BOWMER + KIRKLAND

Weston Hall and Pendulum Hotel



Outline Outline Construction Environmental Management Plan

Project Details	
Name	Weston Halls and Pendulum Hotel
Address	Sackville St, Manchester M1 3BB

Approval	Prepared By	Reviewed By	Approved By
Name	Paul Smith, PISEP	Mark Lambkin	Manchester City Council through planning application
Position	Environment and IMS Manager	Senior Contracts Manager	
Date	21st November 2025	21st November 2025	

Issue	Date	Reason
P1	28th October 2025	For Internal Review / Comment
P2	30th October 2025	Updates to Introduction
P3	21st November 2025	Minor Updates

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1. Introduction

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1. Introduction

This outline Construction Environemntal Management Plan (CEMP) has been prepared by Cumming Group/Bowmer and Kirkland on behalf of iQ Student Accommodation ("the applicant"). It aims to support Manchester City Council (MCC' or 'the Council') in its consideration of an application for full planning permission for the construction of purpose-built student accommodation (PBSA) development on Weston Halls and Pendulum Hotel, Manchester.

The CEMP provides a brief overview of the system and procedures to manage the construction operations on site, ensuring that all standards and protocols are adhered to and ensuring the development stages are managed in the most safe and efficient manner possible.

Quality

Bowmer and Kirkland recognise the importance of developing our business through continued improvements in quality. By consistent and effective implementation of a robust Quality Management System (QMS) we believe that we can add value to the project development process for the benefit of Clients and users of our buildings. Our Quality Management System complies with ISO 9001:2015, and delivers the objectives of our Quality Policy (see **Appendix C**)

Environment

Bowmer and Kirkland are committed to sound management practices that minimise the potential effects of building activities on the environment. By encouraging the sustainable use of natural resources, minimising environmental pollution, reducing waste and encouraging recycling, we aim to contribute to improving the world in which we work and live.

We believe that a proactive approach for promoting awareness of environmental issues with our employees, together with our development of various environmental initiatives, helps us to grow an even more sustainable business to the future.

Bowmer and Kirkland's Environmental Policy (see **Appendix C**) sets out the company's strategy for minimising the environmental impact of our site and office operations. Through promoting the prevention of pollution, energy efficiency and the sustainable use of natural resources in all our construction activities and those of our sub-contractors, we endeavour to achieve a high standard of environmental performance.

Our Environmental Management System complies with ISO 14001:2015, and delivers the objectives of our Environmental Policy.

Health & safety and Well-being

Bowmer and Kirkland has the highest regard for the well-being of all persons involved in its activities and others who may be affected by them. We are committed to working with our Clients and external stakeholders to manage and control Health & Safety Risks. It is our belief that all accidents and occupational ill health can be prevented by adherence to our policies and procedures. We take a sensible, positive approach to Health & Safety.

Through the company's Health & Safety Policy (see **Appendix C**) the importance of discharging our statutory obligations and duties, and our leadership and commitment to effective Health & Safety management is defined. Best practice is accepted as a core aim throughout business operations and integral to maintaining a strong, positive safety culture. To facilitate this aim, the company's management system and procedures has gained accreditation to ISO 45001:2018

Corporate and Social Responsibility

Bowmer and Kirkland is underlining its commitment to sustainability through compliance with BS ISO 26000:2010 (see certificate in **Appendix D**). This Standard presents a framework for Bowmer and Kirkland to ensure that socially responsible behaviour is incorporated into its existing policies, procedures, and performance. Bowmer and Kirkland has a strong commitment to ethical practices in its business operations and hopes to strengthen these through a more rigorous assessment of its social responsibility policies. Adherence to the Standard will create multiple benefits, not only improving the company's environmental credentials and enhancing its brand reputation, but also supporting more cost-effective business practice to build a long-term competitive advantage. Engaging staff to improve the company's environmental performance can also improve employee motivation and bring sustainability into mainstream corporate communications. Meanwhile, monitoring environmental performance can present an insight into potential risks and opportunities to the business.

1. Introduction

This Outline Construction Environmental Management Plan will identify the impacts and relevant mitigation that will be implemented by B+K throughout the project to minimise the impact to the local environmental from the construction activities.

This CEMP has been produced to support the planning application and includes:

- *Hours of operation of construction works and others works on the site*
- *Construction logisitics*
- *Location of site compound*
- *Parking of vehicles of site personnel, operatives and visitors*
- *Loading and unloading of plant and materials*
- *Storage of plant and materials in constructing the development*
- *Measures to control surface water runoff.*
- *Measures to control of noise*
- *Measures to control of dust*
- *Measures to control of vibration*
- *Site hoarding*

The measures identified in this CEMP, Bowmer and Kirkland intend to ensure the implementation of sound environmental management practices for all issues by the implementation of their Environmental Management System (EMS) in the project. Bowmer and Kirkland's EMS is registered to meet the requirements of ISO14001:2015 by a UKAS accredited certification body, BM TRADA (Certificate No. 1133 included in **Appendix C** of this document).

2. Scope of Work

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2. Scope of Work

Phased development comprising:
(a) Partial removal of existing structures and erection of two buildings comprising purpose-built student accommodation (sui generis), one of 50 storeys and one of 15 storeys with a 7-storey intermediary link building, together with associated amenity space, external landscaping, highways works, and change of use of the Pendulum Hotel to purpose-built student accommodation; and

(b) Removal of remaining existing structures and erection of two buildings comprising purpose-built student accommodation (sui generis), one of 32 storeys and one of 22 storeys with a 1-storey intermediary link building, together with associated amenity space, external landscaping, and highways works.

Phase A will comprise 1,296 beds and Phase B will comprise 1,212 beds, providing a total of 2,508 student beds across the whole development.

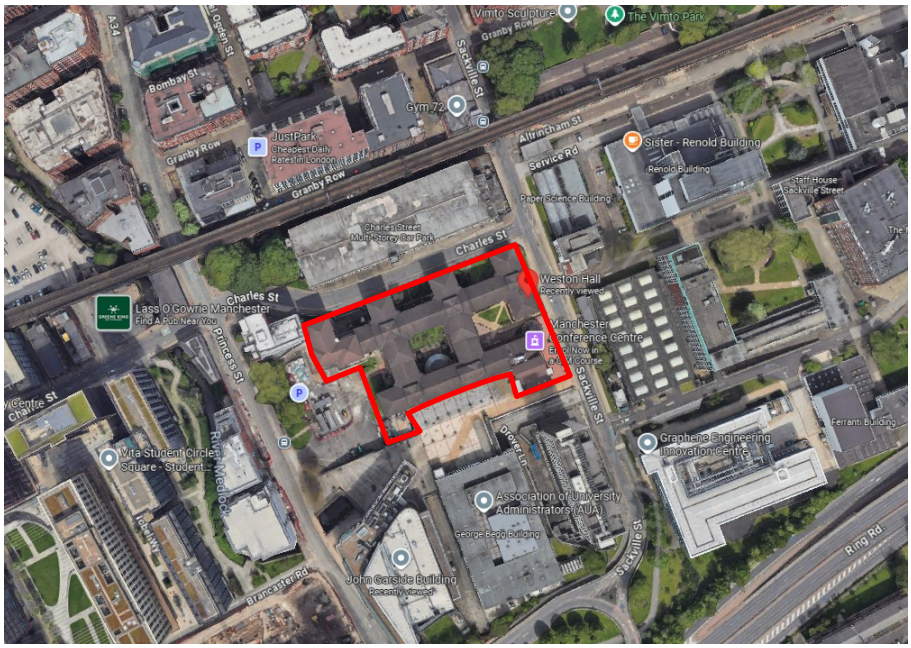


Fig 1 – Site Location (source: www.google.com/maps)

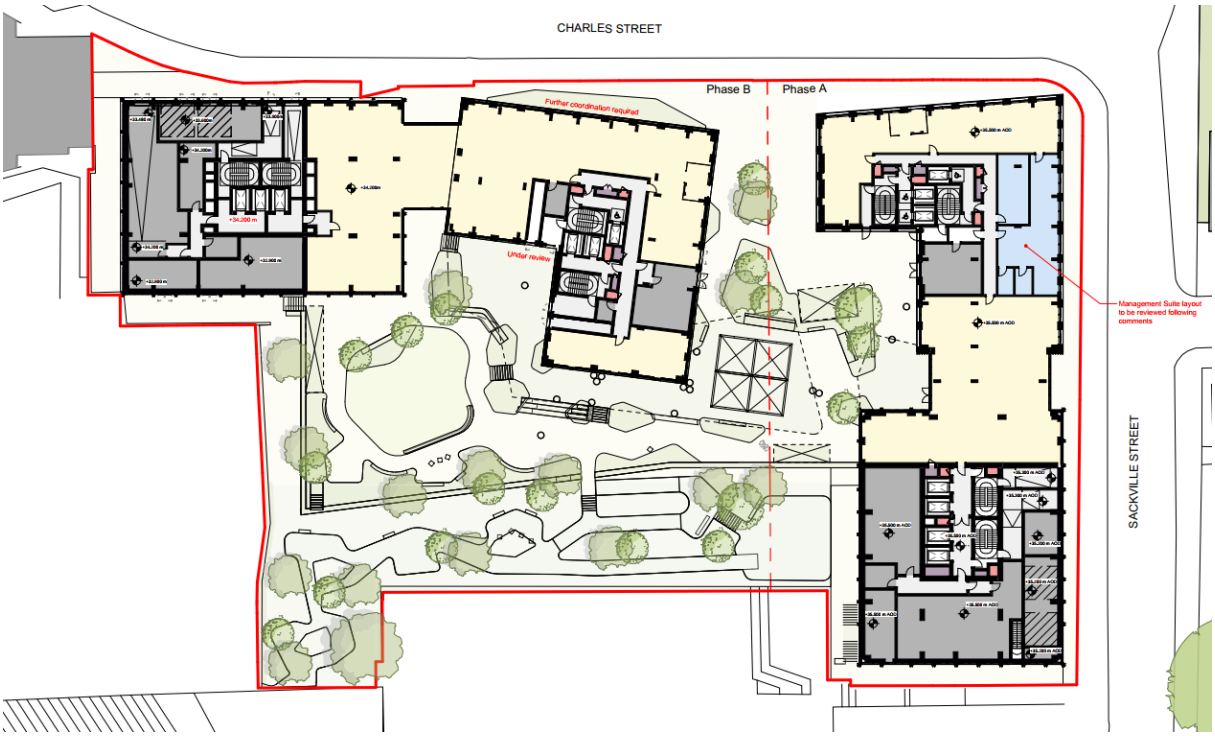
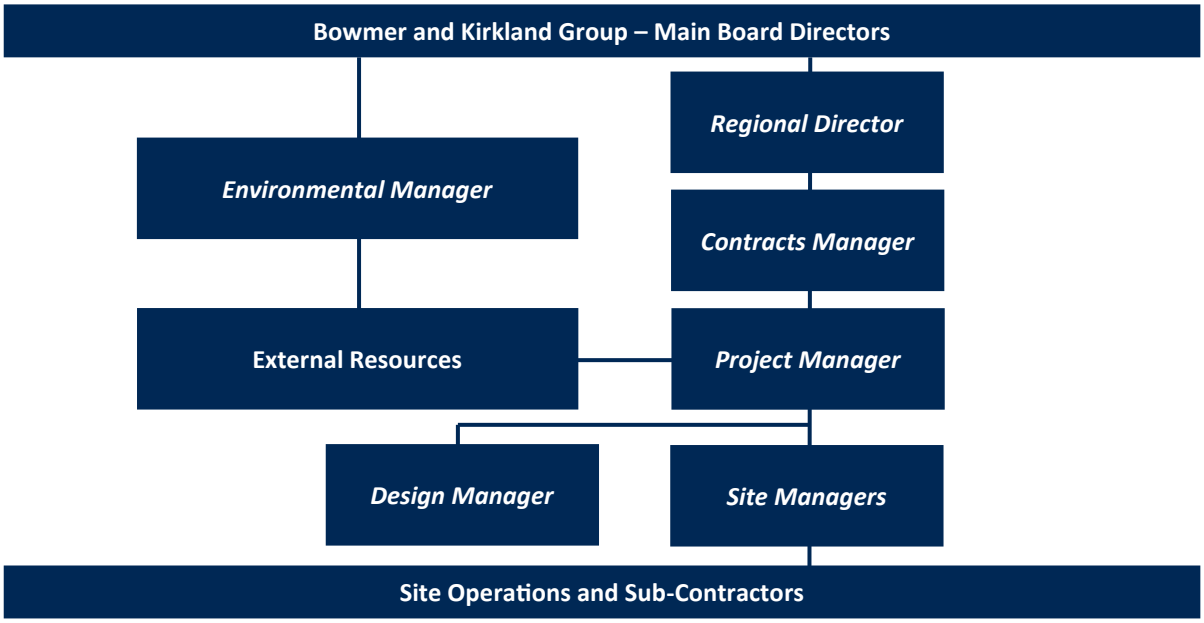


Fig 2 – Proposed Site Plan, Phase A & B

3. Organisation and Responsibilities

3. Organisation and Responsibilities



Regional Director

The Regional Director takes overall responsibility for all projects conducted by the construction region responsible for delivering the project and will visit the site on a regular basis.

Contracts Manager

The Contracts Manager (CM) takes Senior Management Responsibility for the overall project. The Contracts Manager will not be permanently on site but will visit the project 1-2 days per week to ensure the requirements of this CMS and Bowmer and Kirkland's IMS are fully implemented and effective. The Contracts Manager will conduct a formal inspection of the Site Operations on a monthly basis to assess the adequacy of Health, Safety and Environmental controls.

The Contracts Manager along with the Project Manager is responsible for liaison with the public and community groups during construction. The Contracts Manager will manage communication with the public and wider community which will include meetings, notices, news-letters and site visits as appropriate. This includes overseeing the resolution of any complaints raised relating to nuisance during the work.

Project Manager

The Project Manager is responsible for the day to day management of the project and will be permanently on site during the works. This includes the selection of competent sub-contractors and the inclusion of control measures in their sub-contracts. The Project Manager, in conjunction with the Site Managers, will monitor the works on a daily basis to ensure the specified controls are implemented and effective. In addition, the Project Manager will ensure that the project is inspected on a weekly basis for compliance with Health, Safety and Environmental compliance. The Project Manager will assist the Contracts Manager in liaison with the public and community groups during construction. The Project Manager will assist in communication with the public and wider community which will include meetings, notices, news-letters and site visits as appropriate. This includes assisting with the resolution of any complaints raised relating to nuisance during the works.

Design Manager

The Design Manager is responsible for the management of the design consultants to ensure that the project specification is established in accordance with project requirements, building regulations and relevant standards. The Design Manager will be permanently on site during the early stages of the project and will visit site regularly during the later stages of the project. The Design Manager will liaise with relevant parties on the final scheme design and ensure advice is provided to the Project Manager on the potential impact of proposed construction methods.

3. Organisation and Responsibilities (Continued)

Site Managers

Site Managers are based permanently on site during the works, the number of site managers will vary depending on the construction output. The Site Managers are responsible for monitor ing the implementation and effectiveness of the specified controls on a day to day basis. This includes the induction of all sub-contractor's operatives and liaison with their management; should improvements be required. The Site Managers, under instruction from the Project Manager, will formally inspect the works on a weekly basis for compliance with Health, Safety and Environmental compliance.

Environmental Manager

The Environmental Manager takes overall responsibility for the organisational legal compliance of the Bowmer and Kirkland Group of Companies. This includes ensuring our EMS recognises current regulatory and other requirements and the specified controls are effective in achieving compliance, preventing pollution and reducing the environmental impact of the organisation. The Environmental Manager will monitor the compliance of the project from information provided by external resources (see below) and site visits, ensuring the project is audited internally at least once.

External Resources

The following resources are employed by the Bowmer and Kirkland Group:

RG Wilbrey Consultants – conduct Health, Safety & Environmental inspections of the project

Adler & Allen – provide pollution response 24/7 mobilising resources where required

Barbour Consolidated – provide legislation updates and specialist legal advice where required.

Complaints Procedure

Although the measures set out within this CEMP are intended to minimise the impacts of construction activities on the local community by ensuring that neighbouring residents are informed of the construction programme and timescales through either door step introduction, newsletters and regular communication during the works, it is possible that complaints may be raised concerning construction activities. As previously detailed, contact details and information concerning construction will be provided to local residents, and the Site Managers will be available to meet and explore issues with concerned parties directly via appointment.

Any complaints received will be taken seriously and addressed immediately by the construction team and designated Site Managers. All complaints that are received will be reviewed in regular site meetings to ensure that any required actions are communicated to all employees, as appropriate.

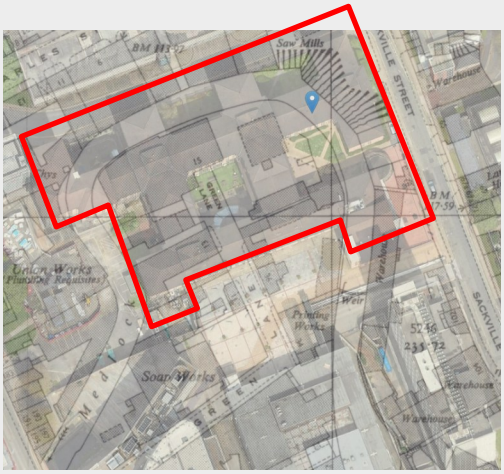
B+K use Work Wallet on site as a means of members of the public to report issues both positive and negitive, these are reported directly to B+K Head Office and reviewed by H&S / Business Development for action. A QR Code for the site will be displayed on the site entrance.

Records of complaints are recorded within our Management System as well as through Considerate Constructors Scheme of whom B+K have been a Partner Member for the last 10 years.

4. Construction Impacts

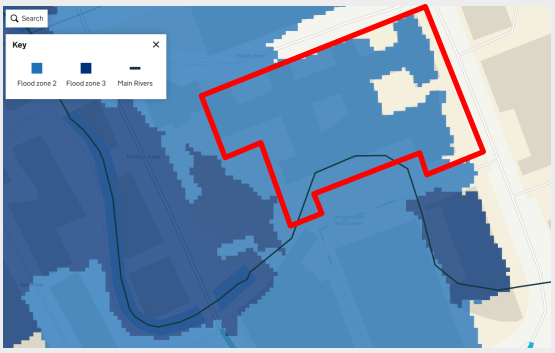
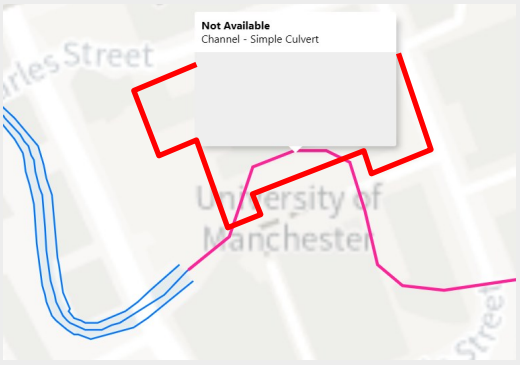
4. Construction Impacts

The following table summarises the current key features on and around the development site which may be impacted by Bowmer and Kirkland's operations. In assessing the significance of the impact potential on these receptors we have taken into consideration reports received to date and publicly available information.

		Potential Impact Severity								
Receptor	**Description**	Noise	Vibration	Dust	Fumes	Visual	Physical Harm	Flooding	Pollution	Heritage
General Community	The site is the current Pendulum Hotel and Weston Halls student accommodation on Charles Street, Manchester located south east of Manchester city centre just north of the ring road. The site is bounded by: North: Charles Street car park and railway East: Manchester University Campus, Paper Science building and Pariser Building South: Manchester University Campus, John Garside and George Begg Buildings, culverted river Medlock West: Ibis Hotel, Princess Street, Montana House and	M	L	L	L	L		L	L	
Residential Areas	There are no know nearby residential buildings, with regards noise management the nearest sensitive receptors are: Phase A - Echoes Day Nursery 70m to west Phase B - Ibis Hotel adjacent to site boundary	H	M	L	L	L				
Ground Conditions	Due to existing building intrusive ground investigation will be required that will be phased following demolition The site located on the original River Medlock channel diverted to the current route, this will need to be confirmed (see watercourse) Potential for contamination within made ground form previous land use. Groundwater monitoring is expected to identify potential impact for construction 								M	M
Ecology	Preliminary Ecology assessment will be required, that will including assessment for bat roost potential of the existing building that is planning to be demolished in phases.						M			

KEY:	Insignificant	Low	Medium	High

4. Construction Impacts

Receptor	Description	Potential Impact Severity								
		Noise	Vibration	Dust	Fumes	Visual	Physical Harm	Flooding	Pollution	Heritage
Watercourse	The culverted River Medlock is located to the south of the site between the existing building and Manchester University buildings before then head east in an open channel, the river flows form east to west, the area is flood zone 2. The exact location of the culvert will be confirmed in relation to the site and proposed construction. In accordance with Environmental Permitting Regulations 2016, schedule 25 part 3 (f) : *any activity within 8 metres of a non-tidal main river (or within 8 metres of any flood defence structure or culvert on that river, which is likely to:* *(i) cause damage to or endanger the stability of the banks of that river or of any culver.*  *Map EA Flood map for planning* *EA Assist* *The culvert is subject to regular inspections the latest being carried out 27/8/2025,*  *Map source EA Asset Management portal, culvert asset ID 68889*						M	M		

KEY:	Insignificant	Low	Medium	High

4. Construction Impacts

The following tables summarises impacts to the receptors on and around the development site which may be impacted by construction activities and the overall risk to receptors from noise, dust and vibration.

General Construction Activities Risk Assessment

Construction Activity	Dust Emission Risk	Noise Emission Risk	Vibration Emission Risk
Demolition	Medium	High	Low
Substructure	Medium	High	Low
Superstructure	Low	High	Low
Façade	Insignificant	Medium	Insignificant
Roofing	Insignificant	Low	Insignificant
Fitout	Insignificant	Low	Insignificant
Soft Landscaping	Low	Medium	Low
Hard Landscaping	Low	Medium	Low

* dependent on concrete finish to achieve specification and weather conditions.

Construction Impacts to Receptors

Receptor	Dust	Noise	Vibration
Commercial	Low	Medium	Low
Residential	Low	High	Low
Ecological	Low	Low	Low

5. Construction Mitigation

5. Construction Mitigation

In order to reduce the impact of the construction phase of the development Bowmer and Kirkland propose to implement our Integrated Management System (IMS) for the project. Our IMS is registered to meet the requirements of the international standard ISO 9001, ISO14001 and ISO 45001 by a UKAS registered certification body, BM TRADA (see **Appendix C** for certificate). Bowmer and Kirkland's IMS includes standard controls to mitigate the impact of our construction activities during normal construction operations. Site specific issues requiring project specific mitigation have been considered and are summarised in the following table:

	Potential Impact								
Description	**Noise**	**Vibration**	**Dust**	**Fumes**	**Visual**	**Physical Harm**	**Flooding**	**Pollution**	**Heritage**
Workings Hours / Delivery Hours Working hours for site will be: Monday to Friday 07:30 – 18:00 Saturday 07:30 – 13:00 There will no works at any time on Sundays or Bank Holidays, Where normal construction activities are expected to exceed these working hours then LPA & EHO will be informed in writing at least 10 days prior to commencing works. Newsletter drops to the local area will also be implemented during construction.	✓	✓	✓	✓					
Statutory Nuisance - Noise To minimise issues caused by noise during construction, Best Practise Means will be employed in accordance with BS5228:2009+A1 2019 Part 1 during each phase of the project. Preliminary noise predictions have been calculated Noise mitigation in accordance with BS 5228 Part 1, see **Section 6 Noise Mitigation**, that will be implemented during construction.	✓								
Statutory Nuisance – Dust The control of dust is a prime concern for all construction projects, particularly during periods of dry and windy weather, there are also ecological receptors which may be impacted by dust. Preliminary dust risk assessment and mitigation, details can be found in **Section 7 Dust Management**			✓		✓			✓	
Statutory Nuisance - Vibration To minimise issues caused by vibration during construction, Best Practicable Means will be employed in accordance with BS5228:2009 Part 2 that gives guidance on vibration levels that could be used to assess the likely impacts of construction activities, on the environment and people. Foundations will be CFA reducing risk of vibration Any complaints with regards vibration will be recorded and managed, any additional mitigation will be actioned to reduce the impact for construction activities as per BS 5228, Part 2. Details of Vibration mitigation can be found in **Section 8 Vibration Mitigation**		✓							
Traffic Management Traffic Management Plans have been included in ***Section 10.*** All deliveries will be booked in with Bowmer and Kirkland's Site Management who will avoid slots at peak hours. Roads will be kept clean by the provision of wheel cleaning facilities and road sweepers as required.	✓	✓	✓	✓	✓	✓		✓	✓

5. Construction Mitigation (Continued)

Description	Potential Impact								
	Noise	Vibration	Dust	Fumes	Visual	Physical Harm	Flooding	Pollution	Heritage
Lighting Construction phase temporary lighting shall be designed to minimise effects beyond the site boundary. • Site lighting will be LED which virtually eliminates upward glare; • Warm white spectrum (<2700k) lamps to be used; • Lights will be shrouded / pointed downward; • Pointed away from residential properties • Site Compound will use LED Flood lights; • Site hoarding along footpaths and haul routes will use 10w LED Bulkheads.					✓				
Waste Management Bowmer and Kirkland will apply the waste hierarchy to the project to minimise waste production and subsequent landfill burden. No waste removed from site will be permitted to leave without the provision of an adequately completed waste transfer note and copy of valid waste carrier licence for the person removing the waste and environmental permit for the site where the waste is being taken. The burning of waste is banned on all B+K construction sites. In order to implement these requirements and monitor the amount of waste being produced by the project a Site Waste Management Plan will be prepared and maintained throughout the course of the construction phase. **See also Section 11 Waste Management**	✓	✓	✓		✓	✓	✓	✓	
Spillage Emergency Planning An emergency plan for spills of fuels, oils or other CoSHH materials will be prepared for the project and briefed to all operatives. All minor spills will be cleared and consigned off site as hazardous waste. An emergency response contractor, Adler and Allan, will be retained to attend site in the event of a major spill or spill which may affect any water course.						✓		✓	
Ecology A full ecology assessment will be required including a preliminary bat roost assessment of the existing building, where a bat roost potential for low , moderate or high is assigned to the building then further emergency surveys will be required to confirm any active bat roost, this emergence survey can only be undertaken between April and September therefore will need to be planned prior to proposed commencement dates.						✓			
Dewatering Methods for dealing with water within excavations are expected due to shallow ground water within proposed **section 9 Surface Water Management**								✓	
Site Investigation Initial site investigation can be undertaken in accessible areas, further investigation's will then be required following demolition, investigation will include groundwater and Waste Classification. The location of the culverted River Medlock is also to be confirmed, and assessed against proposed construction and demolition works.						✓		✓	

6. Noise Management

6. Noise Management

Noise Monitoring

The significance criteria for the construction noise assessment are based on 'The ABC Method' from BS 5228-1:2009+A1:2014. An extract describing this method is provided below.

BS 5228:2009 Part 1 Significance Criteria (Table E.1) Residential Properties			
Assessment category and threshold value period (LAeq)	Threshold value, in decibels (dB)		
	Category A	Category B	Category C
Night-time (23:00-07:00)	45	50	55
Evenings (19:00-23:00 weekdays) and Saturdays (13:00-23:00)	55	60	65
Daytime (07:00-19:00) and Saturdays (07:00-13:00)	65	70	75

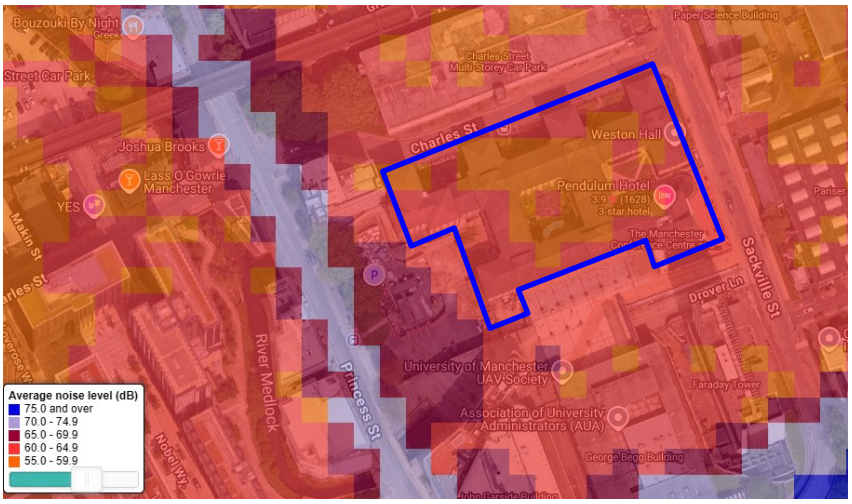
Category A: threshold values to use when ambient noise levels (when rounded to the nearest 5 dB) are less than these values.

Category B: threshold values to use when ambient noise levels (when rounded to the nearest 5 dB) are the same as category A values.

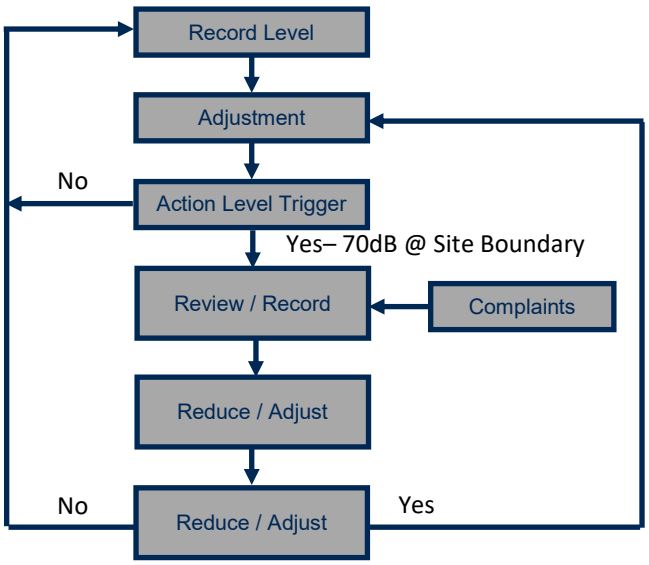
Category C: threshold values to use when ambient noise levels (when rounded to the nearest 5 dB) are higher than category A values.

Noise survey to be undertaken for the development include background noise.

The Extrium noise map indicates the site is within the noise impact zone of between 60db to 65dB, based on this using the ABC method the threshold for significant impact during construction would be 70dB



Noise Monitoring and Action Process



Construction Activity	Plant Type (Table C.4)	L_{Aeq} at 10m (BS 5228:1) Table C.4	Nearest Receptor	Distance from Nearest Construction Activity	Adjustments: Distance (-dB)	Adjustments: Screening (-dB)	Adjustments: Reflection (+dB)	Resultant $L_{Aeq(t)}$	Duration of activity (hrs)	Corrected % time	Correction to L_{Aeq} (F.5)	Activity $L_{Aeq(8hr)}$	Threshold for Significant Impact Mon-Fri 8am to 6pm	Total Predicted Combined Noise Levels $L_{Aeq(8hr)}$
Demolition														
Breaker up Concrete	Pulverizer on Excavator (29t)	72	Echoes Day Nursery	70	9	10	3	56	8	80%	1	**55**	**70**	**61**
Loading Waste	Tracked excavator (15t)	79		70	9	10	3	63	5	50%	3	**60**		
Substructure														
CFA Piling	Tracking Piling Rig	79	Echoes Day Nursery	70	9	10	3	63	5	50%	3	**60**	**70**	**61**
Excavation	Tracked excavator (14t)	70		70	9	10	3	54	5	50%	3	**51**		
Pumping Concrete	Concrete pump + concrete mixer truck (Discharge and Pump)	75		70	9	10	3	59	5	50%	3	**56**		
Superstructure														
Lifting Operations	Tower Crane (TC1)	76	Echoes Day Nursery	70	9	10	3	60	5	50%	3	**57**	**70**	**59**
Pumping Concrete	Concrete pump + concrete mixer truck (Discharge and Pump)	73		70	9	10	3	57	5	50%	3	**54**		
Façade														
Façade Access	Mast Climber	79	Echoes Day Nursery	70	9	10	3	63	5	50%	3	**60**	**70**	**60**
External Works														
Asphalt	Asphalt paver	70	Echoes Day Nursery	70	9	10	3	54	6	60%	2	**52**	**70**	**57**
Laying base course	Vibratory roller	75		70	9	10	3	59	5	50%	3	**56**		

Construction Activity	Plant Type (Table C.4)	L_{Aeq} at 10m (BS 5228:1) Table C.4	Nearest Receptor	Distance from Nearest Construction Activity	Adjustments: Distance (-dB)	Adjustments: Screening (-dB)	Adjustments: Reflection (+dB)	Resultant $L_{Aeq(t)}$	Duration of activity (hrs)	Corrected % time	Correction to L_{Aeq} (F.5)	Activity $L_{Aeq(8hr)}$	Threshold for Significant Impact Mon-Fri 8am to 6pm	Total Predicted Combined Noise Levels $L_{Aeq(8hr)}$
Demolition														
Breaker up Con-	Pulverizer on Excavator	72	Ibis Hotel	10	1	5	3	69	8	80%	1	**68**	**70**	**74**
Loading Waste	Tracked excavator (15t)	79		10	1	5	3	76	5	50%	3	**73**		
Substructure														
CFA Piling	Tracking Piling Rig	79	Ibis Hotel	10	1	5	3	76	5	50%	3	**73**	**70**	**74**
Excavation	Tracked excavator (14t)	70		10	1	5	3	67	5	50%	3	**64**		
Pumping Concrete	Concrete pump + concrete mixer truck (Discharge and	75		10	1	5	3	72	5	50%	3	**69**		
Superstructure														
Lifting Operations	Tower Crane	76	Ibis Hotel	50	7	0	3	72	5	50%	3	**69**	**70**	**71**
Pumping Concrete	Concrete pump + concrete mixer truck (Discharge and	73		50	7	0	3	69	5	50%	3	**66**		
Façade														
Façade Access	Mast Climber	79	Ibis Hotel	20	3	0	3	79	5	50%	3	**76**	**70**	**76**
External Works														
Asphalt	Asphalt paver	70	Ibis Hotel	35	5	0	3	68	6	60%	2	**66**	**70**	**67**
Laying base course	Vibratory roller	75		35	5	10	3	63	5	50%	3	**60**		

6. Noise Management

Summary of Predicted Noise Levels

Preliminary noise predictions for proposed construction and demolition activities to the nearest receptors has been carried out, as there is no apparent residential receptors Echoes Day nursery and the Ibis Hotel have been used as the nearest receptor to construction works in accordance with BS 5228 Part 1, the ABC method has been used for the threshold for significant impact will be 70dB, based on estimated daytime background noise levels of 65dB.

Noise levels to the nearest receptor (Echoes Day Nursery) during the phase A works will be below the threshold of significant impact of 70dB $L_{Aeq\,(8hr)}$ with predictions between 51dB and 61db $L_{Aeq\,(8hr)}$., therefore construction noise is not expected cause a significant impact, with the existing building acting as a noise barrier from the works.

Noise levels to the nearest receptor (Ibis Hotel) during the phase B works will be above the threshold of significant impact of 70dB $L_{Aeq\,(8hr)}$ with predictions between 67dB and 76db $L_{Aeq\,(8hr)}$. Therefore construction noise will impact the receptor. It is noted the hotel is within a noise impact zone of up to 70dB from Princess Street which will taken into consideration.

It should be noted that these predictions are worse case scenario and do not take into account additional noise mitigation measures that can be implemented to reduce the impact, weather conditions have also not be included that affect noise from the site.

Noise levels would tend to be lower owing to greater separation distance and the building structure itself as the works progress. They would also tend to reduce over a 10-hour working day (week-day, 5 hours Saturday) owing to periods of plant inactivity. B+K will review construction activities and noise mitigation measures being implemented during construction and demolition to reduce the potential impact further using mitigation detailed below.

Noise Mitigation Measures - General

The quietest and lowest impact processes that are reasonably practicable will be employed on-site in the undertaking of all construction works and in accordance with the best practise under BS5228:2009+A1 2014, Part 1. Suitable mitigation measures will be implemented as a means of minimising noise include:

Construction / Demolition Mitigation

- Newsletter drops to local businesses that will include works up and coming, progress, specific activities that may generate increased noise;
- Construction working hours will be carefully managed to ensure normal working hours are adhered to, with the exception for some construction activities that will may exceed normal working hours, examples include abnormal deliveries and concrete curing.
- Minimize drop height of materials;
- Radios and other noise-generating devices are not permitted on site.
- Keep voices and conversation outside of the perimeter of the site to a minimum and low in volume;
- Use of work equipment designed to reduce noise should be consider by sub-contractors;
- Specific construction activities maybe required to achieve the specification finish and as such may cause extended periods or works;
- Noise monitoring by means of hand held devices will be used as a initial indictor of noise levels at the site boundary, particularly during the demolition phase.
- Where required active noise monitoring can be used where complaints are received.
- Avoid nosier activities at the start of the working day;
- Use acoustic blankets to site hoarding to reduce noise reflection.

Site Plant

- Early connection to temporary builders supply (TBS) to reduce use of generators;
- Use of Ultra Silent Generators instead of standard generators
- Use of battery storage systems for site welfare to reduce time generators run for.
- The quietest vehicles, tools and machinery shall be used as far as is reasonably practicable;
- Avoid unnecessary revving of engines and switch off equipment when not required;
- Start up plant and vehicles sequentially rather than all together;
- No machinery will be permitted to start up on-site before 08:00 hrs;
- Plant to be fitted with effective silencers;
- Reversing alarms should be white noise;

6. Noise Management

Enclosures

The use of enclosures can significantly reduce noise. These range form localised enclosures to the erection of noise reducing fencing around larger activities. Enclosures will be designed in accordance with BS5228:2009+A1 2014, Part 1, Appendix A and be installed to manufactures requirements to ensure effectives of the noise barriers. Noise monitoring can be carried out to ensure the effectiveness of any enclosure.

Plant	Enclosure Type	Noise Reduction
Site Generators	Ventilated acoustic enclosure	Up to 20dB
Pneumatic breakers, drills	Portable or Fixed enclosure	Up to 20dB
Rotary Drills, Diamond Drilling	Ventilated Acoustic Shed	Up to 15dB
Pumps	Acoustic enclosure with allowance for engine cooling and exhaust	Up to 20dB
Large Plant	Acoustic Screen / Fence	Dependant on design
Scaffolding Acoustic Sheeting	Acoustic Sheeting to Scaffolding Elevations	Up to 19dB

Methods of reducing Noise from Construction Plant

The following table (as extracted from BS 5228: Part 1) provides examples of noise reduction measures that can be used for site plant.

Plant	Noise reduction of plant			Alternative plant
	Source of noise	Possible remedies (to be discussed with machine manufacturers)	A-weighted sound reduction dB	
Hammer driven piling equipment	Pneumatic/diesel hammer or steam winch vibrator driver Sheet pile	Enclose hammer head and top of pile in acoustic screen Acoustically dampen sheet steel piles to reduce levels of resonant vibration	5 to 10	Bored piling Vibratory system Drop hammer completely enclosed in box with opening at top for crane access
	Impact on pile	Use resilient pad (dolly) between pile and hammer head. Packing needs to be kept in good condition		
	Cranes cables, pile guides and attachments	Careful alignment of pile and rig		Steel jacket completely enclosing drop hammer with dolly and polystyrene chips fed to impact surface to dissipate energy Pressed-in piling which generates its driving force from the frictional restraint of other piles
	Power units or base machine	Fix more efficient sound reduction equipment or exhaust. Acoustically dampen panels and covers. When intended by the manufacturer, engine panels need to be kept closed. Use acoustic screens when possible		
Earth-moving plant: bulldozer, compactor, crane, dump truck, excavator	Engine	Fit more efficient exhaust sound reduction equipment Manufacturers' enclosure panels need to be kept closed	5 to 10	Alternative super silenced plant might be available. Consult manufacturers for details
Compressors and generators	Engine Compressor or generator body shell	Fit more efficient sound reduction equipment Acoustically dampen metal casing	Up to 10	Super silenced plant is available. Consult manufacturers for details Electric-powered compressors are available as opposed to diesel or petrol Sound-reduced compressor or generator can be used to supply several pieces of plant. Use centralized generator system
	Total machine	Erect acoustic screen between compressor or generator and noise- sensitive area. When possible, line of sight between top of machine and reception point needs to be obscured	Up to 10	
		Enclose compressor or generator in ventilated acoustic enclosure	Up to 20	
Pneumatic concrete breaker, rock drills and tools	Tool	Fit suitably designed muffler or sound reduction equipment to reduce noise without impairing machine efficiency	Up to 15	Hydraulic and electric tools are available For large areas of concrete, machine designed to break concrete in bending can be used
		Ensure all leaks in air line are sealed		
	Bit	Use dampened bit to eliminate ringing		
	Total machine	Erect acoustic screen between compressor or generator and noise- sensitive area. When possible, line of sight between top of machine and reception point needs to be obscured	Up to 10	Thermic lance
		Enclose breaker or rock drill in portable or fixed acoustic enclosure with suitable ventilation	Up to 20	
Rotary drills, diamond drilling and boring	Drive motor and bit	Use machine inside acoustic shed with adequate ventilation	Up to 15	Thermic lance
Pumps	Engine pulsing	Use machine inside acoustic enclosure with allowance for engine cooling and exhaust	Up to 20	
Concrete mixers	Cleaning	Do not hammer the drum		
Materials handling	Impact of material	Do not drop materials from excessive heights. Screen dropping zones, especially on conveyor systems. Line chutes and dump trucks with a resilient material	Up to 15	

7. Dust Management

7. Dust Management

Dust Management

During construction it is anticipated that the primary air pollution emissions will be associated with dust generated from construction works and tracking out from site. The proposed mitigation will be updated following formal construction dust risk assessment.

The following **Highly Recommended** mitigation measures for **Medium Risk** sites will be adopted (where applicable to the site) as extracted from IAQM "*Guidance on the assessment of dust from demolition and construction*" .

Key to tables: H Highly recommended | D Desirable | N Not required

Mitigation measure	Medium Risk
Communications	
Develop and implement a stakeholder communications plan that includes community engagement before work commences on site.	H
Display the name and contact details of person(s) accountable for air quality and dust issues on the site boundary. This may be the environment manager/engineer or the site manager.	H
Display the head or regional office contact information.	H
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.	H
Site Management	
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.	H
Make the complaints log available to the local authority when asked.	H
Record any exceptional incidents that cause dust and/or air emissions, either on- or off-site, and the action taken to resolve the situation in the log book.	H
Hold regular liaison meetings with other high risk construction sites within 500 m of the site boundary, to ensure plans are coordinated and dust and particulate matter emissions are minimised. It is important to understand the interactions of the off-site transport/deliveries which might be using the same strategic road network routes.	N
Monitoring	
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 100 m of site boundary, with cleaning to be provided if necessary.	D
Carry out regular site inspections to monitor compliance with the DMP, record inspection results, and make an inspection log available to the local authority when asked.	H
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.	H
Agree dust deposition, dust flux, or real-time PM10 continuous monitoring locations with the Local Authority. Where possible commence baseline monitoring at least three months before work commences on site or, if it is a large site, before work on a phase commences. Further guidance is provided by IAQM on monitoring during demolition, earthworks and construction (IAQM, 2023)	H

7. Dust Management

Mitigation measure	Medium Risk
Waste Management	
Avoid bonfires and burning of waste materials.	H
Ensure skips and lorries are covered prior to removal from site	H
Preparing and maintaining the site	
Plan site layout so that machinery and dust causing activities are located away from receptors, as far as is possible.	H
Erect solid screens or barriers around dusty activities or the site boundary that are at least as high as any stockpiles on site.	H
Fully enclose site or specific operations where there is a high potential for dust production and the site is actives for an extensive period.	H
Avoid site runoff of water or mud.	H
Keep site fencing, barriers and scaffolding clean using wet methods.	H
Remove materials that have a 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.	H
Cover, seed or fence stockpiles to prevent wind whipping.	N
Operating vehicle/machinery and sustainable travel	
Ensure all on-road vehicles comply with the requirements of the London Low Emission Zone and the London NRMM standards, where applicable.	N
Ensure all vehicles switch off engines when stationary - no idling vehicles.	H
Avoid the use of diesel or petrol powered generators and use mains electricity or battery powered equipment where practicable.	H
Impose and signpost a maximum-speed-limit of 15 mph on surfaced and 10 mph on unsurfaced 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).	D
Produce a Construction Logistics Plan to manage the sustainable delivery of goods and materials.	N
Implement a Travel Plan that supports and encourages sustainable travel (public transport, cycling, walking, and car-sharing).	D
Operations	
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.	H
Ensure an adequate water supply on the site for effective dust/particulate matter suppression/ mitigation, using non-potable water where possible and appropriate	H
Use enclosed chutes and conveyors and covered skips.	H
Minimise drop heights from conveyors, loading shovels, hoppers and other loading or handling equipment and use fine water sprays on such equipment wherever appropriate.	H
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.	H

7. Dust Management

Mitigation measure - Earthworks	Medium Risk
Re-vegetate earthworks and exposed areas/soil stockpiles to stabilise surfaces as soon as practicable.	D
Use Hessian, mulches or trackifiers where it is not possible to re-vegetate or cover with topsoil, as soon as practicable.	D
Only remove the cover in small areas during work and not all at once.	D
Mitigation measure - Trackout	**Medium Risk**
Use water-assisted dust sweeper(s) on the access and local roads, to remove, as necessary, any material tracked out of the site. This may require the sweeper being continuously in use.	H
Avoid dry sweeping of large areas.	H
Ensure vehicles entering and leaving sites are covered to prevent escape of materials during transport.	H
Inspect on-site haul routes for integrity and instigate necessary repairs to the surface as soon as reasonably practicable.	H
Record all inspections of haul routes and any subsequent action in a site log book.	H
Install hard surfaced haul routes, which are regularly damped down with fixed or mobile sprinkler systems, or mobile water bowsers and regularly cleaned.	H
Implement a wheel washing system (with rumble grids to dislodge accumulated dust and mud prior to leaving the site where reasonably practicable).	H
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.	H
Access gates to be located at least 10 m from receptors where possible.	H
Mitigation measure—Construction	**Medium Risk**
Avoid scabbling (roughening of concrete surfaces), if possible	D
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	H
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	D
For smaller supplies of fine powder materials ensure bags are sealed after use and stored appropriately to prevent dust	D
Mitigation measure—Demolition	**Medium Risk**
Soft strip inside buildings before demolition (retaining walls and windows in the rest of the building where possible, to provide a screen against dust).	H
Ensure effective water suppression is used during demolition operations. Hand held sprays are more effective than hoses attached to equipment as the water can be directed to where it is needed. In addition high volume water suppression systems, manually controlled, can produce fine water droplets that effectively bring the dust particles to the ground.	H
Avoid explosive blasting, using appropriate manual or mechanical alternatives.	N/A
Bag and remove any biological debris or damp down such material before demolition.	H

7. Dust Management

Site Specific Dust Mitigation Plan

Highly recommended (H) mitigation measures for **Medium Risk** Site will be implemented in accordance with the following tables.

Communications

- The project team will arrange pre-start community engagements and issue regular newsletter updates and works progress.
- The Project Manager is responsible for site issues, contact details will be displayed on the site entrance including 24hr emergency number.

Site Management / Monitoring

- B+K use work wallet app to record all incidents, as well as being a means of members of the public to raise complaints. Details of complaints will be available for inspection by the LPA/EHO on request.
- Daily inspections are carried out as standard, inspections will be increased during and following wet weather conditions, this frequency can further increase were high numbers of vehicle movements.
- Dust monitoring will initial be through visual inspections due to medium risk and limited open ground during construction. Measures to reduce dust emissions from the site this will include dust suppression of haul roads / routes especially during enabling works, use of temporary hard surface ideally blacktop.
- Should active Dust Monitoring be required this will be for nearby residential receptors for PM10 the locations of any active monitoring will be agreed within the air quality consultant including duration of monitoring, should prevailing winds blow in a westerly or easterly direction, the consideration for impact to the residential areas will be taken in to account when carrying out site inspections especially drying dry weather periods.

Preparing and maintaining the site

- Details on proposed site setup including types of hoarding and welfare locations are detailed in section 10 of this CEMP.
- Section 9 of this CEMP includes measure to control surface water runoff.

Operations

- B+K operate standard procedures as part of out ISO 45001 and ISO 14001 management system this includes SP 10.13 Environmental Dust and Mud. that is aligned to the IAQM guidance.

Waste Management

- Details of waste management are include in section 11 of this CEMP.
- It is B+K policy to not permit the burning of any waste on site.

Operating vehicle/machinery and sustainable travel

- Site Logistics are detailed in section 10 of this CEMP.

Earthworks

- Due to scope of works ground will only be opened in phases to limit the size of exposed area reduce risk of dust.
- Due to site constraints stockpiling of materials will be very limited.

Trackout

- Site Logistic details are including in section 10 of the CEMP include measures to control mud on roads.
- Existing tarmac road will be utilized for construction vehicles reducing risk of mud tracking out of site

Demolition

- The use of water suppression in form of mist blowers or point source suppression will be utilized by demolition contractors, the use of a domestic hose pipe is not deemed suitable by B+K.
- All demolition works following soft strip will be by mechanical means only.

8. Vibration Management

8. Vibration Management

Introduction

Bowmer and Kirkland will seek to maximise any opportunities to influence the decisions made during the design stage of construction projects to reduce the levels of vibration leaving site or impacting on existing structures. Where possible, vibration will be minimised through design, specification and the use of alternative methods particularly where there are sensitive receptors adjacent to the works, e.g. schools, public areas, sites of special scientific interest (SSSI's) and listed buildings.

Vibration Risks

- High vibration levels over sustained periods can cause damage to buildings, roads and utilities.
- Lower vibration levels can cause nuisance to residents.
- Vibration may also cause disruption to wildlife and damage to geological and archaeological sites.

Evaluate the Potential for Vibration

- Some construction activities will cause significant vibration through the ground, e.g. piling, plant and vehicle movements.
- The transmission of vibration is highly dependent upon ground conditions, where there is underlying sloping hard strata this can transmit vibration underground undetected for several hundred metres until the strata is nearer the surface.
- Activities causing low levels of vibration could become significant in occupied buildings / work on party walls, e.g. power floating, minor demolition and strip out. This can become an issue for sensitive building occupiers, e.g. libraries, laboratories.
- Liaise with Regulatory bodies and other interested parties including, RMBC, CRT, Environment Agency etc. (there may be time / seasonal restrictions).
- Monitor conditions before work starts for sensitive structures / neighbours

Construction Vibration Assessment Criteria - Overview

BS 5228-2:2009 'Code of practice for noise and vibration control on construction and open sites – Part 2', gives guidance on vibration levels that could be used to assess the likely impacts of construction activities, including piling, on the environment and people. The main vibration impacts could arise from piling activities or heavy construction vehicle movements near sensitive receivers (typically within 20m).

Annex B of BS 5228 Part 2 gives guidance on the significance of vibration effects in terms of human response to vibration and structural response to vibration.

BS5228 Part 2 Transient vibration guide values for cosmetic damage

Type of Building	Vibration Level 4 Hz to 15 Hz	Vibration Level > 15 Hz
Reinforced or framed structures Industrial	50 mm/s at 4 Hz and above	50 mm/s at 4 Hz and above
Heavy commercial buildings		
Unreinforced or light framed structures	15 mm/s at 4 Hz increasing to 20 mm/s at 15 Hz	20 mm/s at 4 H z increasing to 50 mm/s at 15 Hz
Residential or light commercial buildings		

BS5228 Part 2 Guidance on Human Response to Vibration Levels

Vibration Level	Effect
0.14 mm/s	Vibration might be just perceptible in the most sensitive situations for most vibration frequencies associated with construction. At lower frequencies, people are less sensitive to vibration
0.3 mm/s	Vibration might be just perceptible in residential environments
1.0 mm/s	It is likely that vibration of this level in residential environments will cause complaint, but can be tolerated if prior warning and explanation is given to residents
10 mm/s	Vibration is likely to be intolerable for any more than a brief exposure at this level

8. Vibration Management

Vibration Mitigation

To manage vibration risk, mitigation will be implemented to reduce the impact including:

- Vibration risk is expected to be low due to proposed method of works and distance to nearby structures
- Inform Neighbours - consult the client on the works to explain the type and duration of the works.
- Works will be undertaken that is a potential source of vibration to between 08:00 to 17:00.
- Should complaints be received then B+K will assess the works undertaken and propose further suitable mitigations required, this may include were appropriate vibration monitoring.

9. Surface Water Management

9. Surface Water Management

Surface Water Management During Construction

The management of surface water during construction will be dependant on the specific site factors. The table below identfies the sources of flooding risk and there impact on the site and if mitigation is required:

Source of Risk	Impact to Site	Risk	Mitigation Required
Groundwater	Groundwater testing to be undertaken as part of Site Investigation	**Medium**	The dewatering of excavations >0.8m bgl Mitigation will be required depending on depth to groundwater
Fluvial Flooding	The site is within flood zone 1.	**Low**	No further action
Pluvial Flooding	There are limited excavations planned, where rain water does accumulate that mitigation is required.	**Medium**	Dewatering of excavation after rainfall events maybe required, this typically can be managed by removing silts and discharging to surface water under EA RPS 261 or small quantities this can be pumps to soft ground to soak away For clean rain water via silt doctors or similar and discharged to surface water, the discharge must be un-contaminated and suspended solids removed (visible clear).
Sewers	The sewer network around the site may have limited capacity which could be exceeded in an extreme storm event.	**Low**	Monitor sewer levels in extreme storm events.

The following actions will be implemented to manage surface water during construction. The actions required will be dependant on the amount of rainfall / groundwater that the site will be subject to.

- Low rainfall (normal weather) - site will experience normal rainfall that results in some rainwater collecting in excavations.
- Medium Rainfall (yellow/amber weather warning) - The amount of rainfall is prolonged, with open ground being waterlogged that will reduce the effectiveness of dewatering to soakaway.
- Heavy Rain Fall (red weather warning) - significant rainfall that will cause high levels of surface water on site.
- Groundwater - Dependent on presence of ground water abstraction permits maybe required.

Source	Method for Dewatering			
	1. Site Soakaway	2. Direct to SUDS	3. Discharge to Surface Water	4. Discharge to Foul Sewer
Low (Normal weather)	Yes	Yes	Yes (comply with RPS261)	Temporary Discharge Consent Required
Medium Rainfall (yellow/amber warnings)	Yes	Yes	Yes (comply with RPS261)	
Heavy Rainfall (red warnings)	Yes	Yes	Yes (comply with RPS261)	
Groundwater	Were suitable and drinking water quality	No	Yes limits an daily volumes without EA permit	

9. Surface Water Management

Dewatering Activities during Construction

The following defines the activities that can be carried out for the control of surface water during construction. The method used will be determined by the source and extent of water onsite.

Activity	Permit	Amount of water	Actions
1. Discharge off site - Clean Rainwater (eg roofs pile caps)	No	Low Volume	Early works to attenuation tanks and drainage runs will allow the connection of clean rain water from roofs that is permitted to be discharged direct to surface water systems. This will reduce the amount of surface water on site during construction.
2. Dewatering rain water to soak away on site.	No	Low Volume	The dewatering of rainwater from construction areas can be carried out effectively by pumping to a designated soak away area on site that will not pose a risk, this is the normal preferred method to eliminate need to discharge offsite.
3. Dewatering of wholly or mainly rainwater to a watercourse.	RPS	Medium/High Volumes	Excavations can be dewatered direct to surface water system under the Environmental Agency Regulatory Position Statement 261 for "*Temporary dewatering from excavations to surface water*" a permit is not required If: • A short term (max 3 months), temporary discharge of uncontaminated water which is wholly or mainly rainwater, from an excavation to surface water (such as pumping water out of excavations on a building site) • Comply with all the conditions in this Regulatory Position Statement (RPS 261) - **See page 25**
4. Discharge groundwater to soak away. .	No - Exempt Activity.	Medium/High Volumes	Discharge groundwater that meets drinking water quality standards onto ground when: • Discharge activity is temporary and is for a maximum duration of 30 consecutive days • Quality of the groundwater is either naturally at drinking water quality standards, or is groundwater of mains quality that has been treated to drinking water quality standards • Location (ground) where the discharge is to occur is free from any obvious sources of contamination • Volume and rate of discharge will not cause pollution or any other adverse environmental impacts, including flooding, to the underlying groundwater or any adjacent surface waters or habitats.
5. Dewatering excavations of groundwater for discharge to a watercourse. (>6mths)	Permit	Medium/High Volumes	The dewatering of groundwater from excavations that is to be discharged off site via watercourse or foul. • No exemption or permit required to abstract <20m^3 per day • Exemption (schedule 5) with regards the abstraction of up to 100m^3 per day. • Temporary abstraction licence >100m^3 per day • Discharge of upto 5m3 to a watercourse without a permit • Discharge to foul will require separate consent. **See page 27 & 28 for Requirements.**
6. Discharge Silty Rainwater to foul.	Yes	High Volume and Contaminated Water	Foul/combined sewers can be used for the discharge of dirty water, this will be under a trade effluent consent and treatment prior to discharge would be required such as reduction of suspended solids. Discharges to foul will be restricted including contamination levels (suspended solids) and flow rate, a discharge rate of 3 to 5 litres per second is the norm this will be defined in the consent. **See page 28**
7. Removal of contaminated water as waste	Waste Disposal	Contaminated Water	The management of contaminated water may be required to be removed by tanker from site. This is often used for remediation of contaminated land, where it is not permitted to be discharged to foul to due the contamination levels.

KEY:	Applicable to Site	Suitable to Site	Optional to Site	Not Applicable

9. Surface Water Management

RPS 261 Temporary dewatering from Excavations to Surface Water (Regulatory Position Statement)

When discharging clean rainwater (wholly or mainly) to surface water systems the following must be adhered to in accordance with the Regulatory Position Statement.

The discharge must:

- discharge only uncontaminated, clean water
- discharge only to surface water
- discharge for no more than 3 consecutive months
- plan how to minimise the level of contaminants such as silt entering the excavation
- plan how to dispose of water that enters the excavation
- plan not to use machinery in excavations while dewatering is taking place
- minimise water entering the excavation, for example from rainfall, runoff, groundwater ingress or high water table
- consider using sustainable urban drainage construction methods
- have a method statement that minimises the risk of pollution
- contact the Environment Agency if your discharge rate is more than 10% of the dry weather flow (Q95 low flow) rate of the surface water and dilution is low – a high discharge rate may increase flood risk or have other local environmental consequences
- keep records for 2 years that show you have complied with this RPS and make these records available to the Environment Agency on request.

The discharge must not:

- pollute surface water
- contain any chemical dosing agents, flocculants or coagulants
- be from a site which is contaminated by oil, metals, hydrocarbons, solvents or pesticides or other polluting substances
- result in the spread of non-native invasive species, parasites or disease
- cause flooding from surface water
- cause erosion of the banks or bed of the receiving watercourse
- contain concrete wash water even if it has been treated
- contain site drainage from surface areas such as haul roads, storage or working areas
- be from a site with naturally elevated concentrations of substances which exceed environmental quality standards

Before starting work on site:

- plan how to minimise the level of contaminants such as silt entering the excavation
- plan how to dispose of water that enters the excavation
- plan not to use machinery in excavations while dewatering is taking place
- minimise water entering the excavation, for example from rainfall, runoff, groundwater ingress or high water table
- consider using sustainable urban drainage construction methods

The discharge must not be located within, or less than 500 metres upstream of:

- Sites of Special Scientific Interest (SSSI)
- Special Areas of Conservation (SACs)
- Special Protection Areas (SPAs)
- candidate SACs, possible SACs, potential SPAs and sites of community importance
- internationally designated Ramsar sites
- other nature conservation sites, such as ancient woodlands, local and national nature reserves
- local wildlife sites

A bespoke permit will be required where the conditions in the RPS can not be achieved.

9. Surface Water Management

Discharge to Foul / Combined Sewer

All discharges to a foul / combined sewer will be defined as a trade effluent and will require a Trade Effluent Consent from a sewerage undertaker. Due to the market being opened up to competition, these should be applied for through a 'Retailer', this can delay the application process.

Discharge to foul, will include specific requirements that will be defined by the local water authority. Trade Effluent Consents normally take around 4 – 6 weeks to grant, these are less likely to be granted during periods of heavy rainfall.

To apply for a Trade Effluent Consent you will need the following information:

- The source of the trade effluent
- Any treatment processes that will be applied.
- The amount of water that will need to be discharged (volume per day and maximum flow rate)
- Any known contaminants that will be in the trade effluent (for ground water refer to SI)
- The drain which you want to discharge to and how the amount discharged will be measured

The Trade Effluent Consent will apply limits to what can be discharged, these will normally be:

- Maximum quantity discharged in 24 hour period (typically 50 m^3 – 150 m^3)
- Maximum flow rate of discharge (typically 2 l/s – 5 l/s)
- Amount of suspended solids (typically 200 mg/l – 1,000 mg/l)
- No hydrocarbons (oils)
- Limits on any known contaminants

The discharge needs to be sampled and monitored to ensure the limits are adhered to as follows:

- Discharge quantity must be measured, usually by a water meter, and volumes given regularly to the sewerage undertaker (they will use this information to charge for the discharge)
- A sample must be taken and tested by a UKAS laboratory against the limits of the Trade Effluent Consent before any water is discharged
- Regular sampling may be required (frequency to be agreed with sewerage undertaker)
- Before each discharge a sample should be taken and assessed for visual clarity (see below)

If there are no known contaminants then visual monitoring for suspended solids and oil is acceptable using the following procedure:

- Take photograph of sample(s) sent to UKAS laboratory against a surface of regular colour (e.g. wall of site cabin) – this is used as a controlled sample
- Take photograph of sample(s) before discharge in sample bottle of same dimensions against the same surface as the control sample
- Compare the photographs of the current sample and control sample
- If the current sample is lighter than the control and there are no visible signs of oil then discharge can commence

9. Surface Water Management

General Mitigation:

Excavated ground and exposed ground

Due to the on-going nature of the work it is generally not possible to protect exposed surfaces until the project is completed. That said there are measures that can be adopted to mitigate contamination / sedimentation referred to below.

The following mitigation can be used to protect from runoff during construction:

- Gulley Guards - These will be placed in all existing gulley's that could receive surface water run off and from tracking out. The guards will be inspected daily and cleaned as appropriate to ensure that silt or debris collected in the guards do not impede the flow of water into them
- Use of silt doctors to dewater rain water from open excavations.

Stockpiles

Stockpiles will be located away from existing drainage points to prevent the leaching of contaminants.

- Seeding of stock piles can significantly prevent silt runoff once grass has established.
- Sheeting of stockpiles can reduce dust and protect from heavy rain fall and run off.
- Keep stock pile levels low to reduce impact from wind.

Existing access ramps & roads

Haul roads (including roads that are in process of construction partially sealed) will be sprayed regularly to keep down dust. If any section of a haul road is hard surfaced, then it will be swept on a regular basis to prevent accumulation of dust and mud.
Once constructed, there could be a residual risk of silt run off from haul roads and stone surfaces. These risks will be controlled by;

- Constructing suitable channels on haul roads to channel water away from any watercourses, surface drains, or green areas.
- Regular environmental inspections of these areas to ensure controls are effective.
- Suitably sized spill kit will be available with spill action plan.

Wheel Wash

Wheel washes will be provide at the site exit as a means to control mud being deposited on access roads and public highways.

Oils and Hydrocarbons

Simple measures can be taken to prevent oil and hydrocarbons becoming pollutants, such as:

- Maintenance of machinery and plant
- Drip trays
- Regular checking of machinery and plant for oil leaks
- Correct storage facilities
- Check for signs of wear and tear on tanks
- Care with specific procedures when refuelling
- Designated areas for refuelling
- Emergency spill kit located near refuelling area

Weather / Storm

Weather warnings allow preparation time before any significant rainfall event, weather conditions are reviewed on a weekly basis for the planning of works:

- Early connection of roof outlets to surface water drainage system for discharge off site, will reduce the amount of rainwater impacting the ground.
- Stockpiles of stone and aggregates will be located as far as practical away from surface water drains. Ideally this will be on level ground.
- Fuel and COSHH substances will be stored in a designated area. They will be in double bunded units with 110% capacity and appropriate spill kit. The designated area will be 10m away from any watercourses, surface water drains.

Concrete wash out

Simple measures can be taken to ensure no concrete wash out pollutes the ground around:

- Discharge of water into a lined or proprietary concrete washout system, to due to reduce water usage and construction waste, aggregates can be re-used on site.
- Concrete washout skip (least preferred) is to be placed in it's own bunded area.
- Sediment skip positioned within a larger skip (to act as a dual slit trap & bund)

10. Construction Logistics

B+K

10. Construction Logisitics



Site accommodation will be located in suitable position for the construction phase. The main site access will be off Sackville Street (see full site phasing plans see **Appendix B**).

Solid hording will also be used for site boundary, segregation of car parks and site welfare (see full site phasing plans see **Appendix B**).

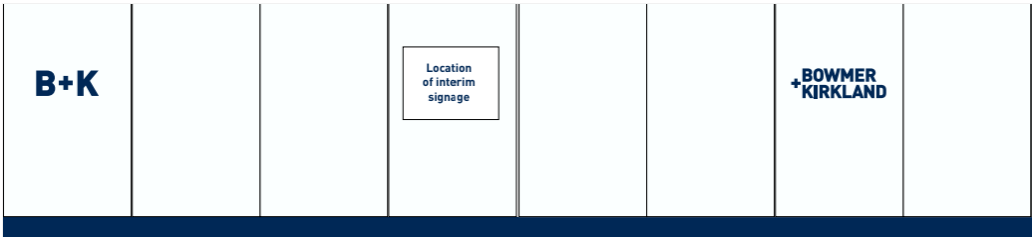
All site fencing including site boundary will be inspected on a daily basis by B+K Site Management and records maintained.

Site Security

Site Gate's will be manned at all times throughout the construction period to ensure minimum impact to local highways and service yard for deliveries in accordance with the working hours.

The Site will be secured at all times. A separate pedestrian access gate will be provided. Access to site will be controlled via biometrics turnstile control.

B+K Standard Hoarding Design



B+K Standard Pedestrian Access gate



Representative example of B+K Site Entrance.



10. Construction Logisitics (continued)

The Gate Cabin will be the focal point for all vehicles entering / leaving the site. This will be the operational base for our security personnel who will manage access and egress from the site alongside the biometric system.

In order to reduce disruption to neighbouring businesses and residents during the construction periods we will take several steps to ensure as little impact as possible on the roads surrounding the site. These will include the following.

- All subcontractors will be advised of the requirement for site tidiness, and enforcement of this rule will take place.
- Regular liaison meetings with the Client to advise on construction programme and upand coming works..
- Should any complaints arise, they will be dealt with promptly and courteously, and suitable compromises agreed wherever practicable, subject to the normal restrictions of construction sites, (see Complaints Procedure, page 6)
- No on site parking, operatives to utilises nearby pay and display.
- Minimise the accumulation of loose materials on site road by regular sweeping.
- Ensure bulk deliveries/collections are sheeted (where appropriate).
- Provide wheel washing facilities at site exit.

Due to potential for mud from site during enabling works we reduce the risk of any mud on the surrounding roads due to the construction process, the following methods can be used:

1) A wheel wash in form of a jet wash (typically a 3000psi bowser) will be used (where required) at the exit from the construction area to ensure that vehicles wheels are cleaned before tracking out of site on to public highway. In additional shaker ramps can also be used where significant risk during enabling works and sufficient space of site to accommodate, located near to the site exit on hard standing.
2) Gully Guards (or similar) can be used to protect existing road gullies from silt, and will be subject to regular inspections. These will be checked daily during wet weather periods.
3) Road sweepers will be used to keep the access roads clear, the table below is a general guide, frequency can also be increased or reduced based on site inspections and conditions, based on proposed works that is limited excavations with loading and unloading of existing hard surface areas the table below is for precautionary measures. The table below show example frequencies.

Weather	Activity	Frequency
Dry	Construction	Not required
Damp	Construction	Twice daily
Wet	Construction	4 times per day
Wet	Muck shift / Import	With every HGV leaving site

Storage of Materials

The storage of materials will be provided in areas suitable during each phase of works. A lay down and storage are is also located within the site compound (see **Appendix B**)

Site Welfare

Site welfare (See **Appendix B**) for phase A will be within the ground floor of the existing building, for Phase B nearby leased office premises will be used for site welfare with toilet units provided on site.

Delivery Restrictions

Deliveries will be made during normal site working hours.

Vehicle Dwell Times

Construction delivery vehicles are not anticipated to be required on-site for a period longer than necessary to safely unload, depending on materials being delivered or collected. B+K use a Delivery Management System that requires all deliveries to be pre-booked into to site to allow sufficient times between deliveries to ensure that no vehicles arrive or depart at the same time, to minimise potential disruption to traffic flow on the surrounding local highway network.

Vehicle Compliance

Construction or delivery vehicles must not be parked on any street within the close proximity of site or stop on the access road. The vehicles must not wait or idle-run in the area in order to reduce congestion and vehicle emissions.

Logistics Route

Construction traffic would use strategic roads to access and egress the site as far as possible. Each of these roads are designed to carry high volumes including construction vehicles as part of the local strategic highway network.

what3words Phase A ///tigers.loose.funny

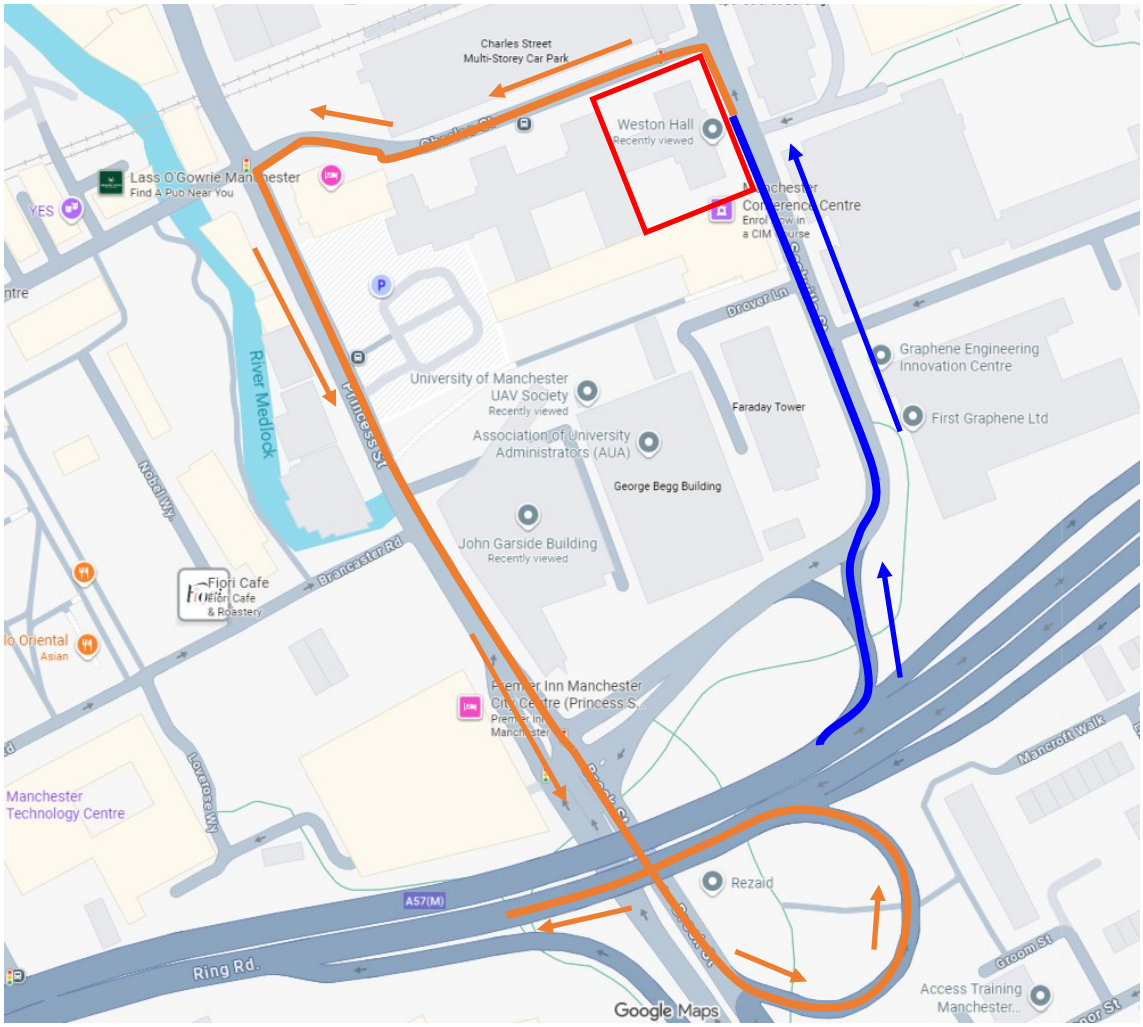
Phase B ///decent.engine.flops

Phase A - (Blue Route)

Heading East on A57(M) take the A34 exit towards Wilmslow/Universities, take the slip road to The University of Manchester Merge onto Sackville St , the site entrance will be to the left.

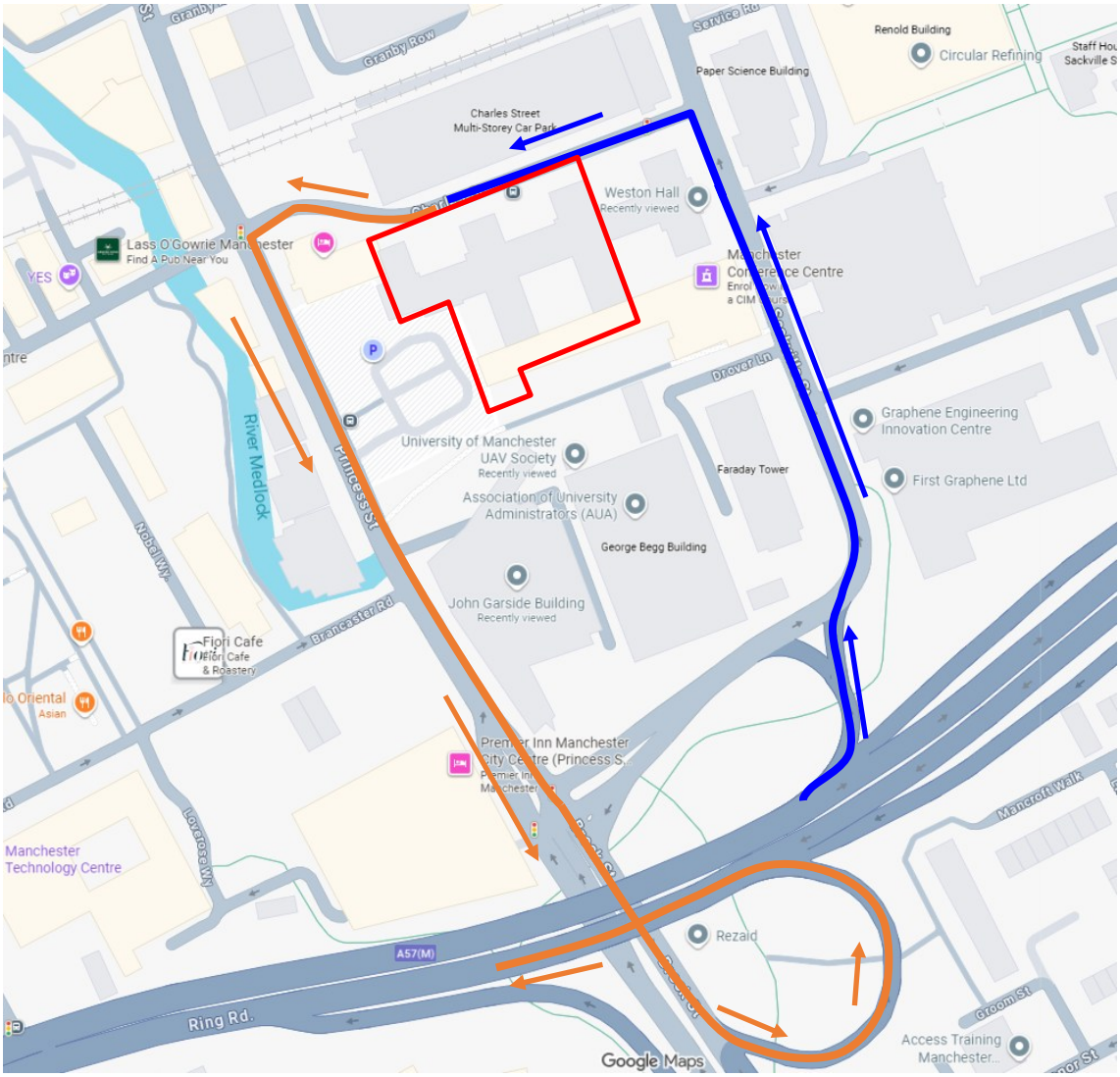
Route From Site (Orange Route)

Turn Left at the traffic lights on to Charles Street, then turn left heading back towards the A57(M), follow signs to access wider strategic network.



Phase B (Blue Route)
Heading East on A57(M) take the A34 exit towards Wilmslow/Universities, take the slip road to The University of Manchester Merge onto Sackville St , trun left into Charles Street, the site entrance will be on the left.

Route From Site (Orange Route)
Turn Left at the traffic lights heading back towards the A57(M), follow signs to access wider strategic network.



Construction Vehicle Movements

The following table details the typical "Large Construction Vehicles" that may be required on site, these numbers will be dependant on the phase of works being undertaken., the numbers stated are indicative of the potential number of vehicle movements and will vary depending on construction programme phasing throughout the project.

For the avoidance of doubt, "Large Construction Vehicle" will be defined as any vehicle larger than a long wheel base transit type van (length 4.1m, width 1.7m, height 1.8m, payload 1200 – 1500kg). Vehicles below these specified dimensions will be defined as "General Construction Vehicles".

Frequency of Large Construction Vehicles (per building)

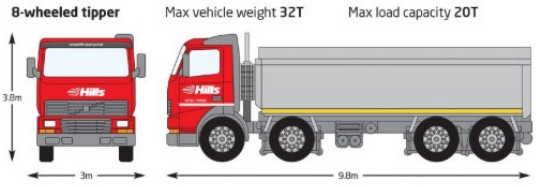
Construction Activity	Type of Vehicle	Size of Vehicle	Number of Movements (Daily)	Duration
Demolition	8 Wheel Tipper	10m x 2.5m	15(1)	Medium
Working Platform	8 Wheel Tipper	10m x 2.5m	40(1)	Medium
Muck Away	8 Wheel Tipper	10m x 2.5m	40(2)	Short
Foundations - Concrete	Concrete Mixer	7.5 x 2.5m	8	Short
Floors Slabs	Concrete Mixer	7.5 x 2.5m	10	Short
Superstructure	Concrete Mixer	7.5 x 2.5m	15	Long
Roofing	Flatbed / Articulated	12m x 2.5m	4	Medium
Façade	Flatbed / Articulated	16m x 2.5m	6	Medium
Building Services & Fit Out	Rigid (<26 ton) / Hiab	12m x 2.5m	15	Long
Externals	8 Wheel Tipper / Hiab	10m x 2.5m	10	Short

(1) dependant on volume of demo waste to be re-used in construction

(2) dependant on volume of soils to be removed from site.

Types of large construction vehicles:

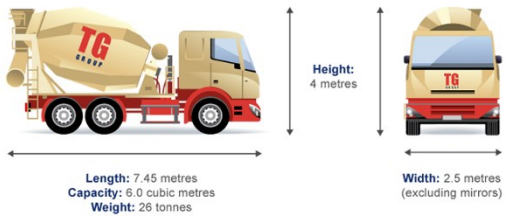
8 Wheel Tipper



Rigid (<26 ton)



Concrete Mixer



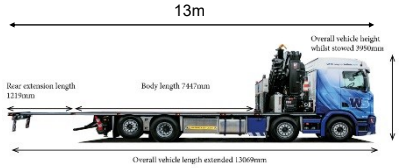
Articulated



Flatbed



Hiab



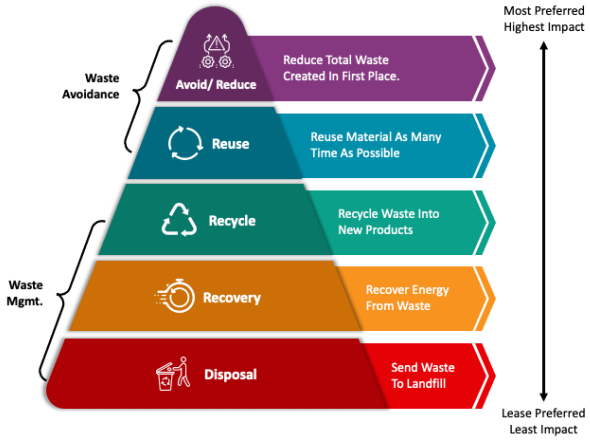
11. Waste Management

11. Waste Management

Bowmer and Kirkland will record all waste generated on site in a SWMP, this will be used to report on the performance of waste management on the site.

Waste Hierarchy

Bowmer and Kirkland will manage waste and develop the SWMP in accordance with the waste hierarchy. Specifically, the amount of waste produced will be minimised by consideration in development of the design and, where produced, will be reused before recycling / disposal options are considered.



Prior to Work Commencing on Site

A project specific Environmental Impact Assessment (EIA) will be undertaken by the construction management team. This assessment will embrace any specific site needs/requirements identified by the team in connection with waste management issues including any existing or generated hazardous material.

A Site Waste Management Plan (SWMP) will be prepared to enable a considered, documented approach to the management of waste on the project, this will include the Planning and Review of waste management for the project.

The person responsible to implement the SWMP is to ensure all relevant B+K personnel are aware of their duties before and during the project.

All Sub-contractors are informed of their general duties under the SWMP during pre-contract meetings and are required to sign up to the SWMP as part of the meeting.

Construction Waste

All site operatives will receive an induction on how waste is to be managed on the project before starting work on site, further toolbox talks are to be provided to operatives as required to meet the requirements of the SWMP:

- The site plan is to be updated to include provisions for access, materials storage and location of waste storage areas and containers ensuring minimal damage to materials by excessive handing and inappropriate storage.
- All skips and containers are to be colour coded or signed in line with the national colour coding scheme.
- Site security is to be provided to ensure waste is not removed by unlicensed contractors or contaminated by other waste producers.
- Duty of care checks are to be conducted on all waste management companies before they are permitted to take waste off site ensuring they are licensed to deal with type of waste being sent
- Hazardous waste is to be segregated and stored adequately to prevent contamination.
- Plasterboard and gypsum is to be segregated on site.
- Copies of all waste transfer notes and hazardous waste consignment notes are immediately reviewed by the B+K site management team and kept within the SWMP

11. Waste Management

Disposal directly to landfill sites is generally to be avoided, where required the waste is segregated on site to recover as many reusable or recyclable materials as possible. Where segregation is not possible an agreement with the waste management contractor is to be made to treat the waste in accordance with the landfill regulations, it is B+K policy to achieve at least 95% diversion from landfill.

Records of all waste removals are recorded in the SWMP, this is by inclusion of the waste transfers note or hazardous waste consignment note within the SWMP and inputting of date into the SWMP spread sheet tool.

Regular reports are to be obtained from waste management contractors, these would normally include actual weights received, amount of waste recycled or recovered and amount of water sent to landfill.

The SWMP is to be reviewed on a regular basis by the person responsible for the SWMP to ensure it is up to date and effective. The results of these reviews are discussed with the B+K site management team during internal project review meetings to identify areas for improvement. Any actions agreed during these reviews are communicated externally to the sub-contractors and/or other parties where relevant.

Waste from construction activities will be disposed through an appointed waste management contractor, appointment will be on the basis of their performance of diverting mixed waste, from landfill by the following principles will be employed:

- Pollution from waste will be minimised by using the correct and safe storage of the waste.
- Segregation of different types of waste as they are generated.
- Marking of waste containers clearly with their intended contents.
- Using containers suitable for their contents.
- Disposing of different wastes in the correct containers.
- Checking the condition of waste containers before use.
- Placing containers in impervious bunded areas (if required)
- Ensuring that containers are securely covered (If required)
- Preventing damage to materials during storage

Excavation Waste

Where suitable soils will be retained for reuse on site, this will depending on:

- Cut and fill balance
- Contamination
- Geo-technical suitability

Where made ground or contaminated soils are present a Materials Management Plan under CL:Aire DoWCOP can be used to plan, monitor and report on the re-use of excavated soils on site to ensure that legal obligations are fully complied with.

Clean natural occurring materials are exempt under the Waste framework Directive and is not designated a waste until it is intended to be discarded.

All excess soils will be removed from site to an appropriately licenced disposal site for re-use off site.

Concrete excavated materials or demolition waste crushed on site will be in accordance with the WRAP Quality Protocol for Aggregates which will allow for the re-use of crushed material as it will no longer be designated as a waste. Any excess crushed material can be removed from site as a none waste for re-use offsite.

Duty of Care

Prior to removal of any waste from site Bowmer and Kirkland will carry out the following Duty of Care checks:

- Valid waste carrier's licence
- Ensure the waste carrier is authorised to carry the type of waste for disposal.
- Obtain details of waste disposal sites and verify the waste disposal licence in place.
- Carry out checks of carriers and disposal sites with the Environment Agency Public Register.

Once the checks are completed Bowmer and Kirkland will:

- Maintained records of waste transfer and record in Smartwaste
- Keep copies of all transfer notes of waste sent off-site.
- Check that the waste is going to the correct disposal centre as documented on the transfer notes.

11. Implementation and Review

B+K

11. Implementation & Review

The control measures identified in the CEMP, and sub-ordinate documentation, will be implemented by the following means:

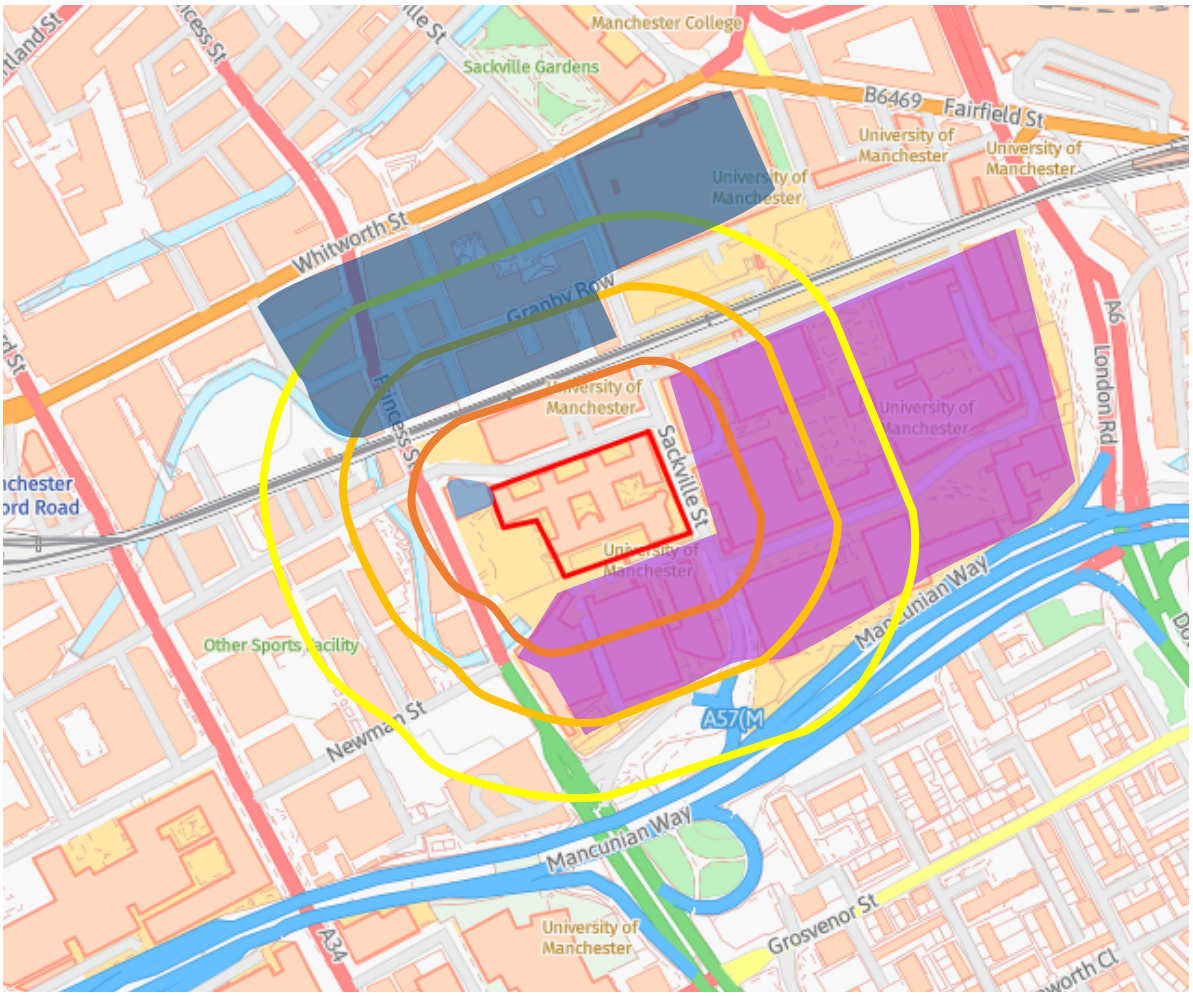
- Relevant information will be communicated to sub-contractors before an order is placed during a pre-contract meeting. An order will only be placed with a sub-contractor following a commitment that they will work to the control measures specified. Where they are required to appoint specific plant, equipment or specialist resources this will be stated in their contract.
- Sub-contractors will be required to submit a detailed method statement for all works they undertake stating detailed control measures. This will be reviewed and authorised by the Site Manager prior to the commencement of operations.
- All sub-contractors will be required to monitor their own works and provide a permanent on-site Supervisor. Where many operatives are provided Supervisors will be required at a ratio of 1:8 with site operatives.
- All operatives, supervisors and managers have to undertake a B+K site induction prior to being allowed onto site to visit or to work unaccompanied and registered on the Biosite System. This takes the form of an online pre-induction during which they enter details of their experience, competency cards, etc and undertake a brief H&S questionnaire.
- On arrival a site specific orientation induction is carried out by B+K Site Management including site location, details of welfare, office and muster points, a detailed overview of the project, risks, hazards, rules, details of any contamination or hazards, mitigation measures, etc. once completed they will be added to the Biometics system for site access.
- The Site Managers will walk the site daily to monitor the works and implementation of the specified controls. Where actions are required to further implement controls these will be raised with the sub-contractor's supervisor. If required they may use a red / yellow card disciplinary and or toolbox talks to improve the implementation of the specified controls.
- Any incidents or visits from regulators will be reported to the Environmental Manager by the Site Manager as an official visit.

In addition to the monitoring described, the implementation and effectiveness of controls will be reviewed as follows:

- The Site Manager will conduct an inspection on general good order and security on a daily basis.
- The Site Manager will conduct an inspection of all environmental controls on a fortnightly basis, this will be alternated with the external inspection described below.
- RG Wilbrey Consultants will conduct an inspection of all environmental controls on a fortnightly basis.
- The Contracts Manager or Regional Director will conduct an inspection of environmental controls on a monthly basis.
- The Environmental Manager will ensure the project will be audited for compliance with our Environmental Management System, controls which have been specified and legal requirements at least once during the project.
- A project meeting will be held on a monthly basis, to be attended by the Site Project Team, to review the results of the above monitoring and inspections. The effectiveness of the specified controls will be considered and any actions required to improve the overall environmental performance of the project agreed and documentation updated accordingly.

Appendix A
Sensitive Receptors

Appendix A - Sensitive Receptors



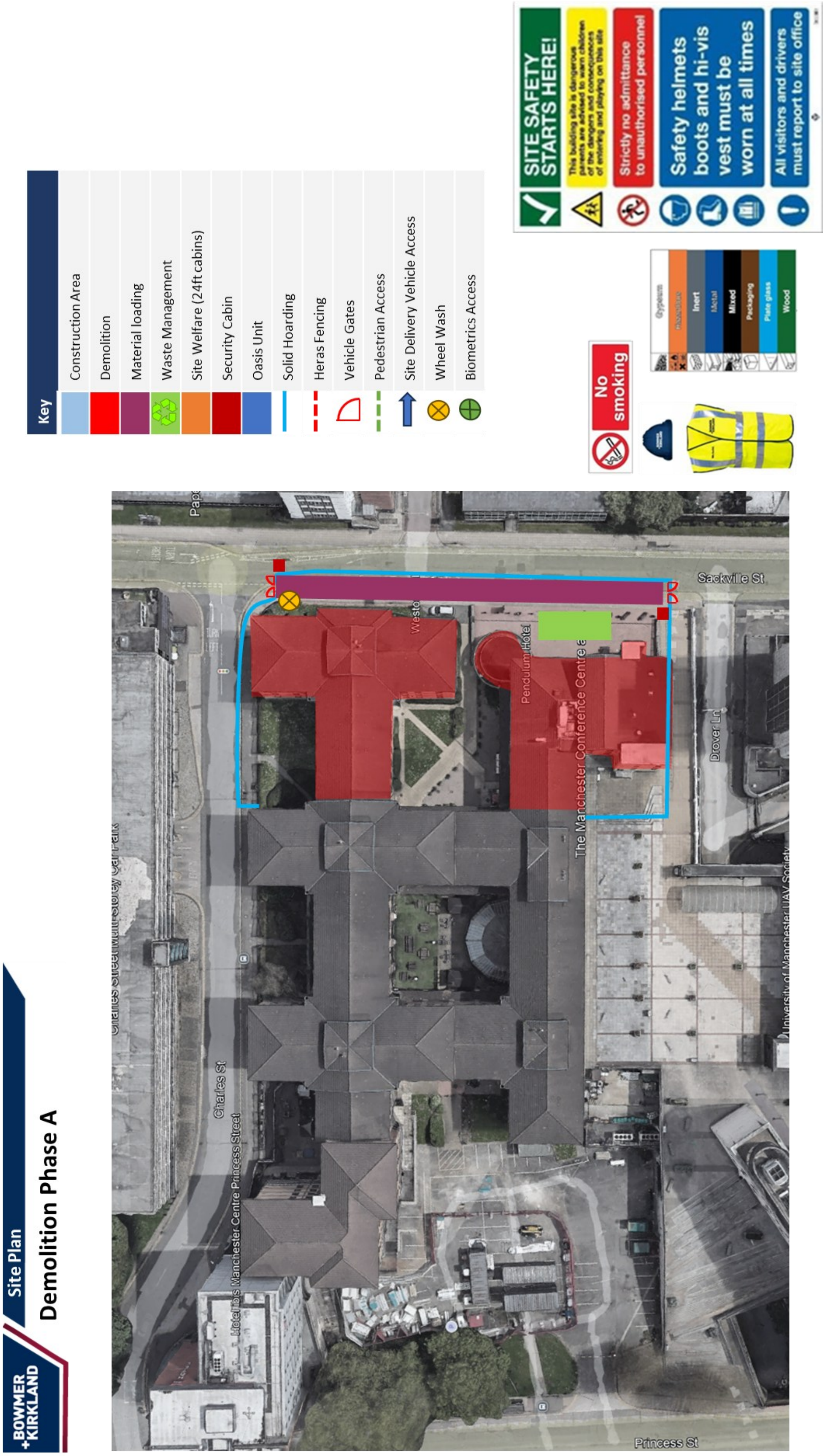
Legend

- Hotel
- Manchester University
- Commercial
- Railway
- River Medlock

Appendix B
Site Logistics Plans

B+K

Appendix B - Site Logistics Plan



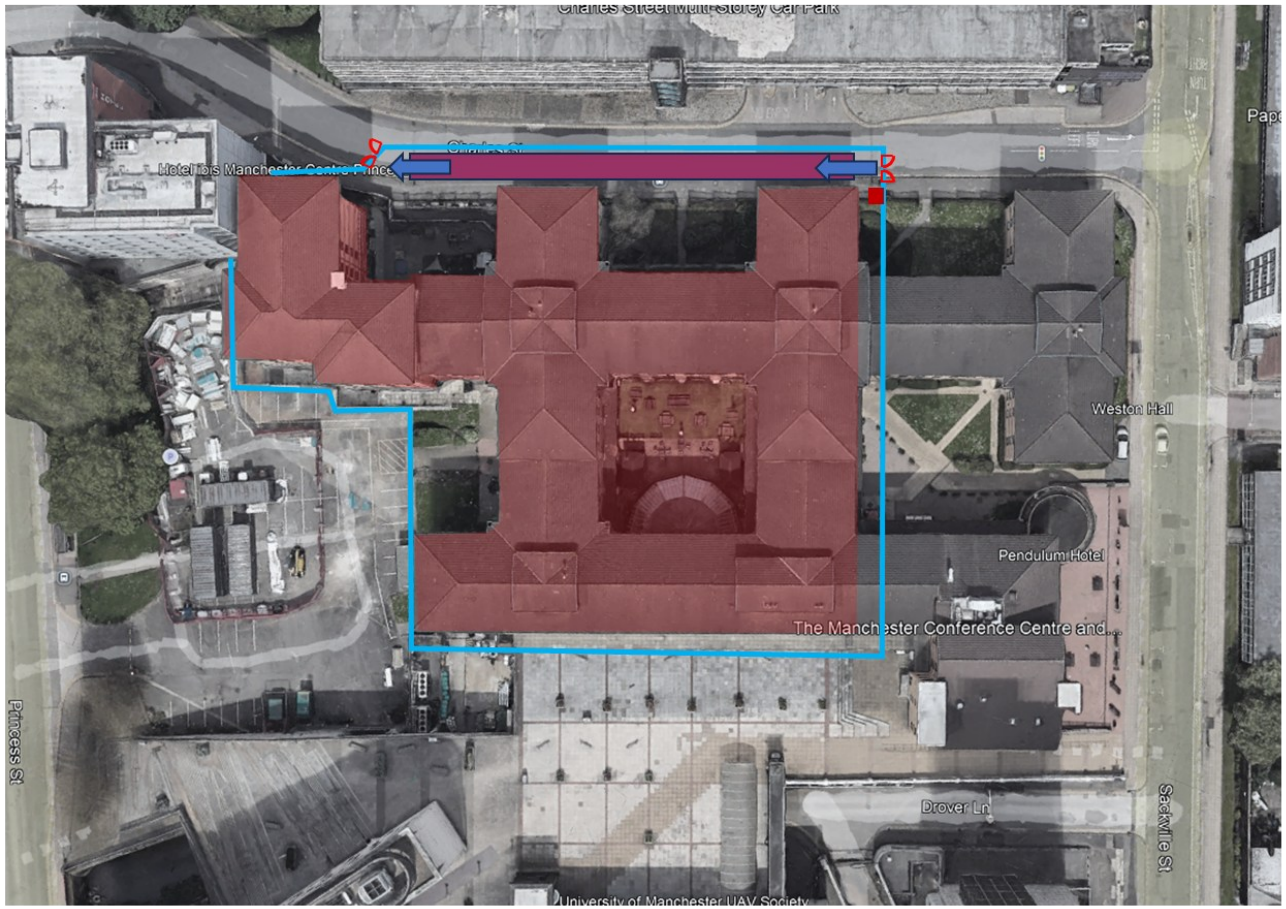
Appendix B - Site Logistics Plan



BOWMER + KIRKLAND

Site Plan

Demolition Phase B



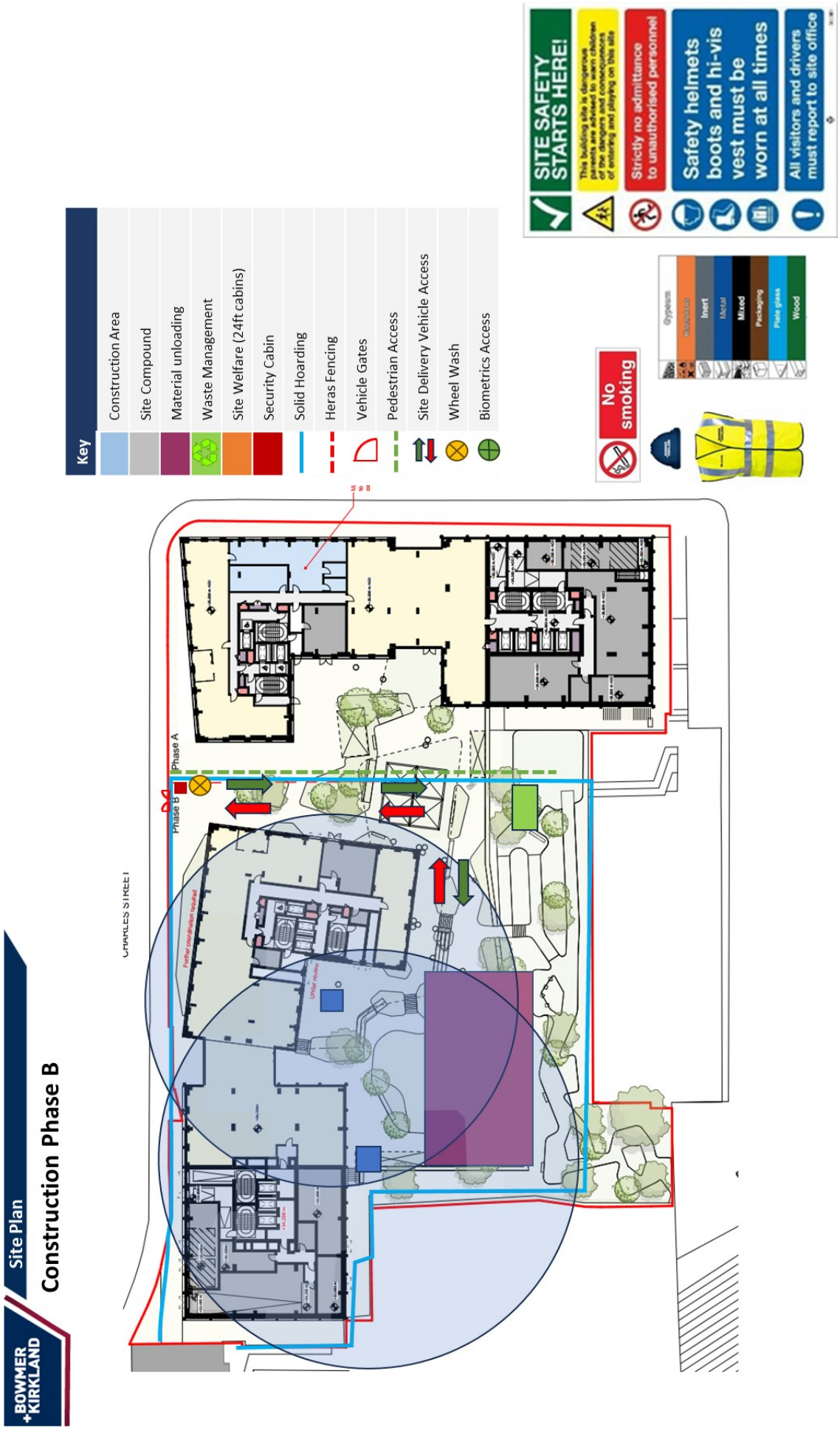
Key	
	Construction Area
	Demolition
	Material unloading
	Waste Management
	Site Welfare (24ft cabins)
	Security Cabin
	Oasis Unit
	Solid Hoarding
	Heras Fencing
	Vehicle Gates
	Pedestrian Access
	Site Delivery Vehicle Access
	Wheel Wash
	Biometrics Access







Appendix B - Site Logistics Plan



Appendix C
Quality, H&S and Environmental Policies

B+K

Environmental Policy

Bowmer + Kirkland Limited and its subsidiaries (the Group) are committed to promoting the conservation and sustainable use of natural resources, to preventing environmental pollution and to promote energy efficiency in all of its own construction activities and those of its sub-contractors and suppliers.

To achieve a high standard of environmental performance on our construction projects and related operations, we are committed to operating and maintaining a certified Environmental Management System that complies with ISO 14001: 2015. To promote efficiency this is part of an Integrated Management System which also complies with ISO 9001: 2015 (Quality) and ISO 45001:2018 (Health + Safety).

It is the general policy, therefore, to:

- Minimise any potential effects on the environment arising from site operations
- Liaise with our Clients on any potential environmental and sustainability issues and work with them to address issues and concerns
- Set clear environmental objectives and targets that are regularly reviewed to enable continual improvement in our overall environmental management performance
- Provide appropriate training for our employees
- Foster a constructive working environment through liaison with government and other interested parties, together with the communities in which we work.
- Conserve energy through minimising consumption, maximising efficiency and monitoring our carbon emissions
- Develop management processes and operational procedures to prevent pollution and enable compliance with environmental laws, regulations, codes of practice and other relevant obligations
- Minimise the use of materials which may be harmful to the environment
- Promote efficient purchasing which will avoid waste, incorporate sustainable materials and allow for materials to be recycled at the end of building life.
- Employ sound waste management practices and encourage the efficient use of materials
- Promote prudent environmental practice in design
- Recognise and encourage the contribution every employee can make towards improving the Company's environmental performance

This Environmental Policy, together with our Management System, will be periodically reviewed to ensure their continued suitability within an ever-changing industry.

Signed:



J A C Kirkland - Chairman
Date 1st February 2025

Ecology Policy

Bowmer + Kirkland is committed to safeguarding the environment and promoting the conservation of our natural resources whenever possible in all of our own construction activities and those of our sub-contractors and suppliers.

To achieve a high standard of environmental performance on our construction projects and related operations, we are committed to operating and maintaining a certified Environmental Management System that complies with ISO 14001:2015 that fully supports the company's Environmental Policy.

This Ecology Policy in turn seeks to support the overarching objective of our Environmental Policy to minimise any potential effects on the environment arising from our site operations and to reinforce our commitment to promoting conservation through seeking when possible to enhance habitats, biodiversity and local environments on all our projects through:

- Complying with all relevant ecology legislation, guidance and best practice to protect and enhance the environment in the areas we operate in.
- Identify, assess and manage the ecological aspects on each development, undertaking the environmental impacts on the local ecology of our construction activities before we commence operations.
- Implement in full the requirements of planning conditions relating to the local ecology of a project.
- Engage with specialist ecology consultants to protect the local ecology and implement biodiversity requirements identified by ecology consultants.
- To identify and safeguard wildlife. Where clashes occur between the proposed works and wildlife we will work within the guidance and policies of relevant governing bodies, seeking licencing and permission as applicable.
- Enhance awareness amongst our employees of ecological issues on our construction sites and to promote a working culture that encourages constructive conservation.

This policy is communicated to our employees and sub-contractors through our Intranet and in project pre-construction meetings. The mitigation measures undertaken to reduce the impact of our works on the local environment and any enhancement carried out are to be recorded in the Environment Impact Assessments for each project.

This Ecology Policy, together with our Environmental Management System and environmental risk assessments, will be periodically reviewed to ensure their continued suitability within an ever-changing industry.

Signed:



J A C Kirkland - Chairman
Date 1st February 2025

Quality Policy

At Bowmer and Kirkland, we are dedicated to achieving the highest level of satisfaction for our clients in everything we do. Over time, the company has both grown and adapted, meeting the changing circumstances and priorities of our industry. Whatever the changes and challenges we have faced, we have remained committed to our core principle of always delivering complete client satisfaction.

Across the whole Bowmer and Kirkland Group, we recognise the importance of promoting a quality led culture. We achieve this through consistent development of our businesses and of our people. Consistency is delivered via robust management systems, systems that provide our clients with added value throughout whole project lifecycles. Our systems ensure we can understand and meet regulatory, project, and client specific requirements. Our aim is not only to deliver our client's expectations, but exceed them.

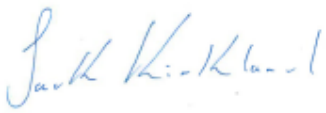
To achieve the quality performance standards on our projects, we are committed to operating and maintaining a Quality Management System (QMS) that complies with ISO 9001: 2015. To promote efficiency, this sits within our other integrated management systems which comply with ISO 14001: 2015 (Environmental) and ISO 45001: 2018 (Health & Safety)

Bowmer and Kirkland is committed to the promotion of effective and efficient performance, delivered by our quality management system, and has set the following strategic aims:

- We will ensure that all employees remain dedicated to looking after our client's best interests
- We will provide adequate support and resource to enable our systems and people to deliver the requirements
- We will invest in our people to develop the skills, knowledge and capability of all existing and new employees so that we can successfully meet the changing needs and expectations of our clients and other interested parties.
- We will monitor the effectiveness of our Quality Management System and promote high standards of quality on all projects undertaken by the company.
- We will set & communicate clear essential business objectives and targets that are regularly reviewed to enable continual improvements.
- We shall support the continual review and development of our management systems to ensure company objectives are aligned with our core principles.

This Quality Policy, together with our management systems, will be periodically reviewed to ensure their continued suitability within an ever-changing industry.

Signed:



J A C Kirkland - Chairman
Date 1st February 2025

Health & Safety Policy Statement

Bowmer + Kirkland Ltd and its subsidiaries (the Group) is a family owned business and promotes family values. Health & Safety is a core business value. We are committed to creating a future free of accidents, incidents, and ill health as a result of our activities.

We are committed to working with our Clients and other external interested parties to manage and control Health & Safety risks. Managing safety, health and wellbeing and engaging with, and training our workforce are integral to how we work along with the consultation and participation of workers

The Group wish to maintain workplaces where everyone is valued, all views are listened to and a safe and healthy working environment is the norm and not the exception.

It is the Group's belief that all accidents and occupational ill health can be prevented by adherence to our policies and procedures. We take a sensible, positive approach towards Health & Safety. We seek to comply with all applicable legislation, reducing risks to the lowest level we reasonably can. Good practice is accepted as core value throughout the business and integral to maintaining a strong, positive safety culture.

Nothing we do is so important that we cannot take the time to do it safely. No one is asked or expected to work unsafely.

We take pride in everyone returning home safely every day, and we will actively target any matters of concern.

All efforts will be made, and sufficient resources will be made available to maintain, as far as reasonably practicable, a safe and healthy environment at every location under the Group's control.

We embrace the principles of leadership and endeavor to help everyone in our business to eliminate hazards and reduce OH&S risks, work safely and prevent unsafe work practices, and will never knowingly walk past an unsafe act or condition on site.

Documented arrangements are maintained in our Health & Safety Management System based upon ISO 45001:2018 and the Company's operational procedures. Compliance and continual improvement are achieved by effective implementation of this Policy and monitoring and audit to evaluate performance and progress This Group Health & Safety Policy is reviewed on an annual basis and monitoring the implementation of this policy is supported by the Group Director of Health & Safety and his Team.

Leadership, passion and commitment are present at all levels. The Group expects and requires all levels of Management and Supervision to actively initiate and pursue ways and means of making the working environment as safe and healthy as possible.

It is the responsibility of ALL our employees and subcontractors to comply with legal, moral and company safety requirements. Good safety behaviour is admired, respected and recognised across the Group. Peer pressure will reinforce policing – acting unsafely is anti-social.

All the Group Companies' Directors acknowledge their responsibility for successful implementation of the Health & Safety Policy and for promoting the continual improvement of Health & Safety within their Company.

Proper management of Health & Safety is critical in the future development of the Group and in safeguarding its reputation. Attitude and behaviour, not just statistics, are a measure of success. Our business welcomes those who support our vision and are willing to work with us – without compromise on safety.

Signed:



J A C Kirkland - Chairman
Date 1st January 2025

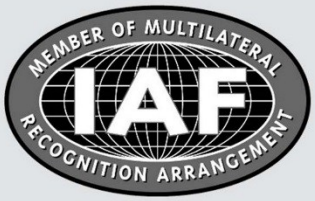
Appendix D
Management System Certificates

B+K



bmtrada
Proud to be part of element





CERTIFICATE OF REGISTRATION

This is to certify that

Bowmer and Kirkland Ltd
High Edge Court
Heage
Belper
Derbyshire
DE56 2BW

has been audited and found to meet the requirements of standard
ISO 14001:2015 Environmental Management System

Scope of certification
Building Contracting, including Design & Build.

Certificate number: 1133

Issue number: 2023-01

Certificate effective date: 1 February 2023

Certificate expiry date: 18 February 2026

Date of initial certification: 19 February 2008

Vicki Howlett
General Manager - Certification UK

Issuing Office: Warringtonfire Testing and Certification Limited t/a BM TRADA Chiltern House, Stocking Lane, High Wycombe, Buckinghamshire, HP14 4ND, UK
Registered Office: Warringtonfire Testing and Certification Limited, 3rd Floor, Davidson Building, 5 Southampton Street, London, WC2E 7HA, UK
Reg No. 11371436.

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CERTIFICATE OF REGISTRATION

This is to certify that

Bowmer and Kirkland Ltd
High Edge Court
Heage
Belper
Derbyshire
DE56 2BW

has been audited and found to meet the requirements of standard
ISO 45001:2018 Occupational Health and Safety Management System

Scope of certification
Building Contracting, including Design & Build.

Bowmer and Kirkland Ltd is deemed to satisfy and is registered to the SSIP Accredited Registered Scheme, which covers all ISO 45001:2018 certified sites detailed in this certificate, for the duration of this certificate and for the following CDM categories (Principal Contractor, Designer and Principal Designer). This certificate on its own should not be considered evidence of registration. To verify this organisations registration please go to the SSIP Portal: http://www.ssipportal.org.uk/Home

Certificate number: 304

Issue number: 2023-01

Certificate effective date: 1 February 2023

Certificate expiry date: 18 February 2026

Date of initial OHSMS certification: 16 June 2009

Date of initial ISO 45001:2018 Certification: 14 April 2020

Vicki Howlett
General Manager - Certification UK

Issuing Office: Warringtonfire Testing and Certification Limited t/a BM TRADA Chiltern House, Stocking Lane, High Wycombe, Buckinghamshire, HP14 4ND, UK
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CERTIFICATE OF REGISTRATION

This is to certify that

Bowmer and Kirkland Ltd
High Edge Court
Heage
Belper
Derbyshire
DE56 2BW

has been audited and found to meet the requirements of standard
ISO 9001:2015 Quality Management System

Scope of certification
Building Contracting, including Design & Build.

Certificate number: C1000

Issue number: 2023-01

Certificate effective date: 1 February 2023

Certificate expiry date: 18 February 2026

Date of initial certification: 1 September 2000

Vicki Howlett
General Manager - Certification UK

Issuing Office: Warringtonfire Testing and Certification Limited t/a BM TRADA Chiltern House, Stocking Lane, High Wycombe, Buckinghamshire, HP14 4ND, UK
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Planet Positive verifies that Bowmer & Kirkland have aligned their Social Responsibility Policy, Procedures & Practices with ISO 26000:2010

Steve Malkin, CEO Planet Positive
1st May 2012

Planet Positive

ISO 26000:2010 - Social Responsibility

Bowmer & Kirkland's Social Responsibility Policy, Procedures & Practices encapsulate the seven fundamental core principles of social responsibility:

Organisational Governance	*Ensuring that an organisation has an effective system and structure in place to implement its social responsibility policies.*
Human Rights	*The guarantee that Bowmer & Kirkland respects the fundamental rights of the people that it interacts with. It means, for example, promoting equal opportunities and diversity.*
Labour Practices	*Practices to ensure that the health and wellbeing of Bowmer & Kirkland's employees and those working on behalf of B&K are safeguarded, that they are well trained and receive opportunities for development.*
The Environment	*Stems from the recognition that businesses have an impact on their environment, both directly and indirectly. Puts procedures in place to minimise this and wherever possible have a positive impact.*
Fair Operating Practices	*Commits Bowmer & Kirkland to ethical, honest and fair transactions with other parties. Also promotes harmonious working practices bewteen management and Bowmer & Kirkland's employees.*
Consumer Issues	*Gives consumers the confidence that Bowmer & Kirkland have their best interests at heart. Focused primarily on B&K delivering complete customer satisfaction.*
Community Involvement & Development	*Acknowledges the important role that Bowmer & Kirkland plays in the wider community and that Bowmer & Kirkland can promote positive community development through engagement.*

BSI British Standards

BOWMER + KIRKLAND