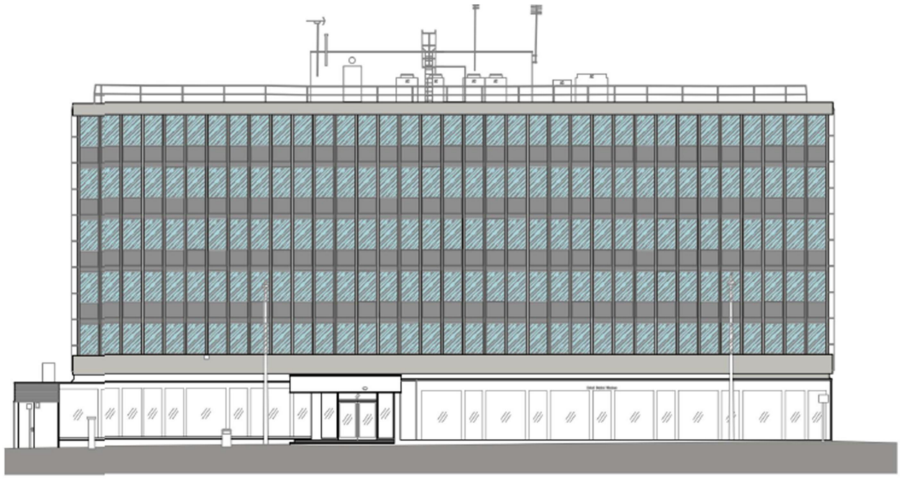
Construction & Environmental Management Plan

10/05/2020

Faulkner House Development



Revision	Date	Produced By	Checked/Approved By
1.0	06/05/2020	Mark Wright	Mark Wright
1.1	10/05/2020	Mark Wright	Mark Wright

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1.0) Introduction

1.1) Project Background & Purpose

To support relationships with customers in the building, alongside future proofing, this project scope proposes a major package of work to Faulkner House. The scope of works is to include:

- High quality internal Cat A refurbishment to 5 no office floors and 6 no common part floors
- Window replacement to the whole building
- New air conditioning and ventilation
- New reception and ground floor amenity scheme
- New entrance and front canopy

Faulkner House has long been a building where the replacement of the windows has been needed for some time, as the existing windows are the originals from the 1960's, with multiple failures being experienced regularly and it is a constant area of concern for customers currently in the building.

Following an agreement with a customer to take several floors within the building, an opportunity is presented to strip out the existing office spaces and refurbish them to higher and modern standard, with high quality fittings and finishes, LED lighting, along with exposed mechanical and electrical installations.

1.2) Purpose and Implementation

This construction and environmental management plan (CEMP) is purposed for the construction phase of developments at Faulkner House and is in place to ensure the secure and safe operation of the site, thereby protecting staff, the environment and the businesses that operate on and adjacent to site, from unnecessary harm. This document describes the site rules, security arrangements and intended methods of effectively managing potential environmental impacts arising from construction activities.

The responsibility for implementation of the CEMP lies with the Developer, working in conjunction with other key personnel (principal contractor, sub-contractors, suppliers etc.) on the site, to ensure it is implemented effectively. To ensure this CEMP remains current and relevant, the Developer, shall take control of the document and regularly

revise/update as necessary to reflect any new information which arises from construction activity.

1.3) Objectives

The overall objectives of this CEMP are to ensure that:

- All practicable steps are taken to minimise disruptions to users and occupiers of Faulkner House caused by construction activities.
- All practicable steps are taken to minimise the environmental effects of construction works.
- All activities are conducted in accordance with the CEMP, relevant legislation, Codes of Practices, Guidelines, and any local environmental procedures.
- Licenses, permits and consents and other statutory requirements are obtained prior to works commencing, and fully complied with.
- All staff (including sub-contractors) are aware of the environmental issues relevant to the project through the provision of site specific information on the environmental impacts of construction and the mitigation measures to be applied during inductions, briefings and tool box talks.
- Environmental controls remain adequate throughout the duration of the project.

2.0) Preliminary Programme

2.1) Programme and key elements

It is envisaged that the duration of works described will be 40 weeks.

The key elements of the development with regards to the potential impact on the surrounding area are:-

- Internal Fit Out
- Window replacement
- Entrance and canopy remodelling

3.0) Construction Management Action Plan

The following sections outline the key elements for consideration and demonstrates our commitment to manage, control and where possible mitigate the impact of the project on neighbours, the local community and infrastructure. Many of the matters identified will be developed in more detail and dealt with at the appropriate construction stage by detailed site based method statements. Method statements will be prepared and agreed for all major site operations in advance of the relevant works commencing.

3.1) Health and Safety

A Construction Phase Plan will be prepared for the works in accordance with the CDM Regulations. Risk Assessments will be developed and agreed. Sub-constructors' detailed method statements will also be produced and safe methods of work established for each element of the works. Site inductions will be held for all new site personnel to establish the site rules and to enforce safety procedures. All site personnel will be required to read the emergency procedures when signing in for the first time, and sign to the effect that they have read the procedures. These will include any relevant neighbourly issues.

3.2) Neighbourly Relations

The development site is located within the boundaries of Faulkner House which fronts onto Faulkner St and also New York St, Chain St and Pine St. Faulkner House is in proximity to a large collection of occupied buildings which house an array of users, retail, food and beverage, residential and offices. The Clients currently have and seek to maintain good neighbourly relations. Such relations are assisted greatly by good communication, and by keeping neighbours and appropriate third parties regularly informed of site activities likely to impact on adjoining residents.

The contractors' representatives and the management team will be receptive to all reasonable concerns of the neighbours and local community and will demonstrate a considerate and professional approach, so as to maintain a well-balanced relationship with neighbours, and the local public during project execution.

Notices shall be posted on the site hoarding to keep neighbours advised of anticipated events, general progress of the works and any requirements for any abnormal works. Appropriate signage and information boards will be displayed on the hoarding.

Internally within Faulkner House display boards will be furnished with information to inform the buildings customers / occupiers what works are being undertaken.
Works that will result in noise, and therefore classed as 'noisy works', are of particular consideration for this project in relation to neighbourly relations. See section 4.2 which details anticipated noisy works.

Neighbouring relations also need to be considered when proposing any works outside of normal site working hours.

Therefore written notice to neighbours will be provided relating to noisy works and out of hours works by the means of an external notice board posted on site. 7 days notice will be given in this regard, as far as practicable.

Neighbouring retail units, which are within Faulkner House (Giovannis Restaurant and Department of Coffe) will be notified directly by the project team / property manager.

3.3) Site Establishment

The basement car park will be utilised for the site office and welfare facilities and this will enable the execution of the project within the property. The existing incoming power and water supply will be utilised. Access will be maintained for the duration of the works via the sides and front of the building.

As a result of measures required to ensure a safe working site in relation to Covid-19, an additional stairwell is to be used within the building. This staircase exits onto New York St and will be the main site entrance.

Site compound – there is to be no site compound, given the location and logistics of the site. All materials will be stored within the confines of the site or delivered to site for immediate use.

3.4) Site Induction

An induction must be undertaken by all persons working on or visiting the operational areas of this site unescorted.

To comply with site rules and to agree with the statement that they *"are aware of and understand all aspects of this induction"* all site persons must:

1. Undertake the below site induction,
2. Complete an individual induction training receipt, and;
3. Sign the induction register

The nominated Site Manager will advise on health, safety and welfare issues and has day to day responsibility for the safety on site.

All site operatives and visitors must comply with the safety instructions and all reasonable requests issued by the Site Manager.

Accident Reporting

- Every accident must be reported to the Site Manager who will record the incident and complete an incident report within the site accident book
- Every near miss must be reported to the Site Manager who will assess the incident and escalate as necessary.

Asbestos

- All persons working on Bruntwood construction sites must be familiar with the asbestos register and asbestos locations and must sign the acknowledgement form to indicate that they acknowledge and realise the presence of asbestos on site.
- During work operations if you suspect that asbestos or asbestos containing materials are present in your work area **you must stop work immediately and report the incident and location to the Site Manager for investigation.**
- Do not return to work in that location unless instructed to do so by the Site Manager.

Signing in and out of site

- Signing in and out of site is mandatory - there are no exceptions.
- Operatives/contractors must sign in to site on every visit and sign out on exit.

First Aid

- First aid will be administered by the site nominated first aider - see site safety board for their details and location of first aid kits.
- First aider will be identified by the Site Manager

Fire Precautions

- Before any work starts which may interfere with site fire precautions, protection devices in that area must be isolated. This is the responsibility of the operative or external contractor to check with the Site Manager to ensure isolations are complete.
- In the event of a fire, raise the alarm via the nearest break glass (where available) or via alternative method (temporary fire alarm system) as identified by the Site Manager. Vacate the premises via the fire evacuation route to the nearest evacuation assembly point.
- Upon evacuation all persons must attend the fire assembly point - so their whereabouts can be determined and any further investigations required organised.
- Never return to a construction site unless instructed that it is safe to do so.
- Fire extinguishers are available for life saving use and will be sited at various locations (nominated fire points), familiarise yourself with these locations and operate only if you have been trained to do so, the alarm has sounded and you feel it is safe to do so.
- For any work undertaken which requires the use of fire extinguishers (hot work/welding/grinding etc.) then those persons/contractors engaged in this work must provide their own equipment unless employed directly as site operatives (in this instance the equipment will be provided by the Site Manager).

Waste Management

- Waste must be removed from sites at times which have been agreed with the Site Manager and must be deposited in agreed locations.
- Prior to waste removal it must be stored in an area away from flammable materials and sources of ignition and must not interfere with site safety features.
- Any contaminated waste must be disposed of according to local authority regulations, for clarity see the Site Manager.

Working at Height

- Work at height must be properly planned and undertaken by persons who have received suitable and sufficient training and using suitable work access equipment.
- Work at height access equipment hierarchy:
    1) Fixed scaffold - must only be erected, struck and guardrails adjusted by competent designated scaffolders. Do not remove ties. Subject to 7 day recorded inspections.
    2) Mobile elevated work platform - only to be used by IPAF or equivalent trained operatives. Rescue at height plan to be in place.
    3) Mobile scaffold - to be erected and checked by PASMA qualified persons

and subject to 7 day records of inspection.

4) Podium.
5) Hop up - ideally Class 1 BS2037 and be 600mm square
6) Ladder/step ladder

- Ladders and stepladders are allowed on site for use must be Class 1 industrial or EN 131 classification.
- Ladders and stepladders are to be used for short duration periods only where the available work area is limited
- Ladders and stepladders are considered the last resort and must only be used where protective access equipment cannot be used..
- All work access equipment to be inspected and recorded by 7 day inspections undertaken by a competent person.
- The Site Manager will issue a ladder permit where a ladder, stepladder or hop up is the only option.

Hazardous Materials

- All site contractors (including internal technicians) must provide COSHH assessments for the products they bring to site.
- Before work is undertaken, consult any relevant COSHH assessments for the materials in use and familiarise yourself with the hazardous content.
- COSHH assessments must be available within RAMS.
- The cutting of MDF and other woods must be undertaken with an on tool extraction systems LEV fitted (H/M class extraction) and any residual loose additional waste must be removed by the use of a vacuum cleaner.
- There must be no dry sweeping of MDF or wood dust.

Dust Contamination Procedures

- All dust producing tools should be fitted with a local exhaust ventilation (H/M class extraction)
- For demolition processes producing airborne dust, wet damping processes should be used where they do not compromise the existing fixtures and fittings.
- All operatives exposed to construction/wood dust/solvents etc. must wear an FFP3 dust mask and must have a valid face fit test certificate.

Smoking Policy

- No smoking on site - no exceptions.
- All smoking activities must be undertaken outside the boundaries of the site or within a recognised remote location.

PPE Requirements

- The site safety notice board will always indicate the PPE requirements for site, local restrictions may apply - always consult the risk assessment for the task to be undertaken.
- Site specific instructions must be observed at all times.
- Safety footwear must be worn at all times.
- Short trousers cannot be worn on site.
- Other PPE as necessary and as stipulated on applicable risk assessment and COSHH assessments - Site Manager to review and advise.
- Operatives engaged in demolition processes must wear a protective face mask against particulates (FFP3/FMP3) and be qualitative face fit tested.
- All operatives cutting MDF or other woods must wear a minimum of a FFP3 dust mask and be face fit tested as described.

Materials Storage/Unloading and Utilisation

- Materials must be stored in a recognised and agreed location
- Only materials which have been agreed to by the Site Manager can be stored on site
- All materials must be stored so as not to impede any walkway or emergency escape routes.
- Where a hoist is erected on site, operatives must be trained and competent in use.
- Materials only must be transported on the hoist unless otherwise advised by Site Manager
- Daily pre-user checks must be carried out in accordance with training
- All hazardous materials are subject to a COSHH risk assessment
- Deliveries are by agreement with the Site Manager and at an agreed site location
- Unloading activities must be subject to a banksman/groundsman directing operations

Site Supervision

- For all site enquiries and site management, there will be a Bruntwood Site Manager required.
- They are the organisations nominated person and all operators must obey and respond to all reasonable requests.
- In the absence of a Site Manager, all enquiries must be channelled through their nominated representative.
- Any operator or person not responding to these requests, working in an unsafe manner or disregarding site rules will be asked to leave site immediately.
- The site safety notice will indicate the name of the Site Manager or their

nominated representative.

Welfare Facilities

- Welfare facilities will be provided as described within the site specific induction and must be used in accordance with site expectations.
- See the site notice board or Construction Safety Manual (blue folder on site) for locations
- Any defects must be reported to the Site Manager for rectification.
- Welfare facilities must be kept in a clean, serviceable condition by site operatives. It is not acceptable to expect others to clean up your mess.

RAMS (Risk Assessment and Method Statements)

- All site operatives/contractors must read and sign to indicate that they understand and adhere to all risk assessments and method statements.
- If any operative feels the method of work is unsafe or the method of work has changed, they must stop work immediately so the methodology can be reviewed by relevant personnel and work can only restart once an agreed solution has been put in place and signed off by relevant site personnel.
- External contractors must supply RAMS for the tasks they are to undertake and present them for inclusion in the Construction Safety Manual (blue folder on site).
- Absence of such documents will preclude them from site.

Work Equipment

- All site operatives/contractors who use work equipment must ensure that the equipment is in good condition and fit for purpose.
- Work equipment must be visually inspected before each use.
- Power tools and work equipment to be subject to recorded inspections not exceeding 7 days.
- Portable Appliance Testing for relevant appliances is required on all sites and subject to a maximum 3 month inspections.

3.5) Site Rules

The following site rules must be adhered to by all on site:

- You must wear the required PPE at all times as per the site noticeboard and task specific risk assessment.
- Short trousers cannot be worn on site.
- The use of ladders is permitted on site, but only at the discretion of the Site Coordinator and for short durations where access is restricted and it is not possible for a podium to be used.
- Work safely at all times – remember you are responsible for your own safety and the safety of others at all times, if in doubt stop and seek clarification from the site coordinator/supervisor.
- Do not use equipment or plant items that you are not trained to use.
- All items of plant must have a current safety certificate and be in use or erected by a competent and trained person.
- Report all accidents to the site coordinator/supervisor immediately.
- Report all near misses to the site coordinator/supervisor at all times.
- Clear waste and debris within the allocated waste disposal process and keep your work site free from obstruction and trip hazards.
- Report all defective equipment to the site coordinator/supervisor immediately.
- No alcohol or drugs allowed on site – possession will result in immediate removal of that person from site.
- No smoking on site.
- No horseplay allowed on site.
- No radios or phone audio broadcasts allowed on site.
- Phones are allowed however they must be used in a safe manner and must not interfere with the safe operation of the site or the safe working of other operatives on site.

Obey all site rules at all times as directed.

Any persons found to disregard or not complying with these rules will be subject to review and may be asked to leave site.

3.6) Emergency procedure

If an incident or accident occurs, follow the site specific procedures for Faulkner House. These will be displayed on all site information boards at the entrance of working areas, along with in the main welfare area:

Discover or witness an accident or health incident (Including personal health incidents)
If serious, telephone **999**, and then inform the site manager.
If minor, inform the site manager immediately.

Discover a Fire
Break the glass on the nearest fire alarm call point.
Telephone **999**, give your name and Inform the Faulkner House property manager of the location of the fire. Exit the building by the nearest safe fire exit and proceed to the nominated fire assembly point. Do not return to the building until the incident is confirmed over.

On hearing a fire alarm sounder:
Intermittent
Prepare to leave the building, collect personal belongings and make safe your workstation.

Continuous
Immediately exit the building via the nearest safe fire exit and make your way to the nominated assembly point to hear further direction. Do not return to the building to collect any personal belongings.

Discover theft of company or personal effects or report suspicious activities:
Telephone **999**, inform the site manager of the theft details.

3.7) Security arrangements

Access to Faulkner House

Entrance to the Faulkner House site is primary by the car par entrance ramp. From there, to access certain floor plates (and as a result of safe working in relation to Covid19), operatives will be required to walk through the ground floor of the building, out through the front entrance, and into the secondary entrance on New York St. This is to ensure reduced traffic in common part areas in the building.

Access control and CCTV will be located on the side entrance door, to improve security arrangements.

Procedures for 'out of hours' access to Faulkner House

If access to the site out of normal working hours is required and agreed, then please refer to the 'out of hours' access procedures.

'Out of hours' is defined as:

- Any hours outside of the normal working hours Mon - Fri. Normal working hours are 0600 to 1700 Mon-Fri.
- Weekends: Anytime
- Bank Holidays: Anytime

'Out of hours' access to the site is to be managed by the developer.

Procedure for Contractors coming onto site to work out of hours

All work by contractors on site must be agreed in advance and the developer must inform the on site operations team at Faulkner House in advance of intended out of hours working by e-mail to victoria.mcleod@bruntwood.co.uk or telephone.

Information to be provided must include:

- Name(s) of the individual(s)
- Vehicle registration (if requiring car access)
- Where the individual(s) will be working
- Approximate time(s) of arrival and departure

Faulkner House site operations team will record details and inform the out of hours monitoring station.

The Security Control Room Operator will monitor the entrance on CCTV, facilitate access to the site and update the out of hours log book if required.

It is the responsibility of the developer to follow the contractor procedure for any intended works on site out of hours. It is the responsibility of the Developer to act as host and to ensure that their contractors comply with this procedure. Contractors will not be allowed onto site out of hours unless they have a nominated host on site for the duration of their visit and be hosted at all times.

Procedure for Contractors working late

If contractors are already on site and their working hours extend into out of hours working, the Site Manager must inform the Faulkner House on-site team and provide the following information:

- Name(s) of the individual(s)
- Where the individual(s) will be working
- Contact telephone number(s)
- Approximate time(s) of departure

The Faulkner House site Security Control Room Operator will record details in the out of hours log book. On departure, staff and contractors must inform the Faulkner House site security prior to leaving their work area. The Security Control Room operator will monitor the entrance on CCTV, facilitate egress from site and update the out of hours log book.

Contractors whose normal working hours involve working within the defined 'out of hours' periods are exempt from reporting to Security, providing that an alternative procedure has been agreed between Bruntwood Limited, and Security for the duration of the work.

Photography and Video recording

Photography and Video recording is not permitted outside of the development area without prior authorisation. Any images or recordings outside the development areas, that are to be used for external purposes also require approval from Bruntwood Limited.

Searches

The Faulkner site security are authorised to request any personnel to demonstrate the authority for carrying goods which may be the property of Bruntwood Limited. Such requests may include requests to show the contents of (hand) bags, cases, packages and vehicles.

3.8) Site Assets and Equipment

Removal of goods from site

No items are to be removed from the site without prior written permission from the asset/equipment owner e.g. Facilities Manager. The Faulkner House on-site team must be informed of the intent to remove items and to agree a suitable time for removal.

Security of portable electronic equipment and valuables

Items of portable electronic equipment and valuables should not be left unsecured/unattended for any length of time. Such items should be locked away securely out of sight when not in use.

Mobile Phones and Wireless technology

Use of Mobile phones and wireless technology is permitted on the site except in clearly identified areas and buildings. For items with built-in camera technology, please refer to the 'Photography and Video Recording' policy section of this document.

Personal effects brought on to site

Personal effects brought on to site remain the responsibility of the individual. Bruntwood Limited takes no responsibility for the safeguarding of personal effects.

Tools, Work Equipment and Electrical Equipment

Tools and work equipment used on the site must be compliant with UK legislation and the user must be able to demonstrate competence prior to using the tool/equipment. This includes hand tools, office equipment, laboratory equipment, ladders etc. All electrical items plugged into the mains must be tested by a competent electrician prior to use on site.

Lost and Found

All items found on the site including cash and documents must be handed to the Faulkner House on-site team and must not be removed from the site. Lost property items will be stored for a maximum of 3 months, after this time, the items will be offered to the finder or given to charity.

3.9) Use of Vehicles and Driving

Vehicles

All vehicles used and driven on the site must be compliant with UK legislation and have a valid MOT, road tax and insurance where applicable.

License to drive or operate a vehicle on site

Any driver of a vehicle driven or operated on site must be in possession of a valid licence for the type and application of a vehicle used or operated. This applies to personal, commercial, construction and farm vehicles.

Speed limits

Speed limits are not relevant, as there is no vehicle access on site. Any vehicles in and around site must comply with specified legal limits on adjacent roads.

Parking

All contractor parking is to be within the local NCP car parks or surrounding private car parks. No contractor parking is within the building.

Under no circumstances are non-emergency vehicles to be parked on double lines anywhere on or around the site.

The Faulkner site security and construction team are authorised to enforce scaling sanctions on any individual that contravenes these rules. These scaling sanctions may result in warning notices being placed on vehicles and escalation to company line management and Faulkner team for repeat parking offences or for vehicles that pose either a security or safety risk to personnel or assets on the site.

Fuel Leaks

Any fuel leak observed or detected must be reported to security in order to prevent contamination of the local water course or to prevent ignition.

Drivers Rules

- No person is allowed to operate vehicles and plant unless trained to do so.
- No passengers are to be carried unless the vehicle is specifically designed to do so.
- No children or animals are to be brought onto the site in delivery or other vehicles.
- Drivers/operators must be familiar with all operating controls and safety devices of the particular piece of plant they are to use.
- Drivers/operators are to carry out pre-use safety checks of the unit prior to use each shift.
- All drivers/operators to drive carefully at all times and note the presence of pedestrians on site.
- All drivers/operators are to, only operate the vehicle/plant strictly in accordance with manufacturers recommendations/instructions.
- All drivers/operators must comply fully with all safety signage including:

    - speed limits
    - stop signs
    - give way signs
    - one-way signs etc.
    - loading restriction signs.

- Reversing is to be kept to a minimum and only undertaken when clear all round vision is available and or under the direction of a trained banksman.
- Hazard warning lights or flashing beacons to be on all times the vehicle is moving.
- Excavations only to be approached when safe to do so and guided by a trained banksman (stop blocks or other adequate edge protection must be available).
- Delivery drivers to remain with their vehicle at all times, in the cab when safe to do so.
- Outside the cab drivers must wear:
    - Head protection
    - Foot protection
    - Eye protection
    - Hand protection
    - High visibility clothing
    - other PPE as required by the task method statement.

- Vehicles left unattended must be left in a safe condition and with the key removed or immobilised.
- No reversing onto public highways/roads.
- Open top lorries to be sheeted.
- Dumper operators must leave the unit when it is being loaded and keep a safe distance away if the cab does not have adequate debris protection.

Traffic

- All roads & pedestrian routes are to remain clear from obstructions, parked vehicles, skips etc.
- A wheel wash facility is not required and will not be provided.
- All roads to be cleaned and maintained. Any mud/waste should be cleaned up immediately by the site management team.

Deliveries

- Deliveries should be made to the side entrance via Chain St and be pre orgniased by the Site Manager.
- They should be arranged within normal working hours (Mon-Friday 07:00 to 16:00) unless agreed with security in advance.

Routing Strategy and Swept Path Analysis

Given the location of the site, within the centre of Manchester, all roads surrounding the site are one way. Therefore all vehicle routing will be by this one way system, as no other alternatives are possible.

There is no vehicle access upon the site itself, given that this is an interior fit out project.

No swept analysis is required, as existing roads around the site are to be used to access the site.

Quantification / Classification of Vehicles

All trades for this site, other than window sub subcontractor, are interior trades and therefore use small / medium size vans. There is minimal parking within the building, c. 5 spaces, and therefore the majority will be parking off site. The window contractor will organise deliveries of glass and window frames which will be delivered by a long wheel based vehicle with a Hi-ab lift.

Other deliveries will be made by small / medium sized vans.

Frequency of vehicle movements

The small number of vehicles that will be on site will primarily be stationary during the working hours and movement will only be undertaken at the start and end of working shifts. 3-4 deliveries are also anticipated during each day.

3.10) Prohibitions

Photography and Video Recording

Please see 'Photography and Video Recording' section above.

Gambling

Gambling is not permitted on the site under any circumstances.

Smoking (Including E-Cigarettes)

Smoking inside any buildings is prohibited and subject to the requirements of UK Law. Smoking is not permitted within 10 metres of any building. An existing smoking shelters is provided within the rear car park of the building.

Alcohol and Illegal Substances

Alcohol is not permitted to be opened or consumed on the site. Illegal substances of any nature are not permitted on the site. Breaches will be dealt with as a criminal offence under UK law.

Firearms and Explosives

Firearms and explosives including fireworks are not permitted on the site under any circumstances.

3.11) Construction

Site Boundary

All construction activities are to be contained within the designated development site boundary, except for specific boundary construction works where access outside the boundary is required. Approval to proceed with these works will be required and appropriate permits issued by Bruntwood Limited.

Permits

Permit **will** be required to connect to utilities or local services. The permit will need to be requested by the developer. Any activities requiring a permit to work e.g. permit to dig, should allow sufficient time to be coordinated. The permit to dig process must followed when any works requiring permits are required.

Hoarding & Fencing

Hoarding is to be located on or within site boundary. Heras fence should be double clipped with dust screen mesh and wind ports where required.

Branding

All display/advertising/screening branding is to be approved by Bruntwood Limited, other than that permitted within the Sale Contract and the grant of leases of land at Faulkner House.

4.0) Environmental Management

4.1) Dust

The development site is located within the boundaries of Faulkner House, Faulkner St / New York St and in proximity to a large collection of occupied buildings which house an array of users, retail, food and beverage, residential and offices.

The occupied buildings are considered to be sensitive receptors which may be adversely affected by the generation and dispersion of dust, resulting from construction activities. Nevertheless, it is also recognised that in periods of high winds the receptors affected by wind-blown dust could be areas further away than those mentioned if suitable dust mitigation measures are not implemented.

The generation of dust outside of the site boundaries is a potential source of statutory nuisance and can lead to complaints being received which may be actionable through legal proceedings. Furthermore, dust can also have an impact on human health and similarly the local ecology.

Potential sources of dust during construction activities could include:

- Site clearance
- Demolition and strip out
- Cutting, grinding, drilling etc. operations
- Mixing materials
- Traffic / plant

Nuisance caused by the generation of dust could be exacerbated by prevailing winds and a prevailing climate.

It is believed that particulate dust emissions from construction activities have the potential to impact on local site users and the local ecology and as such, mitigation and control measures should be implemented to minimise or totally negate this impact.

On-going monitoring will be undertaken by construction supervisors at regular intervals to assess the level of dust which escapes the site boundaries and settles in the nearby vicinity. Any received complaints regarding fugitive dust should be logged and dealt with appropriately.

With regards to mitigation measures, the following have been identified as appropriate actions:

- Ensure construction traffic follows specifically designated routes, is limited to slow speeds and is covered if transporting loose materials.
- Damp down or enclose stockpiles as appropriate. It may be necessary to spray with chemical bonding agents to prevent the escape of fugitive dust.
- Site stockpiles away from sensitive receptors as identified above.
- Introduce enclosures where safe and practicably possible around activities which are deemed to generate high levels of dust.
- Cutting and grinding should employ dust mitigation measures where possible (i.e. wet cutting).
- Complete prohibition of burning of any materials on the site.

4.2) Noise

Similar to the ramifications of excessive dust noted above, excessive levels of noise outside the construction site boundaries can constitute as statutory nuisance and lead to complaints and potential subsequent legal action. The sensitive receptors to noise have been identified as the same identified as sensitive receptors for dust, being the local occupiers of Faulkner House, nearby natural environment and ecology. Tenants, customers and users of Faulkner House and surrounding areas are gifted the legal right to free use and enjoyment of their relative demises which could be impeded by the intrusion of excessive noise. Additionally, excessive noise which is produced from construction activities can disrupt the balance of the nearby ecology.

A simple control measure to limit the exposure of the nearby population to noise would be to perform 'noisy' and disruptive works outside the usual working hours for the site, however, it is also imperative that construction works do not impact on the nearby domestic population. Therefore, any works which are considered to be excessively loud should be communicated to supervision and managerial staff to procure a sensible and appropriate way forward.

Control measures which should be implemented, as necessary, are listed below and are based on guidance from the BRE Pollution Control Guide: Part 1- Pre-project Planning and Effective Management:

- Acoustic barriers to be implemented for static activities where necessary and practicable.
- All construction plant and machinery must comply with EU noise emission limits.
- All vehicles used for construction purposes should be fitted with effective exhaust silencers and attenuators.

- All generators should be 'sound reduced' models and fitted with acoustic covers.
- Ancillary plant should be positioned so as to cause minimum noise disturbance to identified sensitive receptors.
- Drop heights of materials should be minimised.
- No plant or machinery should be left running unnecessarily.

The following activities are assumed to be significant noise generators and the principal contractor will take sufficient practicable measures to ensure noise generation is minimised/controlled as best possible:

- Demolition and strip out.
- Steelwork erection.
- Cladding erection.
- Plant operation.

4.3) Vibration

The issue of vibration and suggestive implemented measures of mitigation and control is closely linked to the above matter regarding excessive noise. As such, it is likely that by diligently controlling the emission of noise, the contractor will inherently limit the emission of vibration which could constitute a statutory nuisance if it adversely affects the nearby population or ecology.

4.4) Waste Management

The Principal Contractor is to develop and implement a site waste management plan (SWMP) which describes the procedures for management of waste arising from the construction activities. The SWMP shall comply with the relevant regulatory standards.

4.5) Vermin

Maintenance of a clean and tidy site including vermin control is essential. An appropriate pest control measure will be adopted as necessary.

4.6) Site Boundary

The site boundary will be clearly defined and hoarded off to restrict pedestrians, trespasses or users of Faulkner House from entering. Site entrances will be clearly defined

and will remain secure at all times with appropriate signage highlighting health and safety information, key contacts and site operation hours.

4.7) Vehicles / plant

Until the full design has been produced for the windows / curtain wall, the method for installation cannot be determined, however it is likely to be via crane lift or hiab to get equipment and materials into place, with scissor lifts and temporary scaffolds being used by operatives to aid installation. Once the installation method is determined these details can be forwarded on to the local authority for approval.

Delivery vehicles will range from flatbed trucks, artic Lorries, 7.5 – 10 tonne lorry's.

All deliveries for internal works will be made to the side entrance on Chain Street, deliveries relating to the windows will be made to Faulkner St and / or Pine St where materials / plant will be stored if required. Confirmation of these storage locations needs to be planned and confirmed.

When vehicles are in surrounding areas of the site there will always be a banksman to ensure any members of the public do not become endangered.