspension when dry due to small particle size), >10 heavy earth moving vehicles active at any one time, formation of bunds >6 m in height;
- *Medium*: Total site area 18,000 m² – 110,000 m², moderately dusty soil type (e.g. silt), 5-10 heavy earth moving vehicles active at any one time, formation of bunds 3 m – 6 m in height; and
- *Small*: Total site area <18,000 m², soil type with large grain size (e.g. sand), <5 heavy earth moving vehicles active at any one time, formation of bunds <4 m in height.

Construction

The dust emission magnitude for the construction phase has been determined based on the below criteria:

- *Large*: Total building volume >75,000 m³, on site concrete batching, sandblasting;
- *Medium*: Total building volume 12,000 m³ – 75,000 m³, potentially dusty construction material (e.g. concrete), on site concrete batching; and
- *Small*: Total building volume <12,000 m³, construction material with low potential for dust release (e.g. metal cladding or timber).

Track-out

The dust emission magnitude for track-out has been determined based on the below criteria:

- *Large*: >50 HDV (>3.5 t) outward movements in any one day, potentially dusty surface material (e.g. high clay content), unpaved road length >100 m;
- *Medium*: 20-50 HDV (>3.5 t) outward movements in any one day, moderately dusty surface material (e.g. high clay content), unpaved road length 50 m – 100 m; and
- *Small*: <20 HDV (>3.5 t) outward movements in any one day, surface material with low potential for dust release, unpaved road length <50 m.

It should be noted that a vehicle movement is a one-way journey. i.e. from A to B, and excludes the return journey. HDV movements during a construction project vary over its lifetime, and the number of movements is the maximum not the average.

Ref: FC 314	Issued: 10.03.2026	Authorised: DN	Origin: JH	Version: 2	Page: 11/40
-------------	--------------------	----------------	------------	------------	-------------

Step 2B - Defining the Sensitivity of the Area

Sensitivities of People to Dust Soiling Effects:

High:

- users can reasonably expect enjoyment of a high level of amenity;
- the appearance, aesthetics or value of their property would be diminished by soiling;
- the people or property would reasonably be expected to be present continuously, or at least regularly for extended periods, as part of the normal pattern of use of the land;
- indicative examples include dwellings, museums, and other culturally important collections, medium- and long-term car parks and car showrooms.

Medium:

- users would expect to enjoy a reasonable level of amenity, but would not reasonably expect to enjoy the same level of amenity as in their home;
- the appearance, aesthetics or value of their property could be diminished by soiling;
- the people or property would not reasonably be expected to be present here continuously or regularly for extended periods as part of the normal pattern of use of the land;
- indicative examples include parks and places of work.

Low:

- The enjoyment of amenity would not reasonably be expected;
- property would not reasonably be expected to be diminished in appearance, aesthetics, or value by soiling;
- there is transient exposure, where the people or property would reasonably be expected to be present only for limited periods of time as part of the normal pattern of use of the land;
- indicative examples include playing fields, farmland (unless commercially-sensitive horticultural), footpaths, short term car parks and roads.

The sensitivity of the area should be derived for each of the four activities: demolition, construction, earthworks, and track-out, using the following table:

Sensitivity of the Area to Dust Soiling Effects on People and Property

Receptor Sensitivity	Number of Receptors	Distance from the Source (m)			
		<20	<50	<100	<350
High	>100	High	High	Low	Low
	10-100	High	Medium	Low	Low
	1-10	Medium	Low	Low	Low
Medium	>1	Medium	Low	Low	Low
Low	>1	Low	Low	Low	Low

Note - For track-out, the distances should be measured from the side of the roads used by construction traffic. Without site-specific mitigation, track-out may occur from roads up to 500 m from large sites, 200 m from medium sites and 50 m from small sites, as measured from the site exit. The impact declines with distance from the site, and it is only necessary to consider track-out impacts up to 50 m from the edge of the road.

Sensitivities of People to the Health Effects of PM10

High:

- locations where members of the public are exposed over a time period relevant to the air quality objective for PM10 (in the case of the 24-hour objectives, a relevant location would be one where individuals may be exposed for eight hours or more in a day).
- indicative examples include residential properties. Hospitals, schools, and residential care homes should also be considered as having equal sensitivity to residential areas for the purposes of this assessment.

Medium:

- locations where the people exposed are workers, and exposure is over a time period relevant to the air quality objective for PM10 (in the case of the 24-hour objectives, a relevant location would be one where individuals may be exposed for eight hours or more in a day).
- indicative examples include office and shop workers, but will generally not include workers occupationally exposed to PM10, as protection is covered by Health and Safety at Work legislation.

Low:

- locations where human exposure is transient.
- indicative examples include public footpaths, playing fields, parks, and shopping streets.

The sensitivity of the area should be derived for each of the four activities: demolition, construction, earthworks, and track-out, using the following table:

Sensitivity of the Area to Human Health Impacts:

Receptor Sensitivity	Annual Mean PM10 Concentration	Number of Receptors	Distance from the Source (m)				
			<20	<50	<100	<200	<350
High	>32 µg/m ³ (>18 µg/m ³ in Scotland)	>100	High	High	High	Medium	Low
		10-100	High	High	Medium	Low	Low
		1-10	High	Medium	Low	Low	Low
	28 – 32 µg/m ³ (16 – 18 µg/m ³ in Scotland)	>100	High	High	Medium	Low	Low
		10-100	High	Medium	Low	Low	Low
		1-10	High	Medium	Low	Low	Low
	24 – 28 µg/m ³ (14 – 16 µg/m ³ in Scotland)	>100	High	Medium	Low	Low	Low
		10-100	High	Medium	Low	Low	Low
		1-10	Medium	Low	Low	Low	Low
	<24 µg/m ³ (<14 µg/m ³ in Scotland)	>100	Medium	Low	Low	Low	Low
		10-100	Low	Low	Low	Low	Low
		1-10	Low	Low	Low	Low	Low
Medium	>32 µg/m ³ (>18 µg/m ³ in Scotland)	>10	High	Medium	Low	Low	Low
		1-10	Medium	Low	Low	Low	Low
	28 – 32 µg/m ³ (16 – 18 µg/m ³ in Scotland)	>10	Medium	Low	Low	Low	Low
		1-10	Low	Low	Low	Low	Low
	24 – 28 µg/m ³ (14 – 16 µg/m ³ in Scotland)	>10	Low	Low	Low	Low	Low
		1-10	Low	Low	Low	Low	Low
	<24 µg/m ³ (<14 µg/m ³ in Scotland)	>10	Low	Low	Low	Low	Low
		1-10	Low	Low	Low	Low	Low
Low	-	>1	Low	Low	Low	Low	Low

Note - For track-out, the distances should be measured from the side of the roads used by construction traffic. Without site-specific mitigation, track-out may occur from roads up to 500 m from large sites, 200 m from medium sites and 50 m from small sites, as measured from the site exit. The impact declines with distance from the site, and it is only necessary to consider track-out impacts up to 50 m from the edge of the road.

Sensitivities of Receptors to Ecological Effects

High:

- locations with an international or national designation and the designated features may be affected by dust soiling; or • locations where there is a community of a particularly dust sensitive species such as vascular species included in the Red Data List For Great Britain.
- indicative examples include a Special Area of Conservation (SAC) designated for acid heathlands or a local site designated for lichens adjacent to the demolition of a large site containing concrete (alkali) buildings.

Medium:

- locations where there is a particularly important plant species, where its dust sensitivity is uncertain or unknown; or • locations with a national designation where the features may be affected by dust deposition.
- indicative example is a Site of Special Scientific Interest (SSSI) with dust sensitive features.

Low:

- locations with a local designation where the features may be affected by dust deposition.
- indicative example is a local Nature Reserve with dust sensitive features.

The sensitivity of the area should be derived for each of the four activities: demolition, construction, earthworks, and track-out, using the following table:

Sensitivity of the Area to Ecological Impacts

Receptor Sensitivity	Distance from Source (m)	
	<20	<50
High	Medium	Medium
Medium	Medium	Low
Low	Low	Low

Note - For track-out, the distances should be measured from the side of the roads used by construction traffic. Without site-specific mitigation, track-out may occur from roads up to 500 m from large sites, 200 m from medium sites and 50 m from small sites, as measured from the site exit. The impact declines with distance from the site.

Step 2C - Defining the Risk of Impacts

The risk of impacts with no mitigation is determined by combining the dust emission magnitude determined in Step 2A and the sensitivity of the area determined in Step 2B.

The following tables provide a method of assigning the level of risk for each activity.

Demolition

Table B-4. Risk of Dust Impacts, Demolition

Ref: FC 314	Issued: 10.03.2026	Authorised: DN	Origin: JH	Version: 2	Page: 14/40
-------------	--------------------	----------------	------------	------------	-------------

Sensitivity of Area	Dust Emission Magnitude		
	Large	Medium	Small
High	High Risk	Medium Risk	Medium Risk
Medium	High Risk	Medium Risk	Low Risk
Low	Medium Risk	Low Risk	Negligible

Earthworks

Table B-5. Risk of Dust Impacts, Earthworks

Sensitivity of Area	Dust Emission Magnitude		
	Large	Medium	Small
High	High Risk	Medium Risk	Low Risk
Medium	Medium Risk	Medium Risk	Low Risk
Low	Low Risk	Low Risk	Negligible

Construction

Table B-6. Risk of Dust Impacts, Construction

Sensitivity of Area	Dust Emission Magnitude		
	Large	Medium	Small
High	High Risk	Medium Risk	Low Risk
Medium	Medium Risk	Medium Risk	Low Risk
Low	Low Risk	Low Risk	Negligible

Track-out

Table B-7. Risk of Dust Impacts, Track-out

Sensitivity of Area	Dust Emission Magnitude		
	Large	Medium	Small
High	High Risk	Medium Risk	Low Risk
Medium	Medium Risk	Medium Risk	Negligible
Low	Low Risk	Low Risk	Negligible

Step 3 – Site Specific Mitigation

The dust risk categories for each of the four activities determined in Step 2C should be used to define the appropriate, site-specific mitigation measures to be adopted.

These mitigation measures are contained within section 8.2 of the IAQM Guidance on the Assessment of Dust from Demolition and Construction.

The mitigation measures are detailed below:

Communications
Develop and implement a stakeholder communications plan that includes community engagement before work commences on site.
Display the name and contact details of person(s) accountable for air quality and dust issues on the site boundary. This will be the Contracts Manager and Site Manager for the project
Display the head I office contact information, displayed in site office and hoarding
Dust Management

Ref: FC 314	Issued: 10.03.2026	Authorised: DN	Origin: JH	Version: 2	Page: 15/40
-------------	--------------------	----------------	------------	------------	-------------

Develop and implement a Dust Management Plan (DMP), which may include measures to control other emissions, approved by the Local Authority. The level of detail will depend on the risk, and should include as a minimum the highly recommended measures in this document. The desirable measures should be included as appropriate for the site. The DMP may include monitoring of dust deposition, dust flux, real time PM10 continuous monitoring and/or visual inspections.
Record all dust and air quality complaints, identify cause(s), take appropriate measures to reduce emissions in a timely manner, and record the measures taken, Site Manager to retain records.
Make the complaints log available to the local authority when asked.
Record any exceptional incidents that cause dust and/or air emissions, either on- or offsite, and the action taken to resolve the situation in the log book.
Carry out regular site inspections to monitor compliance with the CEMP, record inspection results, and make an inspection log available to the local authority when asked, minimum monthly as part of internal S.H.E inspections.
Increase the frequency of site inspections by the person accountable for air quality and dust issues on site when activities with a high potential to produce dust are being carried out and during prolonged dry or windy conditions.
Plan site layout so that machinery and dust causing activities are located away from receptors, as far as is possible.
Erect solid screens or barriers around dusty activities or the site boundary that are at least as high as any stockpiles on site.
Fully enclose site or specific operations where there is a high potential for dust production and the site is active for an extensive period.
Avoid site runoff of water or mud.
Keep site fencing, barriers and scaffolding clean using wet methods.
Remove materials that have the potential to produce dust from site as soon as possible, unless being re-used on site. If they are being re-used on-site cover as described below.
Cover, seed or fence stockpiles to prevent wind whipping.
Ensure all vehicles switch off engines when stationary - no idling vehicles.
Avoid the use of diesel- or petrol-powered generators and use mains electricity or battery powered equipment where practicable.
Produce a Construction Logistics Plan to manage the sustainable delivery of goods and materials, refer to the CLP issued for C12 by FCL, dated May 2026
Only use cutting, grinding, or sawing equipment fitted or in conjunction with suitable dust suppression techniques such as water sprays or local extraction, e.g. suitable local exhaust ventilation systems.
Ensure an adequate water supply on the site for effective dust/particulate matter suppression/mitigation, using non-potable water where possible and appropriate.
Use enclosed chutes and conveyors and covered skips.
Minimise drop heights from conveyors, loading shovels, hoppers and other loading or handling equipment and use fine water sprays on such equipment wherever appropriate.
Ensure equipment is readily available on site to clean any dry spillages, and clean up spillages as soon as reasonably practicable after the event using wet cleaning methods.
Avoid bonfires and burning of waste materials.
Earthworks
No Action Required.
Construction
Ensure sand and other aggregates are stored in bunded areas and are not allowed to dry out, unless this is required for a particular process, in which case ensure that appropriate additional control measures are in place.
Track-out
Use water-assisted dust sweeper(s) on access and local roads, to remove, as necessary, any material tracked out of the site. This may require the sweeper being continuously in use.
Avoid dry sweeping of large areas.
Ensure vehicles entering and leaving sites are covered to prevent escape of materials during transport.
Inspect on-site haul routes for integrity and instigate necessary repairs to the surface as soon as reasonably practicable.

Ref: FC 314	Issued: 10.03.2026	Authorised: DN	Origin: JH	Version: 2	Page: 16/40
-------------	--------------------	----------------	------------	------------	-------------

Record all inspections of haul routes and any subsequent action in a site log book.
Install hard surfaced haul routes, which are regularly damped down with fixed or mobile sprinkler systems, or mobile water bowzers and regularly cleaned.
Implement a wheel washing system (with rumble grids to dislodge accumulated dust and mud prior to leaving the site where reasonably practicable).
Ensure there is an adequate area of hard surfaced road between the wheel wash facility and the site exit, wherever site size and layout permits.
Access gates to be located at least 10m from receptors where possible.

Additional Mitigation Measures:

Dust Management
Undertake daily on-site and off-site inspection, where receptors (including roads) are nearby, to monitor dust, record inspection results, and make the log available to the local authority when asked. This should include regular dust soiling checks of surfaces such as street furniture, cars, and window sills within 100m of site boundary, to be completed by the Site Manager as part of perimeter checks
Impose and signpost a maximum-speed-limit of 15 mph on surfaced and 10 mph on un-surfaced haul roads and work areas (if long haul routes are required these speeds may be increased with suitable additional control measures provided, subject to the approval of the nominated undertaker and with the agreement of the local authority, where appropriate). Maximum speed on site is 5mph, as the CPHSP Part 2 and CTMP both issued by FCL, dated May 2026
Implement a Travel Plan that supports and encourages sustainable travel (public transport, cycling, walking, and car-sharing).
Earthworks
Use Hessian, mulches or trackifiers where it is not possible to re-vegetate or cover with topsoil, as soon as practicable.
Only remove the cover in small areas during work and not all at once.
Construction
Avoid scabbling (roughening of concrete surfaces) if possible.
Ensure bulk cement and other fine powder materials are delivered in enclosed tankers and stored in silos with suitable emission control systems to prevent escape of material and overfilling during delivery.
For smaller supplies of fine power materials ensure bags are sealed after use and stored appropriately to prevent dust.

4.2) Noise

On site, where construction work is in progress, all personnel will have the responsibility to see that activities are carried out in the quietest practicable manner. Where noisy activities are unavoidable the disturbance shall be minimized or attenuated. This shall be achieved by the appropriate choice of technique or timing, or the shielding or protection of equipment as necessary.

Best practice will be adopted, in particular adhering to HSE INDG362(rev2) 2012 for noise and vibration control on construction and open sites.

Points of action include: -

- (a) Turning off equipment when not in use.
- (b) No combustion engine equipment to be used on the site.
- (c) The fitting of silencers to electric and pneumatic machinery
- (d) Ensuring good relations with tenants and occupants of surrounding area.

No work will be carried out outside the permitted hours.

Ref: FC 314	Issued: 10.03.2026	Authorised: DN	Origin: JH	Version: 2	Page: 17/40
-------------	--------------------	----------------	------------	------------	-------------

The building work shall be carried out in a way that inconvenience to the public will be minimized. Working hours will be Monday to Friday 08.00 to 17.00. Saturdays 08.00 to 13.00.

No working on Sundays, Bank Holidays or Holidays.

Where any person is liable to be exposed to noise levels greater than 80 dB (A), he will be informed and provided with suitable ear protection. Methods of ear protection, in ascending order of attenuation, include foam ear plugs and ear defenders. Noise will be kept to a minimum at all times and any further restrictions imposed under the terms of the contract will be adhered to.

4.3) Vibration:

Vibration in construction is mainly propagated in the ground. When the vibration exceeds the threshold of perception it can become a nuisance. A vibration level, however, that causes nuisance will be well below the damage threshold for normal buildings.

Construction methods that involve ground-borne vibration will be kept to a minimum.

The types of operation where vibration will occur might include: -

- a) The breaking out of concrete or brickwork including demolition.
- b) The breaking of the concrete slab.
- c) Steel erection and fixing.
- d) The drilling of and fixing to brickwork etc

Where possible these operations breaking out undertaken by hand with small tools. Otherwise, the smallest machinery will be employed if necessary.

It should be noted that vibration can be accumulative and so where possible vibration sources shall be operated separately.

Exposure to vibration will be identified in the appropriate Risk Assessments and Method Statements. Adequate control measurements will be put in place to eliminate the effects of vibration and to reduce exposure to it by having suitable breaks.

4.4) Dust & Air Quality (Including Odours & Smells):

A building project may affect the air quality in and around the construction site. This usually takes the form of dust created during construction activities. Dust can be dirty, and it can cause a nuisance. There are a number of routine tasks that are capable of producing levels of dust.

These might include: -

- a) Breaking out or cutting or chasing concrete and brickwork.
- b) Cutting roofing or other types of tiles.
- c) Mixing mortar or concrete on site
- d) Demolition work in general.
- e) Sawing and sanding timber and plasterboard.
- f) Preparing internal finishes such as rubbing down during decorating and the sanding of floors.

A number of factors might contribute to increased levels of dust.

Ref: FC 314	Issued: 10.03.2026	Authorised: DN	Origin: JH	Version: 2	Page: 18/40
-------------	--------------------	----------------	------------	------------	-------------

- High-energy tools like grinders, drills and saws can produce a lot of dust.
- Prolonging the duration of a tasks will enable the build-up of dust.
- Working in enclosed areas.

Site personnel will be instructed on the risks of dust and how it can be a nuisance to the public and how in the extreme case how it can harm their health. Dust control measures will be in place.

There are a number of important principles/methods to consider when controlling the level on of dust during construction activity: -

- a) Undertake the activity in well-ventilated areas,
- b) Use on-tool dust extraction systems, such as collection bags, fitted to the equipment creating the dust,
- c) Use water to dampen down the dust, for example when cutting concrete or brickwork,
- d) The use of barriers, screens, or tarpaulin as required,
- e) Clean down the areas of work after dust-creating activities,
- f) Delivery vehicles and skip lorries will have their loads fully sheeted,
- g) Site tools and equipment, such as compressors, to be well maintained so that dirty fumes are kept to a minimum,
- h) Skips to be exchanged regularly and not to be overfilled, and covered when removed from site

Faircloth will undertake regular inspections of the equipment and the cleanliness of the site to help ensure that there is minimal dust pollution and that air quality is maintained.

4.5) Storage of Materials:

Construction materials such as cement, oils, and fuels for site plant etc have the potential to cause pollution. All fuel; oil and chemical storage must be sited on an impervious base within a secured bund of adequate storage capacity.

The risk of fuel spillage is greatest during refuelling of plant. Mobile plant would be refuelled either off site or within a designated area on hard standing. All pumps, hoses etc will be checked regularly.

4.6) Waste Management:

This S.W.M.P will include detailed proposals for dealing with waste arising from the construction of this project. This would include:

- Storing and reusing earthwork materials and general arisings to negate the export or import of inert materials.
- Storing and reusing demolition materials to negate the export or import of inert materials.
- Reduction of site generated waste through waste minimisation and re-cycling initiatives, including the source-segregation of re-usable and recyclable materials.
- Appropriate methods of waste disposal linked to a robust waste disposal audit trial.
- Construction and demolition arisings being reused within the site as structural or non-structural fill.

Ref: FC 314	Issued: 10.03.2026	Authorised: DN	Origin: JH	Version: 2	Page: 19/40
-------------	--------------------	----------------	------------	------------	-------------

- Detailed procedures and guidance would be developed and implemented through the construction process to minimise the import of non-sustainable raw materials and for identifying opportunities for re-using or re-cycling waste.
- Site office wastes would be collected in separate containers to maximise the opportunities for recycling, this would include:
 - Can, bottle, and paper banks;
 - Paint spray cans, (used for surveying), would be logged when issued so that their return is ensured.

4.7) Recycling/ Disposing of Waste Resulting from Construction Work:

In respect of the construction work, the following measures have been identified to minimise the quantity of waste produced during this project:

- The Site Manager will be responsible for identifying and segregating waste on site,
- Re-usable materials will be identified on site and removed for further re-use,
- Recyclable materials will be removed from site for processing in licensed facilities,
- Hazardous waste shall be segregated and removed by licensed contractor to licensed facility,
- No waste shall be burnt or destroyed on site – burning is strictly prohibited,
- Faircloth Construction Ltd are registered as an Upper Tier Waste Broker and Dealer (registration number: CBDU218161).

4.8) Lighting and Light Pollution:

Light intrusion occurs when the light 'spills' beyond the boundary of the area being lit. For example, light spill can impair sleeping, cause annoyance to people, compromise an existing dark landscape and/or affect natural systems (ecology etc.).

Where required temporary lighting will be used, where this is required, it shall be either 110 volt or if mobile self-generating rigs are to be used, shall be sourced from a reputable hire company, and shall be sited so that they always face into the site, and does not emit light out of the site and be a nuisance/ distraction to adjacent occupied units and properties, community in general and any adjacent highways.

4.9) Existing Traffic Systems:

The site lies on the western side of West Road at its northern end. West Road forms a priority T- junction with Brantwood Road just beyond the northeast corner of the site. West Road is a two- way single carriageway road with a 20mph speed limit, leading onto the residential Willoughby Park Road to the south, which subsequently forms a priority T-junction with Willoughby Lane approximately 300 metres to the southeast of the site. Willoughby Lane connects with Northumberland Park to the south.

Brantwood Road forms a roundabout junction with Willoughby Lane / Dysons Road / Leaside Road approximately 230 metres northeast of the site. Leaside Road provides a route to the A1055 which access to/from the A406 North Circular Road further north of the site.

National traffic restrictions apply; therefore, all roads will be kept unobstructed at all times, additionally roads are to be kept clean as possible throughout the project

4.10) Existing Transport Links:

Ref: FC 314	Issued: 10.03.2026	Authorised: DN	Origin: JH	Version: 2	Page: 20/40
-------------	--------------------	----------------	------------	------------	-------------

For those travelling by road, there will be sufficient parking spaces available within the site demise for all Employees, Contractors, and Visitors to the site, where ever possible (but also dependent on any possible future Covid-19 restrictions being reintroduced), vehicle sharing, where ever possible, will be encouraged for those attending the site.

Contractors and sub-contractor's staff will be advised to vehicle share to use public transport where possible, for those wishing or able to use public transport, the following is available:

Northumberland Park Station and Meridian Water Station both lie approximately 700m walk distance from the site to the northeast and southeast respectively. Both rail stations provide frequent Greater Anglia rail services on the same railway line between Bishops Stortford/ Hertford East and Stratford. London Overground services are available from White Hart Lane Station approximately 1.3km walk distance to the west of the site.

The closest bus stops to the site are a walk distance of approximately 350 metres to the east on Willoughby Lane and 390 metres to the south on Northumberland Park. These bus stops provide access to bus routes 341 and W3 respectively. Additional bus stops are located within 1km walk distance to the west of the site on the A1010 High Road which serve four bus routes (149, 259, 279 and 349). In total the site therefore benefits from access to a total of six frequent London bus services within 1km walk distance.

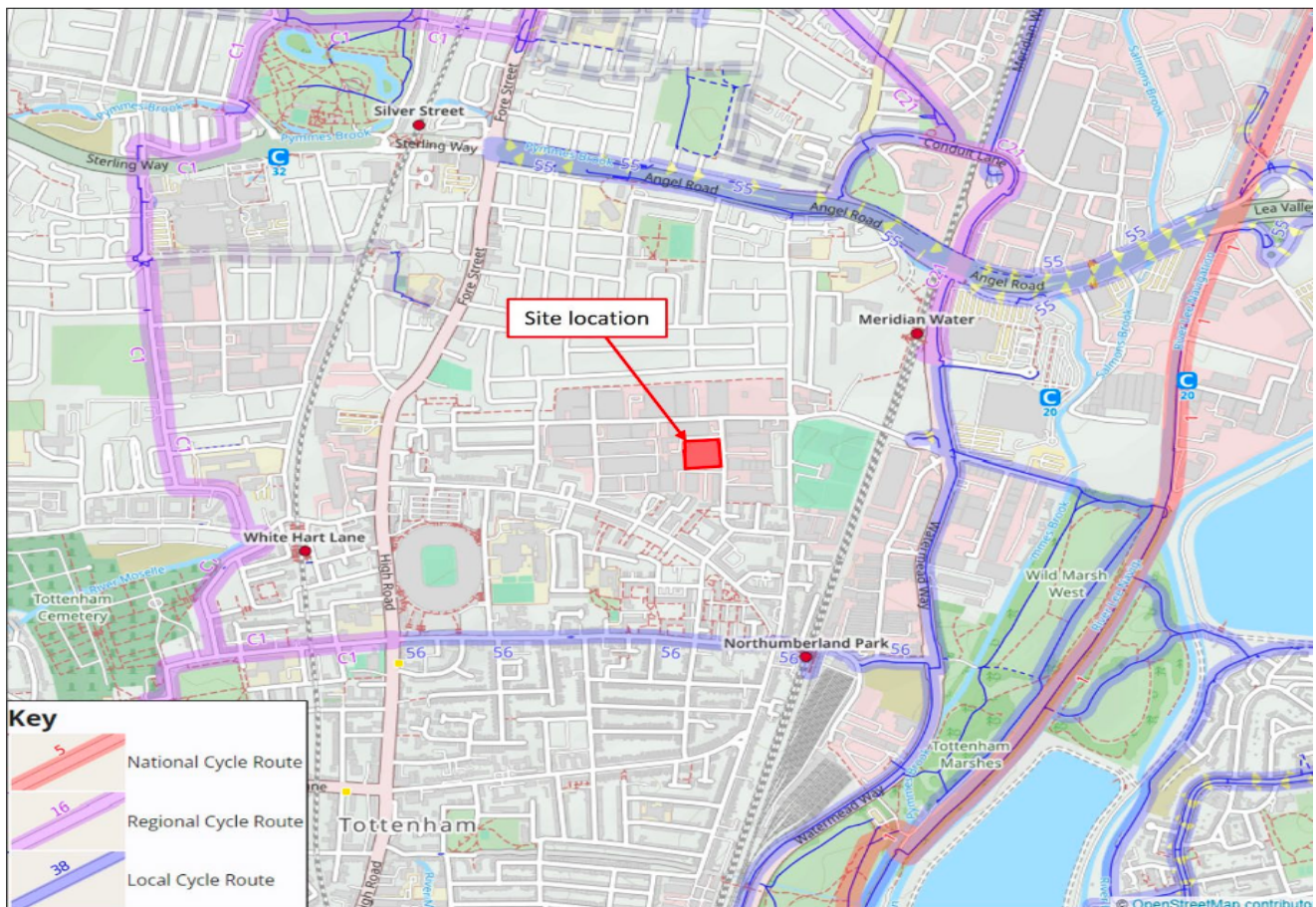
These bus services have been summarised summarised in the below table

Bus No.	Bus Stop Location / Walk Distance	Bus Route Description	Average Weekday Frequency
341	Willoughby Lane / 350 metres	Lea Valley Tesco - Northumberland Park Station - Tottenham - Harringay - Manor House - Newington Green - Islington - Farringdon - Aldwych - Waterloo	Every 11 – 13 minutes
W3	Northumberland Park / 390 metres	Northumberland Park - White Hart Lane - Wood Green Station - Alexandra Palace - Hornsey - Ferme Park Road - Finsbury Park	Every 5 – 9 minutes
149	A1010 High Road / <1 kilometre	Edmonton Green - Tottenham - Stamford Hill - Stoke Newington - Dalston - Shoreditch - London Bridge	Every 6 – 10 minutes
259	A1010 High Road / <1 kilometre	Edmonton Green - Tottenham - Finsbury Park - Holloway - King's Cross	Every 9 – 13 minutes
279	A1010 High Road / <1 kilometre	Waltham Cross - Enfield Wash - Ponders End - Edmonton - Tottenham - Manor House	Every 5 – 8 minutes
349	A1010 High Road / <1 kilometre	Ponders End - Edmonton - Tottenham - Stamford Hill	Every 9 – 12 minutes

The above suggests bus travel forms a realistic and viable option for people accessing the site. There is also a night bus route N279 available from the A1010 High Road bus stops.

Cycle Routes:

Local, regional and national cycle routes can be found near the site, as below



4.11) Non-Road Mobile Machinery (N.R.M.M):

As stated in the Construction Logistics Plan submitted. Faircloth Construction Ltd will only use plant which is compliant with London's Emission Zone for NRMM, which for this site is Tier IV.

Faircloth Construction Ltd will only use plant which is compliant with London's Emission Zone for NRMM, which for this site is Tier IV.

We can confirm , that prior to the works commencing, the site has been added to the NRMM register by Faircloth Construction Ltd along with the details of the NRMM equipment that may be utilised for site set up, any additional plant will be added as required. Evidence of registration follows on the next page.

Throughout the project lifecycle, the NRMM register will be kept up to date with copies of the emission details and limits for all equipment being used, to be retained on site

Dust and emissions created through the use of NRMM will be managed through PM2.5 & PM10 monitors set up at various points throughout the project. Dust created through the movement and use of machinery will be suppressed using onboard and secondary dust suppressant methods.

All NRMM machinery onsite will meet the required engine stage code as set out in the NRMM Practical Guide v.4 for the Greater London area of stage IIIA or higher.

All unnecessary idling, running, or moving of machinery will be kept to a minimum to reduce the creation of exhaust emissions and dust creation.

Ref: FC 314	Issued: 10.03.2026	Authorised: DN	Origin: JH	Version: 2	Page: 22/40
-------------	--------------------	----------------	------------	------------	-------------

All machinery onsite will undergo daily inspections by the operator, regular service intervals (500hrs) and annual thorough inspections. Any machinery viewed to be seen creating unnecessary environmental emissions (black smoke, engine oil leaks, hydraulic oil leaks etc) will be shut down until repairs have been carried out and any defects repaired.

Ref: FC 314	Issued: 10.03.2026	Authorised: DN	Origin: JH	Version: 2	Page: 23/40
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5) SITE SPECIFIC ENVIRONMENTAL ISSUES:

5.1) Erosion and Sediment Control

Erosion is to be minimised by avoiding unnecessary traffic over the site.

Objective	To manage construction activities with the potential to cause erosion and the release of sediment		
Actions	Requirements	Responsibility	Timing
	Installation of wheel washing facilities (jet wash area) at the site exit point	Site Manager	Prior to construction commencing
	Form hard standings and haul roads	Site Manager	Prior to construction commencing
	Segregate the site from surrounding areas with hoarding and HERAS fencing	Site Manager	Prior to construction commencing
Performance Indicators	No mud/dirt visible on public roads due to construction works	Site Manager	Throughout construction works
	No rutting	Site Manager	Throughout construction works
	Site contained	Site Manager	Throughout construction works
Monitoring	Daily visual inspections of works site and all erosion and sediment controls	Site Manager	Throughout construction works
	Monthly reports	Site Manager	Monthly
Reporting	Reporting to site manager	All staff	Throughout construction works
	Any reporting to Environment Agency	Contracts Manager	Throughout construction works
Corrective Actions	Corrective actions and implementation time frame	Site Manager	Throughout construction works

5.2) Water Quality:

No groundwater or waste water is to be discharged into any water courses, rivers, or streams.

Objective	To appropriately manage stormwater and groundwater quality during construction activities		
Actions	Requirements	Responsibility	Timing
	Excavation of v-drains / settlement ponds as required	Site Manager	Prior to construction commencing
	Provide spill kits	Site Manager	Prior to construction commencing
Performance Indicators	No untreated stormwater leaving site	Site Manager	Throughout construction works
Monitoring	Water quality monitoring program or complaint-based monitoring	Site Manager	Throughout construction works
	Daily visual inspections	Site Manager	Throughout construction works
Reporting	Reporting to site manager	All staff	Throughout construction works
	Any reporting to Environment Agency	Contracts Manager	Throughout construction works
Corrective Actions	Corrective actions and implementation time frame	Site Manager	Throughout construction works

5.3) Air Quality:

Every effort is to be made to minimise dust generation

Objective	To manage construction activities with the potential to impact on air quality		
Actions	Requirements	Responsibility	Timing
	Water bowzers will be used for dust suppression, all cutting tools to be water dust suppressed	Site Manager	Throughout construction works
	Provide haul roads	Site Manager	Throughout construction works
Performance Indicators	No complaints regarding dust from workers / neighbours / community members	Site Manager	Throughout construction works
	No dust settlement	Site Manager	Throughout construction works
Monitoring	Air quality monitoring program or complaint-based monitoring	Site Manager	Throughout construction works
	Visual checks	Site Manager	Throughout construction works
Reporting	Reporting to site manager	All staff	Throughout construction works
	Any reporting to Environment Agency	Contracts Manager	Throughout construction works
Corrective Actions	Corrective actions and implementation time frame	Site Manager	Throughout construction works

The site is in an Air Quality Management Area (AQMA) for exceedances of the annual mean NO² and 24-hour mean PM10 objectives.

The main likely effects on local air quality during construction relate to the generation of dust and particulates. A range of measures to minimize or prevent dust and particulates would be implemented throughout the construction works, these are detailed on the following pages. Therefore, it is considered that likely residual effects due to dust emissions would not be significant.

It is anticipated the effect of construction vehicles on air quality would not be significant in the context of existing local road traffic emission.

Air Quality will be monitored daily (3 x per day) using a calibrated handheld PM2.5 & PM10 monitoring unit on site.

The checks will be completed at three agreed set locations within the site. The site activities that are being undertaken at the time of the check will be recorded as well for reference. and will be checked and recorded daily throughout the lifecycle of the project.

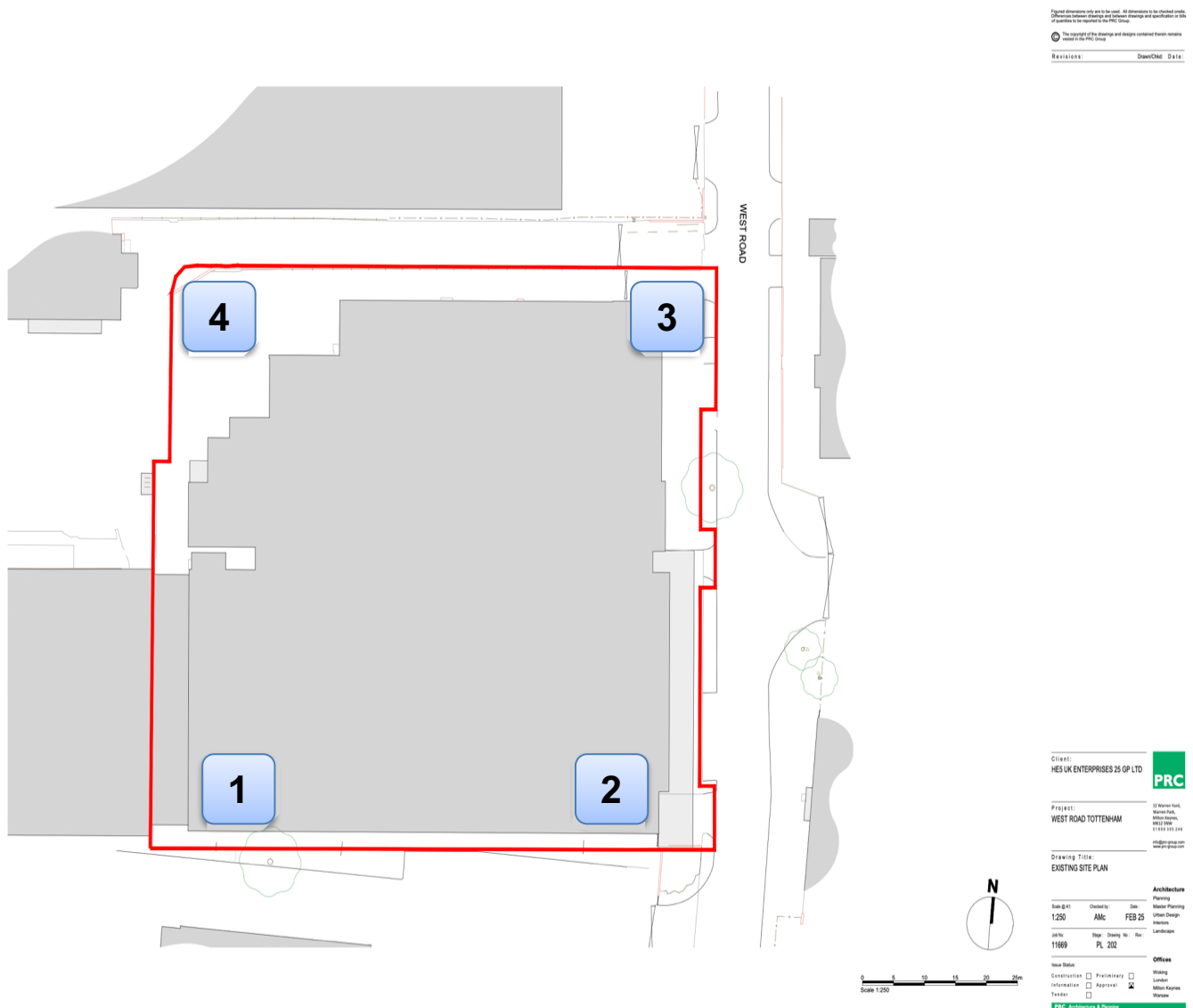
The Faircloth Site Manager and/ or Junior Quantity Surveyor will have the responsibility of completing and recording the checks, using form FC260 (example can be provided upon request). The Faircloth Senior Contracts Manager for the project will have overall responsibility to ensuring the checks are completed and records retained on site.

Ref: FC 314	Issued: 10.03.2026	Authorised: DN	Origin: JH	Version: 2	Page: 26/40
-------------	--------------------	----------------	------------	------------	-------------

Monitoring undertaken in line with the “Guidelines on Monitoring in the Vicinity of Demolition and Construction Sites,” version 1.1, dated October 2018, published by the Institute of Air Quality Management.

As per the above Guidelines, the recommended Site Action Level will be set at $>190\mu\text{g}/\text{m}^3$ measured over a 15 minute, any readings within 10% of the Site Action Level ($>171\mu\text{g}/\text{m}^3$), then monitoring will continue for a further 60-minute period and the appropriate action to reduce taken.

Monitoring locations are shown on the plan below:



Ref: FC 314	Issued: 10.03.2026	Authorised: DN	Origin: JH	Version: 2	Page: 27/40
-------------	--------------------	----------------	------------	------------	-------------

5.4) Noise:

Works are to be planned and organised to reduce noise pollution and the impact of same.

Objective	To appropriately manage noise during construction activities to minimise impact to workers, neighbours, and community members.		
Actions	Requirements	Responsibility	Timing
	All significant noise generating activities will be undertaken between Mon-Fri 8:00am to 5:00pm and Sat 8:30am – 1:00pm. No works on Sundays at all.	Site Manager	Throughout construction works
	All plant to be fitted with noise suppression	Site Manager	Throughout construction works
Performance Indicators	No complaints regarding noise from workers / neighbours / community members	Site Manager	Throughout construction works
Monitoring	Noise monitoring program or complaint-based monitoring	Site Manager	Throughout construction works
Reporting	Reporting to site manager	All staff	Throughout construction works
	Any reporting to Environment Agency	Contracts Manager	Throughout construction works
Corrective Actions	Corrective actions and implementation time frame	Site Manager	Throughout construction works

5.5) Hazardous Substances:

Faircloth Construction Ltd, actively seeks to establish the extent of any Hazardous Waste on site prior to the commencement of the project.

Asbestos:

Existing buildings will be demolished by a separate contractor and all potential asbestos will be removed by a separate contractor prior to commencement of works therefore, there is no need for an asbestos R&D survey. **Should any Asbestos or Asbestos Containing Materials be discovered then, works shall cease and all hazardous materials will be handled within the latest HSE guidelines of the Control of Asbestos Regulations 2012 (C.A.R), including the use of appropriate P.P.E.**

Objective	To manage construction activities with the potential to cause contaminated soil.		
Actions	Requirements	Responsibility	Timing
	All diesel and petrol fuel and chemicals will be stored in bunded, areas with MSDS's kept nearby	Site Manager	Throughout construction works
	Spill kits to be provided on site	Site Manager	Throughout construction works
Performance Indicators	No spills	Site Manager	Throughout construction works
Monitoring	Chemical storage areas and spill kits will be inspected on a routine basis	Site Manager	Throughout construction works
Reporting	Reporting to site manager	All staff	Throughout construction works
	Any reporting to Environment Agency	Contracts Manager	Throughout construction works
Corrective Actions	Corrective actions and implementation time frame	Site Manager	Throughout construction works

5.6) Contaminated Soil:

Faircloth Construction Ltd, actively seeks to establish the extent of Hazardous Waste on site prior to the commencement of the project.

Objective	To manage construction activities with the potential to cause or disturb contaminated soil.		
Actions	Requirements	Responsibility	Timing
	Minimise material to be removed from site	Site Manager	Throughout construction works
	Inspect material to be removed from site for any signs of asbestos or Japanese Knotweed	All Staff	Throughout construction works
Performance Indicators	No evidence of contamination in the soil on site	Site Manager	Throughout construction works
Monitoring	Any contamination sampling and WAC testing	Site Manager / consultant	Throughout construction works
Reporting	Reporting to site manager	All staff	Throughout construction works
	Any reporting to Environment Agency	Contracts Manager	Throughout construction works
Corrective Actions	Corrective actions and implementation time frame	Site Manager	Throughout construction works

If any contaminated soil is suspected, then a W.A.C Test (Waste Acceptance Criteria – Hazard Waste Assessment), will be completed by a certified testing company (U.K.A.S accredited – Envirochem or similar), the results of which will then determine the next step to be taken and actions required. This will be reported back to the Project Team. If required the services of a Specialist Ground Engineer will be engaged, if deemed to be required.

Any identified contaminated soil will be isolated, and will be removed by a licensed waste contractor to be disposed of at a licensed facility – specific contractor to be appointed at the start of the project.

Upon completion of the ground works phase and/ or project, a report will be issued stating quantities if any, of any contaminated soil removed from site, the contractor that removed it and its final destination for disposal using a licensed waste contractor, and if applicable any controls taken to remove any such contamination.

5.7) Waste Management:

Objective	To appropriately manage waste during construction activities.		
Actions	Requirements	Responsibility	Timing
	Appropriate waste receptacles will be provided on site	Site Manager	Prior to works commencing
Performance Indicators	No waste deliberately or unintentionally released	Site Manager	Throughout construction works
Monitoring	Waste receptacles will be inspected daily and emptied weekly	Site Manager	Throughout construction works
Reporting	Reporting to site manager and PBPL	All staff	Throughout construction works
	Any reporting to Environment Agency	Contracts Manager	Throughout construction works
Corrective Actions	Corrective actions and implementation time frame	Site Manager	Throughout construction works

5.8) Flora and Fauna:

Non-Native Invasive Species

No non-native Invasive Species have been identified

Objective	To appropriately manage construction activities with the potential to disturb flora and fauna.		
Actions	Requirements	Responsibility	Timing
	No terrestrial vegetation will be disturbed without prior approval	Site Manager	Throughout construction works
	No animal habitats will be disturbed without prior approval	Site Manager	Throughout construction works
Performance Indicators	No injury / harm to local flora and fauna	Site Manager	Throughout construction works
Monitoring	Visual monitoring	Site Manager	Throughout construction works
Reporting	Reporting to site manager and PBPL	All staff	Throughout construction works
	Any reporting to regulators	Contracts Manager	Throughout construction works
Corrective Actions	Corrective actions and implementation time frame	Site Manager	Throughout construction works

5.9) Ecology Protection Measures:

Protection of Trees and Fauna/ Flora - Protected Habitats:

Where identified, Faircloth shall ensure all tree protection measures are adopted and implemented for the duration of the project; typically, HERAS Fenced with additional diagonal supports and warning signage displayed on the fencing, methodology below:

The perimeter HERAS Security fencing will be erected to protect the trees surrounding the site, it is noted that these are protected and tree protection measures, as above will be implemented and stay in place for the duration of the works. The Ecology Protection Measures (secure HERAS fencing) will be checked on a minimum of a weekly basis to ensure that the protection is in place and secure. Outline process below:

- Materials are to be transported to the working area by Telehandler accompanied by a Banksman.
- Using at least two operatives to handle the panels, 2m HIGH HERAS Fencing to be installed, erecting one panel at a time, with a minimum of two clips being used to connect sections once placed in weighted feet/ base plates.
- Stabiliser struts are to be installed every other panel with base plate secured with driven in ground pins OR mounted on block tray with two weight base plates where ground pins cannot be used e.g. on hard surfacing or within 3m of the base of any tree stem.
- Repeat the above until all Ecology Protection Fencing has been installed.
- Weather proof signage is to be fixed to the tree protection fencing at intervals of 7m, the signage shall state the following: "Tree Protection Area – No Admittance! This Fencing shall neither be moved nor removed without authorisation from the Site Manager and/ or Contracts Manager
- All operatives will be advised of the requirements of the Tree Protection; this will be communicated as part of the Site Induction and also through regular Tool Box Talks
- Tree Protection Fencing will then be checked Daily/ Weekly for integrity by the Site Manager or authorised Deputy for the duration of the Project and records of these checks will be recorded.
- Upon completion of the project and Site Decamp, the fencing will be removed using the reverse method of installation/ erection taking all due precautions not to damage the trees.

Sensitive Lighting:

Temporary Lighting will be used for all works undertaken within the hours of darkness. These lights will be positioned so that they do not cause distractions and are pointed down not out so as not to disturb and species present e.g. Bats etc.

Ecological lighting in construction minimizes environmental impact by reducing light pollution, energy consumption, and disturbance to wildlife, particularly nocturnal species like bats. Key strategies include using shielded, downward-facing LED fixtures, implementing motion sensors/timers, utilizing warm-toned, low-intensity lights (3000K or less), and avoiding sensitive habitats.

Key Aspects of Ecological Lighting in Construction:

- **Wildlife Protection:** Lighting is designed to avoid spilling into hedgerows, trees, and habitats, especially during sensitive times (e.g., bat foraging periods).
- **Technological Choices:** LEDs are preferred for their efficiency and directionality. Utilizing warm-coloured lights (e.g., 3000K or 2700K) reduces the impact on insects and bats.

Ref: FC 314	Issued: 10.03.2026	Authorised: DN	Origin: JH	Version: 2	Page: 33/40
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- **Control Systems:** Motion sensors, timers, and dimmers ensure that lights are only used when needed and at appropriate brightness levels.
- **Planning and Compliance:** Incorporating specialized lighting, such as Bat-Friendly Lighting, helps in securing planning permissions and fulfilling environmental obligations.
- **Impact Minimization:** Using fixtures that minimize upward light (sky glow) and light trespass into nearby areas is crucial.

Benefits:

- **Reduced Energy Consumption:** Efficient LEDs and controls save energy.
- **Biodiversity Enhancement:** Lower impact on ecosystems and local fauna.
- **Improved Compliance:** Meets regulations concerning light pollution and environmental protection.

Best Practices:

- **Shielding:** Direct light downwards to prevent obtrusive light.
- **Design Phase:** Incorporate lighting design early to prevent damage to sensitive areas.
- **Maintenance:** Regularly check and maintain lighting systems to ensure they remain efficient and properly oriented.

Ref: FC 314	Issued: 10.03.2026	Authorised: DN	Origin: JH	Version: 2	Page: 34/40
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6) WASTE & ENERGY MANAGEMENT:

6.1) Declaration & Tables:

Declaration								
The client and principal contractor will take all reasonable steps to ensure that: (a) all waste from the site is dealt with in accordance with the waste duty of care in section 34 of the Environmental Protection Act 1990 and the Environmental Protection (Duty of Care) regulations 1991 (b) materials will be handled efficiently and waste managed appropriately								
Signatures								
Waste type	Quantity (m3 or tonnes)							
	Reuse on site	Reuse off site	Recycling on site	Recycling off site	Other form of recovery on site	Other form of recovery off site	Sent to landfill	Other disposal
<i>Estimates</i>								
Inert								
Non-hazardous								
Hazardous								
Totals (m3 or tonnes)								

<i>Actual</i>

Inert								
Non-hazardous								
Hazardous								
Totals (m3 or tonnes)								
Difference between estimates and actual								

6.2) Energy

Type	Start of Project	Start of Project	Consumption
Electric			
Gas			
Fuel – Diesel			
Fuel – Petrol			
Water			

6.3) Re/Upcycle Opportunities:

Faircloth have identified that the following potential opportunities for upcycling/ recycling exist for this particular project:

- 1) Concrete/ Hardcore/Muck away can be reused/ upcycle, either crushed on site or sent off site for recycling/ crushing and reuse.
- 2) All Gypsum and Packaging can be segregated and sent off site for recycling/ upcycling.
- 3) All metals can be separated/ segregated and sent off site for recycling.

Ref: FC 314	Issued: 10.03.2026	Authorised: DN	Origin: JH	Version: 2	Page: 36/40
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- 4) Any wood can be separated/ segregated and sent off site for recycling.
- 5) Any glass/ glazing can be segregated and sent off site for recycling into secondary aggregate.
- 6) Bricks and blocks can be separated and sent of site for recycling into secondary aggregate.
- 7) Tarmac planning's can be removed and sent off site for recycling/ crushing and reuse.
- 8) All waste will be removed by licensed contractors, on similar projects previously we have used the services of the following:
- Skips: Nationwide AWS
 - Muck Away: London Rock
 - Metals: ASM

Ref: FC 314	Issued: 10.03.2026	Authorised: DN	Origin: JH	Version: 2	Page: 37/40
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Table 10.3 Construction waste groups

European Waste Catalogue	Key group	Examples
170102	Bricks	Bricks
170101	Concrete	Pipes, kerb stones, paving slabs, concrete rubble, precast and in situ
170604	Insulation	Glass fibre, mineral wool, foamed plastic
1501	Packaging	Paint pots, pallets, cardboard, cable drums, wrapping bands, polythene sheets
170201	Timber	Softwood, hardwood, board products such as plywood, chipboard, medium density fibreboard (MDF)
1602	Electrical and electronic equipment	Electrical and electronic TVs, fridges, air-conditioning units, lamps equipment
1301	Oils	Hydraulic oil, engine oil, lubricating oil
1703	Asphalt and tar	Bitumen, coal tars, asphalt
170103	Tiles and ceramics	Ceramic tiles, clay roof tiles, ceramic, sanitary ware
1701	Inert	Mixed rubble or excavation material, glass
1704	Metals	Radiators, cables, wires, bars, sheet
170802	Gypsum	Plasterboard, plaster, fibre cement sheets
170101	Binders	Render, cement, mortar
170203	Plastics	Pipes, cladding, frames, non-packaging sheet
1705	Soils	Soils, clays, sand, gravel, natural stone
Most relevant EWC	Liquids	Non-hazardous paints, thinners, timber treatments
Most relevant EWC	Hazardous	Defined in the Hazardous Waste List (HWL) of the European Waste Catalogue (EWC)
Most relevant EWC	Floor coverings (soft)	Carpets, vinyl flooring
Most relevant EWC	Architectural features	Roof tiles, reclaimed bricks, fireplaces
170904 (Mixed)	Mixed or other	Efforts should be made to categorise waste into the above categories wherever possible.

EWC Code	Key Group	Estimate (Tonnage or m3)	Actual (Tonnage or m3)	% Diverted or Re-used
170102	Bricks			
170101	Concrete			
170604	Insulation			
1501	Packaging			
170201	Timber			
1602	Electrical and Electronic Equipment			
1301	Oils			
1703	Asphalt and tar			
170103	Tiles and Ceramics			
1701	Inert			
1704	Metals			
170802	Gypsum/Plaster			
170101	Binders			
170203	Plastics			
1705	Soils			
Most Relevant EWC	Liquids			
Most Relevant EWC	Hazardous			
Most Relevant EWC	Floor coverings (soft)			
Most Relevant EWC	Architectural Features			
170904	Mixed or Other			

Ref: FC 314	Issued: 10.03.2026	Authorised: DN	Origin: JH	Version: 2	Page: 39/40
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7) COMPLAINTS:

It is important that member of the public or interested parties is able to make valid complaints about the construction works. Such complaints can provide a valuable feedback mechanism to which helps to reduce potential impacts on sensitive features and will also allow the construction techniques to be refined and improved.

Faircloth Construction Limited complaints procedure is as follows: -

- Contact details for the company and site to be displayed in prominent positions on the site fencing and be provided to the units within the Distribution Centre,
Office Telephone: - 01892 784488, 8:00am – 5:00pm, answerphone service outside of these hours,
Site Manager & Out of Hour's: 7:00am – 9:00pm,
Senior Contracts Manager: 7:00am – 9:00pm,
Director Responsible: 7:00am – 9:00pm.
- When receiving a complaint Faircloth Construction Ltd staff, are always courteous, understanding, and considerate.
- Faircloth Construction Ltd staff are, to take the name, telephone number and email address of the person/persons making the complaint.
- Faircloth Construction Ltd staff are to carefully record the details and the nature of the complaint.
- Faircloth Construction Ltd staff are, to offer to mitigate the complaint if possible and carefully explain what action is being taken to the complainant.
- Faircloth Construction Ltd will aim to mitigate complaints as soon as practically possible on the day of complaint. No complaint is to be unresolved after 24 hours.
- Faircloth Construction Ltd staff are, to telephone the complainant a few days after the complaint was made to ensure that they are happy with the actions taken.
- If the complaint is of a nature that cannot be dealt with at site level, Faircloth Construction Ltd staff are, to inform their Line Manager immediately for instruction on what action to take. Complaint procedure structure is as follows: -

Operative, then
Foreman, then
Site manager, then
Contract's manager, then
Director
- All complaints, resolutions, actions are to be recorded and filed in the on-site using the standard forms. These records will be made available upon request.
- All complaints will be reported at monthly site progress meetings under the "Neighbourly Matters" section.

Ref: FC 314	Issued: 10.03.2026	Authorised: DN	Origin: JH	Version: 2	Page: 40/40
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