CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN – SUPPLEMENTARY STATEMENT

This statement is submitted in support of the application to discharge the above condition and responds to the comments received from Environmental Health. However, the matters raised can be appropriately addressed through the clarifications and commitments set out below, which will be adhered to for the duration of the works.

1. Hours of Work

The applicant proposes the following standard construction working hours:

- 07:00 to 18:00 Monday to Friday
- 07:00 to 14:00 Saturday
- No working on Sundays or Bank Holidays
- Exceptional out-of-hours works by prior agreement.

These hours represent a minor variation to the Council's standard permitted hours and are considered appropriate in this instance, given the commercial nature of the surrounding area and the absence of any residential receptors.

In addition, it is requested that the condition allows for exceptional works outside of these hours, including overnight working where justified. The purpose of this is to *reduce overall disruption*, particularly in relation to noisy works.

The ground floor of the building is occupied by a restaurant owned and operated by the applicant. Undertaking noisier activities outside of trading hours would significantly minimise impact on this occupied space and on surrounding office uses. There are no residential receptors in the vicinity. Any exceptional out-of-hours working would be planned and managed to minimise disturbance where necessary, subject to prior notification.

This is likely to be necessary for certain construction activities, such as cutting out of thick reinforced concrete floors into the former bank vault in the basement or lift shaft construction.

2. Noise

The principal receptor in relation to noise is the occupied ground floor space within the same ownership and control as the applicant.

Noise impacts will be managed through:

- Programming of noisier activities outside restaurant trading hours, where practicable.
- Use of standard construction best practice to minimise noise transmission through the structure
- Ongoing oversight of works by the project team, with immediate review and mitigation should noise levels be considered intrusive to the ground floor operation.

In addition, the development is being progressed with the intention of achieving a BREEAM *'Very Good'* rating. As part of this process, the appointed main contractor will be required to be registered with the Considerate Constructors Scheme (CCS).

CCS registration places obligations on the contractor to actively manage noise, vibration and disturbance, to communicate effectively with affected occupiers, and to implement clear procedures for responding to issues and complaints. This provides an additional layer of control and external oversight, reinforcing the measures outlined above and ensuring that noise impacts are proactively managed throughout the construction period.

Given the absence of nearby residential receptors and the direct control exercised by the applicant over the only sensitive occupied space, the risk of unacceptable noise impact is considered low. Formal amendment of the CEMP is therefore not necessary to ensure appropriate noise management.

3. Complaints and Consultation

As the applicant owns and operates the ground-floor restaurant, consultation and complaints management can be dealt with directly in-house.

Notwithstanding this, the following commitments will apply:

- Ground floor occupiers and adjacent occupiers will be made fully aware of the programme and nature of works.
- A named responsible person will be identified to manage any issues arising from construction activity.
- Any complaints will be responded to within a maximum of 12 hours.
- A record will be kept of complaints received and actions taken.

These commitments align with the requirements of the Considerate Constructors Scheme, which includes formal expectations around community engagement, complaint handling and issue resolution. Contractor compliance with CCS therefore provides further assurance that any concerns will be addressed promptly, transparently and proportionately.