Construction & Environmental Management Plan



Latos Data Centre, Bower Street, Manchester, M40 2AF.

Rev	Changes	Date
-	First Issue	April 2026
01	Amends to smoking area location	April 2026

Introduction

This Construction Environmental Management Plan (CEMP) has been produced by Latos DC Ltd (LDC) to deliver a brand new AI ready Data Centre. This document is to provide an overview of the procedures which will be adopted to manage the construction and environmental impacts of this development.

The logistics plan which has been pre-planned by the LDC team is also addressed through this document. We have used our knowledge of the site and experience on similar projects to develop this plan and demonstrate our ability to deliver this scheme in a safe and efficient manner.

General Construction of the Work

The initial site setup will be established as per the layout indicated below.



The Site Offices, Welfare accommodation & Contractor Parking are proposed to be as per the below.



Branded Latos DC hoarding and secure gates will be erected at the main office area. The gates will remain open during working hours to allow staff and visitor vehicles to come and go, subject to contractor procedures. A secure fence and turnstile will provide security separation between the construction site and the site offices, welfare accommodation and contractor parking. A vehicle washdown area will be created within the confines of the site, to prevent mud/debris going onto the highway.

Construction Period

We anticipate that the main works will commence Third Quarter 2026, lasting 18 months.

A full Health and Safety plan is to be developed prior to commencement, and F10 notification to the HSE for the project.

Site Establishment

The site establishment will provide offices for the Contractor's Site Management team together with a canteen, drying rooms and toilet facilities for their operatives. Temporary utility supplies and foul drainage connections will be used for the Site Accommodation. The offices will be equipped with telephone, wired internet connection for electronic data use, and will contain photocopying and first aid facilities.

Site Access – Main Build works

Vehicular access to the site area for deliveries will be booked in through the delivery management system and access provided via the entrance from Bower Street. A gates person will, upon seeing the delivery, open the gate to receive the delivery and on to site as quickly as possible. Drivers will be respectful of surrounding businesses and properties.

Whilst all personnel will be able to access into the site compound area, via a fenced footpath, as shown on the site logistics plan, the workforce will only be able to access the site working area, via a biometric controlled security turnstile in the fencing between the works and the site compound. All site personnel and visitors will be required to report to the site office upon entering the station. On initial entry, operatives and visitors are required to undergo a site induction. This induction will be carried out by an authorised member of the Contractor project team and is intended to make all personnel aware of Health and Safety issues relevant to the site.

All persons entering the site must be equipped with adequate personnel protective equipment safety footwear, hard hat, gloves, and high visibility vests as a minimum, all of which must comply with the relevant British Standard. Failing to possess necessary equipment will result in access to the site being denied. The Contractor will provide a quantity of such equipment for those acting on behalf of the Employer.

Working Hours

The normal working hours for the contract will be Monday to Friday 8:00am to 6:00pm. There will be no working on public holidays and only limited working on weekends, by prior agreement, and in conjunction with planning requirements.

Specific tasks may be carried out during out of hours such as power floating. This will be requested and agreed up front. Out of hours works will be kept to as minimal as possible.

Estimated labour resource to be between 40 – 50.

Delivery of Materials

When ordering materials, all suppliers will be given a location map of the site logistics plan together with precise instructions for packaging and delivery. For the main phase, all delivery drivers will enter via the only entrance on Westland Way and will be directed to enter the site. There are no available layover bays in the immediate surrounding areas to accommodate holding spaces for any deliveries to wait, therefore all deliveries will be pre-booked prior to arrival on site, to minimise any congestion. Any vehicles arriving to site that are not pre-booked, and if there is insufficient space on site to accommodate, will be turned away until an allocated slot is available.

Deliveries will be scheduled and booked in using our INDEX booking system. Deliveries will be approved for the hours of 8:30am – 16:00, this is to allow for the safe start meeting on a morning. Any deliveries which are requested outside of these hours will be reviewed and approved by the project team.

We estimate approx. 10 to 15 deliveries a day for the duration of the project, this will consist of a mixture of HGVs & LGV deliveries.

No current arrangements required for AILs as largest delivery expected will be on an articulated lorry.

Security Fencing

The site will be secured by solid hoarding and Heras fencing around the perimeter to create the site working area in accordance with the logistics plan. All site accommodation will be brought into setup the site, including gatehouses and gate personnel.

All areas of the construction site will be clearly demarked & kept secure at all times from members of the public and/or non-construction vehicles. All construction activities will be confined within the site demise except when completing external activities such as drainage connections to the public highway & incoming utilities works. These works will be fully segregated utilising Heras type fencing which will be kept secure at all times.

All hoardings will be visually inspected as part of the weekly site inspections and remedial works/repairs carried out as required to ensure the safety of all site operatives and public road users

On the boundary of the site there are trees which are to remain. The contractor will survey area and following this will implement an exclusion zone to prevent damage to roots as per British Standard 5837.

Biodiversity

The site is assessed against the construction industry research and informative association (CIRIA), the chartered institute of ecology and environmental management (CIEEM), and the institute of environmental management and assessment (IEMA) biodiversity net gain good practice value of existing habitats present on site.

Below is an extract of the Ecologist site survey. The construction of the data centre will result in clearance of some of the habitats on site and groundwork.

No irreplaceable habitats are present within the proposed development site.

No invasive species have been identified on or adjacent to site.



The appointed contractor should take preserving and protecting natural resources very seriously and will do their utmost to prevent any harm to the natural environment. In addition to the above a detailed environmental planning strategy will be established and an environmental risk produced in order to identify any direct environmental aspects associated with the project which may have a potential negative impact on the built and natural environments and local communities. This will outline project specific aspects and construction related environmental impacts. These impacts will include energy use, COSHH, air pollution, noise pollution, waste and recycling, dust and all biodiversity local to the project site. The identified environmental issues and controls will be shown on an environmental plan.

The documents will be reviewed regularly in line with the project developments to ensure compliance is maintained throughout the project.

The contractor is to promote their environmental processes, policy commitments are to be cascaded throughout the workforce via policies and posters on site notice boards and feature in staff inductions, briefings, and toolbox talks (including sub-contractors). The contractor will operate a competency, training and staff awareness procedure using a Training Matrix. The training should be based on individuals' role and working environment

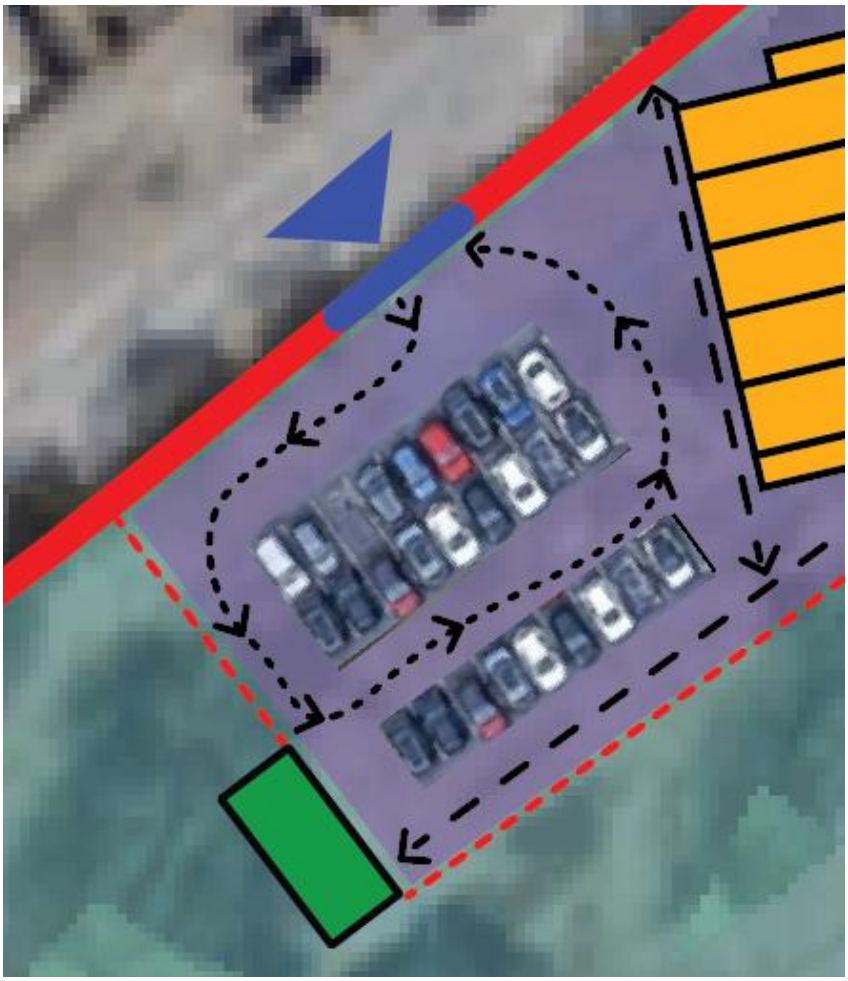
and maintained and reviewed regularly, to ensure staff remain competent and are refreshed with latest legislation

Road maintenance and cleanliness.

The site gate person will be positioned adjacent the site gates, from where they can direct vehicles to the materials offloading position on site, and control vehicles exiting site. As part of their duties, they will be responsible for ensuring that vehicles leaving site have clean wheels, so as not to deposit dirt on the adjacent highways. When necessary they will power wash and brush clean vehicle wheels and chassis. Only when absolutely necessary will a road sweeper be used to facilitate additional cleaning on site, in order to prevent any mud/debris from being trafficked onto the highway. This will be closely monitored throughout the duration of the project. Contractor site management should regard this concern as a priority and will not allow vehicles to exit site until they are thoroughly cleaned down.

Car Parking

Contractor Parking is proposed as per the below.



Control of surface water & Flood Risk.

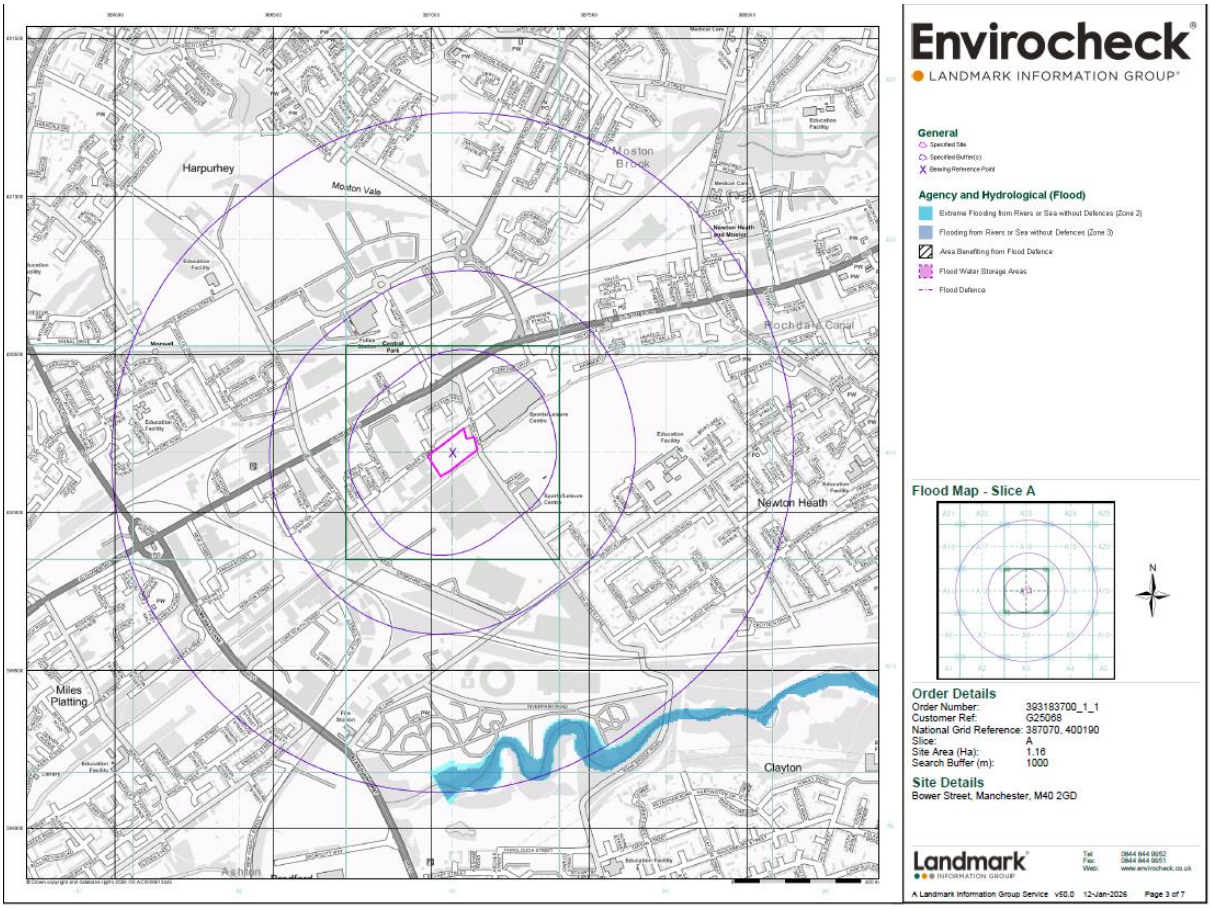
The contractor will ensure that no debris or silt enters the drainage system. All open ends of drains are to be capped off as part of our enabling works to ensure no untreated water enters the drainage system without the below treatment to any groundwater / rainwater being managed.

Groundwater during construction works will be managed by pumping any groundwater within excavations into settlement tank which then will be processed through a silt buster which will deal with any silt. Once the water has been treated it will be pumped into the storm drainage.

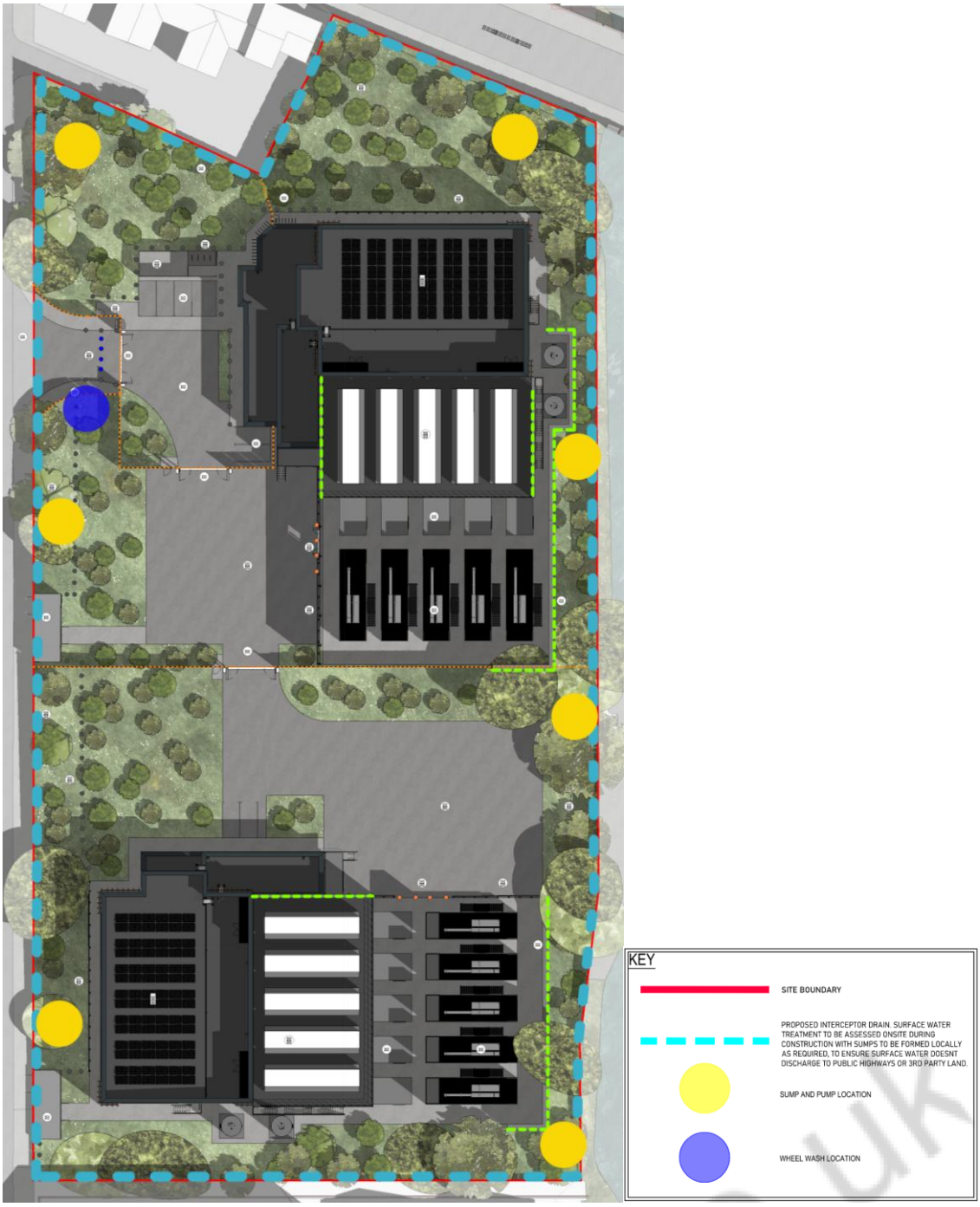
The site is located near: Rochdale Canal.

Construction works will comply with the document: Flood Risk Assessment & Drainage

Flood Map:



Surface water management as per the below.



Control of Noise, Dust & Vibration

Noise & Vibration

Latos DC have recognised that the site is neighbouring residential properties and commercial buildings, in which our activities could have impact to their daily lives if Noise & Vibration monitoring is not put in place.

The contractor site manager will be responsible for ensuring that the following safe systems are incorporated as required and updated regularly and ensure they are being applied by all contractors under our control:

- Background noise and vibration assessments carried out at the beginning of the project

- Ongoing noise and vibration assessments carried out during all main activities
- Select quieter processes wherever possible as well as ways to reduce any reverberating vibration from activities.
- Re-design activities to eliminate or reduce noise processes
- Monitor the plant and equipment which is being used to ensure it is modern plant with muffled exhausts when required.
- Provision of anti-vibration mountings under machinery where required.
- Consistently using the quietest machinery available.

- Site induction, training and awareness will be provided to the workforce on noise limitation, in addition it will be deemed part of the contractors safe system of work that noise monitoring in line with the Noise Regulations will be actioned throughout the project with neighbouring properties in mind.

Consideration will be given to the timing of any noisy operations. If a complaint is brought to the notice of the site by a member of the public, every effort will be made to resolve the complaint immediately.

Dust

Dust is a health and safety risk not only for the workforce but also for the adjacent environment. Every activity taking place on site will require an approved, activity/site specific risk assessment and method statement which will include proposals for control dust. Any operation that has the risk of producing dust will be assessed in line with the guidance set out in the Institute of Air Quality Management "Guidance on the assessment of dust from demolition and construction" February 2014.

Typical dust control procedures include:

- Provision of firm, clean vehicular site access and distribution routes. The access roads and car park will be utilised in order to mitigate dust migration.

- A 5mph speed restriction will be enforced on site for safety precautions and to minimise dust.

- Any vehicles carrying aggregate, topsoil, subsoil, and waste materials will be sheeted before entering/leaving site.

- Any aggregates or loose dry materials stored on site will be sheeted accordingly.

- Site conditions and dust levels will be constantly monitored by site management with operations suspended and additional control measures such as damping down will be employed and works methods reviewed if required.

- Toolbox talks on dust prevention and noise control will be provided to all operatives.

- Cutting and grinding activities of concrete, bricks, blocks etc to be adequately shielded, dust extraction/suppression units used, or the area wetted down.

- Good housekeeping will be maintained throughout the duration of the project. This includes the regular “low dust creation” sweeping of floors and access routes and the prompt disposal of waste materials and swept dirt and dust in the bins and skips provided.

When agreeing control measures with the subcontractors in regard to dust control, the use of Respiratory Protective Equipment (RPE) is to be considered a last resort. Other options that should be taken before the use of PPE include:

- Ordering the size of material that you need, rather than cutting on site
- Off-site prefabrication
- Capturing dust at source with adequate extraction/vacuum systems

- The use of spray guns or dust suppression systems

First Aid Facilities

The contractor should ensure that adequate arrangements are made for the provision of First Aid and that suitable emergency procedures are implemented at all work sites. A fully equipped first aid cabinet will be provided within the site office establishment and where necessary within each section of the works.
A qualified 'First Aider' will be employed as part of the Project Team and will be available at all times when work is being carried out. The name of the 'First Aider' and the location of the nearest Accident & Emergency Hospital will be clearly displayed adjacent to the first aid cabinets. The Site Manager will regularly check the first aid facilities for adequacy.

Personal Protective Equipment

The contractor will provide adequate, suitable protective clothing for their employees, and those with whom they have a contractual agreement to do so.
The Personal Protective Equipment Regulations 2002, as amended, require that an adequate assessment is made of the need for protective equipment and it is the responsibility of the employing organisation to ensure that adequate supplies of protective equipment (including clothing) are available and issued as necessary to their employees. All such personal protective equipment must comply with the CE mark where applicable. It is the duty of the employing organisation to ensure that PPE provided is compatible with each other and that their employees are trained in the correct use and maintenance of the equipment provided. The employing organisation must also ensure that the PPE provided is properly used, with any loss, defect or misuse reported.
The contractor will ensure that safety helmets, protective footwear, safety gloves, and high visibility vests are worn at all times by all personnel on site, and there can be no relaxation of this rule. This requirement also applies to all sub-contractors and any other visitors to site.

Security

All personnel will be required to enter the site by way of the main site access. This access will be controlled by the site personnel. Access to other site working areas will be strictly controlled by the Contractor project team and all persons on site will be required to wear the relevant PPE at all times. Any person found on site without will be immediately escorted from the site. The contractor reserves the right to request proof of identity from any visitor and to carry out random searches on any person or vehicle leaving the site. At the end of each working shift the Project Team will tour all working areas to ensure that all access points are secure, and all plant and machinery has been left in a disabled condition and that all small tools and equipment has been locked in the secure storage units.

LIGHTING PLAN

Nighttime shutdown procedures will be implemented to ensure the Nuisance light is not an issue to our Neighbours, ensuring that glare and light spill do not impact the surrounding area. The project will be set up with a zoning arrangement.

Timed zones will be configured to turn off unnecessary lighting and equipment, at the earliest opportunity. This will be incorporated within the temporary electrical installation package. Lighting may still be required at night-time, for safety and security reasons, but these will be restricted to emergency lighting within the Building and our Office and welfare facilities. This should still be kept to a minimum and the local HSE team should be consulted, especially with regards to emergency lighting.

All floodlighting to be low energy, metal halide or LED directed away from neighbouring buildings & residential areas with shielding to minimise diffuse light pollution. No tungsten filament or halogen lighting should be permitted for floodlighting or any other form of lighting on site.

Waste Removal

The Site Waste Management Plan (SWMP) will be fully complied with in accordance with the SWMP Regulations 2008. All debris, redundant materials, etc. are to be collected on site within each working area on a daily basis and removed from the building to designated rubbish skip locations. Dependant upon contract and giving attention to environmental considerations, the contractor may employ a specialist waste recycling company to remove and recycle all waste generated using a system for daily collections from central areas. All non-hazardous materials are to be disposed of at a registered tip approved by the Waste Regulation Authority. All hazardous materials and their containers are to be disposed of by using sealed lockable rubbish skips, off site in a safe and competent manner, as approved by the relevant Waste Regulation Authority and in accordance with current legislation. No burning of waste will be permitted within the vicinity of the site. The Contractor Site Manager will be responsible for ensuring that all waste is disposed of in a safe and competent manner using only approved, appropriate tips, and will retain all waste transfer documentation on site for audit purposes. Labour will be provided to maintain the general cleanliness of the site. Individual sub-contractors will be responsible for maintaining their own working areas and operations in a clean and safe condition.

Contractor's Site Rules

Prior to commencement on site the contractor will formulate and issue a set of site rules which must be complied with by all staff, all sub-contractors and any other visitor to the site. A copy of the rules will be clearly displayed in the site office and all personnel will be made aware of these rules during the induction procedure.
Failure to comply with any site rule may result in that person's temporary or permanent exclusion from the site. The following are general rules which will apply to the site but must not be taken as a complete and comprehensive list.

1) On first entering the site all personnel must undergo the Site Induction Procedure.

2) The site is designated as a 'hard hat' site and safety helmets must be worn at all times within the work areas.

3) Safety footwear, safety gloves and high visibility vests must be worn within the work areas.

4) All necessary Personal Protective Equipment where provided and required to provide a safe system of work must be worn.

5) All personnel must on entering the site sign in on the Site Register and obtain a security pass from the site office. When leaving the site all personnel must sign out on the Site Register and return the security pass to the site office.

6) No alcohol or non-prescription drugs are allowed on site.

7) No person who appears to be under the influence of alcohol or drugs will be allowed on site.

8) All safety and security notices must be obeyed.

9) No fires or burning of waste is allowed on site.

10) Other than for communications purposes, radios (including personal radios) are not allowed on site.

11) No food or drink is to be consumed on site except in the designated welfare area.

12) No smoking is allowed on site except in the designated smoking areas.

13) No parking of vehicles is allowed on site except in the designated parking areas.

14) All work areas are to be maintained in a clean and safe condition at all times.

15) All rubbish is to be removed from work areas to the rubbish facilities provided, on a regular basis.

16) On hearing the fire alarm all personnel are to go immediately to the designated assembly point after first switching off any powered equipment.

17) All plant, materials and equipment are to be secured upon vacating the site at the end of each working shift.

18) All plant, equipment and materials must be stored in a safe manner in accordance with appropriate regulations.

19) All personnel operating plant and equipment must be properly trained to do so, and must, where necessary, hold a current certificate of training.

20) No unauthorised modifications or adaptations must be made to the temporary electrical system provided on site. Any equipment used in conjunction with this system must be compatible with the system and comply with all relevant regulations.

21) No work is allowed on live services unless a signed permit-to-work is first obtained.

22) No hot work is to be carried out unless a hot-work-permit is first obtained.

23) No unauthorised modification or adaptations must be made to scaffolding or access equipment.

24) All site access and escape routes are to be kept clear of materials, equipment and debris at all times.

25) Any person witnessing a dangerous or questionable occurrence must immediately report it to a member of the contractor Project Team.

26) All personnel must treat members of the public in a respectful, considerate and courteous manner.

27) The contractor, reserve the right to stop and search any person or vehicle leaving the site.

28) All personnel must obey any reasonable request or instruction given by an authorised member of the Contractor Project Team with regard to safety, security or access to the site.

Sub-Contract Method Statements

Specific sub-contract method statements and risk assessments will be produced by the individual sub-contractors following their appointment.
These method statements and risk assessments will be submitted to and agreed with Our Health and Safety Manager and where necessary, our Environmental manager prior to the sub-contractor starting on site.

Contact Details & Complaints Procedure

The contact details for the responsible persons on site are:

- TBC

Employed security monitoring company for any disturbances outside of normal working hours, and their contact details are as follows:

- TBC

In the first instance, if there are any concerns or complaints regarding the ongoing works, these should be directed to the above people. An electronic log of compliments or complaints with be kept on site, which will include any responses provided. The site is registered with the Considerate Constructors Scheme, and they can also be contacted if there are any issues.

The contractor will also record details of any dust or noise monitoring carried out on the site. This will be recorded during Site Inspections. Should the need arise to record noise and dust levels more formally, then specialist monitoring equipment will be used.

The local authority will be contacted to discuss and agree any works outside of the permitted working hours, prior to commencement of such activities, with the neighbours kept informed.

Temporary Site Lighting

Temporary site lighting, (including floodlights) will be directed away from adjacent properties. Most of the lighting (with the exception of emergency lighting) will only be switched on during normal working hours, to further limit the potential for light pollution to nearby properties.