Construction Environmental Management Plan (CEMP) for Hawthorn GP Surgery

Client:
NHS Property Services

Site:
Asda Longsight, Stanley Grove, Manchester M12 4NH



Rev	Date	Status	Prepared By	Approved
P00	30/07/2026	For Information	DT	AB

Contents

1.0 Introductions: 3
2.0 Environmental Responsibility and Policy 4
2.1 The Benefits of Off-Site Manufacturing: 4
2.2 Darwin Group's Environmental and Sustainability Policy: 6
2.3 Darwin Group's Quality Policy: 6
3.0 Site Information 6
3.1 Project Description 6
3.2 Site Logistics: 7
3.3 Site Location Information 8
4.0 Site Considerations: 8
4.1 Site Hours and Restrictions: 8
4.2 Site Security: 8
4.3 Traffic Management and Deliveries: 8
4.4 Module Delivery and Abnormal Loads: 10
4.5 Routing of Construction Traffic: 10
4.4 Health and Safety: 12
4.5 Wheel Cleaning: 13
4.6 Welfare: 13
4.7 Storage of Materials: 13
5.0 Responsible Construction Practices: 13
5.1 Waste: 14
5.2 Noise 14
5.3 Dust and Fumes: 16
5.4 Smoke and Odours: 16
5.5 Vibration: 16
5.6 Lighting: 17
5.7 Surface Water Drainage During Construction: 17
5.8 Abrasive Wheels: 17
5.9 Storage of Fuels, Oils and Building Chemicals: 18
5.10 Fire & Explosion Risk from Chemicals on Site: 18
6.0 Investigation of Complaints: 19
Appendix A: Sustainability Policy: 20
Appendix B: Environmental Policy Statement: 21
Appendix C: Quality Policy Statement: 22

1.0 Introductions:

This document has been prepared by Darwin Group to establish a Code of Practice to aid us and our Contractors to ensure we undertake works in the most consideration manner and reduce the impact of our works on the community. The measures specified in this document, once approved, shall be implemented prior to commencement of the development, and shall be adhered to during the period of construction. Adherence to this code will demonstrate a positive attitude and commitment towards minimising any potential impact of the development on the wider community and residents, as well as our client NHS Property Services.

DG offer site awareness training on all site risks, including construction traffic and vehicular risks. As an example, when any new operative arrives at the site for the first time, they will receive a site induction with the Site Manager, who will outline key Health and Safety (H&S) rules across the site, introduce and explain the project drawings relevant to the operative and also to make them aware of any site specific considerations that must be adhered to.

Management of construction tasks will consider the proximity and nature of other operatives, with security of tools and plant being of paramount importance. Battery-operated tools will be kept secure whilst charging in the site welfare accommodation, the site boundary will be checked daily to ensure no damage has occurred, and plant keys will be kept safely in the locked welfare units overnight.

Throughout the progression of the project, these messages will be reinforced by way of 'tool-box talks' hosted by the Site Manager, and these will be carried out on a regular basis. If an operative is falling short of the standards required by Darwin Group regarding their site safety, then toolbox talks may be administered more regularly, prior to issuing a yellow and red card system being deployed, resulting in the dismissal of an operative from site.

To further ensure the safety of all site operatives and staff, DG's appointed H&S Inspector will be visiting the site on a fortnightly basis, producing audits outlining the site's relative scores on overall H&S, record keeping, general welfare/tidiness, use of plant, use of access equipment etc. These reports are communicated to the wider project team and included in progress meeting packs for discussion with the Client at the monthly progress meetings.

The Contracts Manager for the wider project team will also be on site, for a minimum of one day a week, they will provide feedback to the Site Manager on the overall progress of the build and ensure anything highlighted in the H&S reports are being actioned on site, again, to maintain the safety of site operatives & staff, and visitors.

The works at Asda Longsight, Stanley Grove, Manchester will consist of:

- Forming of site boundary and set up of site welfare.
- Civils.
- Module installation.
- Internal fit-out, including MEPH services.
- Installation of windows & doors
- Installation of ramped access
- Demobilisation from site and reinstatement of areas affected by the development.

Welfare facilities will be established as detailed within this report along with site specific logistics and traffic management to ensure the delivery of the temporary GP Surgery. To deliver this, a number of specialist works will be required, for which separate method statements required alongside the Management of Darwin Group:

- Civils works (above ground piers bearing onto the existing carpark)
- Construction of surface water and foul water drainage infrastructure
- Installation of all windows and doors
- Full Mechanical and Electrical installation to the project
- Completion of internal fit-out works including decorations
- Associated landscaping works

Prior to works taking place a dilapidation survey will be undertaken. This will be done to establish the condition of the highway, footpath, and surrounding area. The survey will be carried out in the presence of a member of the Client's Estates and/or Facilities team. The report will also include the removal of TRO's, temporary signage, barriers, and diversions (where applicable). This report will then be used to benchmark the existing site conditions to establish any making good requirements and reinstatement of any items removed to facilitate the enabling works, following the removal of the building upon completion of the agreed hire period.

2.0 Environmental Responsibility and Policy

Darwin Group are committed to managing the environmental impacts associated with its construction sites, ensuring compliance with the relevant legislation and statutory guidelines, including planning conditions, section 106 agreements and any environmental requirements specified by the client.

The purpose of this document is to illustrate and describe the measures taken by Darwin Group to ensure sustainability throughout the design and construction process, from conception to completion.

2.1 The Benefits of Off-Site Manufacturing:

Darwin Group specialises in off-site construction projects for the healthcare, and wider public sector. Using Modern Methods of Construction (MMC) and solely sustainable materials, Darwin Group can fast-track construction projects, delivering a high-quality product at pace. Using a truly unique turnkey service that covers all stages of design, engineering, and construction from start to finish, Darwin Group provides a swift, seamless, and cost-effective solution for its clients. We firmly believe that offsite construction is the future of the industry and we're dedicated to demonstrating the many reasons why modular builds are superior to traditional construction options.

The method of building off-site allows for a minimal disruption and enhanced infection control to ensure the safety of patients, staff, and visitors at all times.

Darwin Group's innovative modular building solutions are manufactured in a highly controlled environment at its state-of-the-art production facilities in Shrewsbury. Our expert, in-house team provides a unique turnkey service that covers all stages of the process: from initial planning and design, right through to engineering and construction. This enables us to effectively manage each project from start to finish, to deliver the necessary healthcare space required. This includes:

- End-to-end project delivery including all design and construction works required to deliver new facilities.
- Detailed understanding of all HTM and HBN design considerations.
- Significantly reduced delivery programmes vs. conventional methods of construction.
- Industry leading thermal efficiency.
- Highly sustainable construction methodology with low running costs, reducing embodied carbon by as much as 90% and waste by up to 98%.
- Highly flexible building solutions, allowing complete adaptability through the building's life.
- Building control, type approval with a design life of 60+ years.

Offsite construction is industry known for its advantageous financial and programme benefits alongside promoting efficiency and sustainability. Some further environmental advantages include but are not limited to the below:

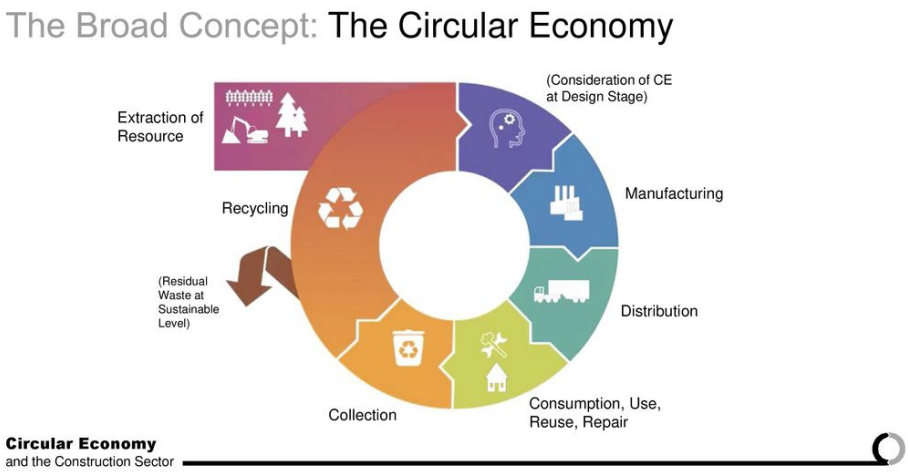
- Fewer operatives on site, reducing energy use, size of site compounds, waste generated and disruption to clients.
- Reduced Construction Programme due to factory-based, repeatable construction processes that often run concurrently with site set up/enabling works/foundation.
- Reduced waste generation on site, as construction of superstructure is in a controlled factory environment
- Reduced carbon emissions in line with waste reduction mentioned above, of this there is a focus on reusing and recycling the water that cannot be mitigated

This demonstrates Darwin group's consideration to the three elements of sustainability, social, economic and environmental, during the design, manufacture and end-use stages.

Social sustainability is addressed through the reduced construction programme lending to reduced on site disruption to the public, members of staff and end users. This is supplemented through considerations to landscaping and build design, ensuring new developments have an architectural whilst promoting practicality and robustness.

Environmental sustainability is addressed at a company core through not only a focus on reduced emissions and waste but through material selection and a carefully consideration materials and subcontractors, – this is addressed in the procurement section of this report. Economic sustainability is catered for via the reduced construction programme, and reduction of waste, emissions, and operatives on site. Further economic measures are offered to the client as part of a value engineering process within the detailed design stage.

The benefits follow 'The Circular Economy' Model (right). This promotes the 'cradle to cradle' lifecycle, emphasising the philosophies of reduction, re-use and recycling. The principles of the circular economy will be further touched upon in the coming sections of the report.



2.2 Darwin Group's Environmental and Sustainability Policy:

Darwin Group believe that continuous improvement in environmental management is an essential element within our overall business plan. We believe minimising waste, consumption of resources and pollution goes hand in hand with high productivity and our quality standards. This is integrated within all business activities, allowing us to focus on our products and services to ensure no adverse effects to the environment on local, national or global scales.

We recognise and accept our legal duty of care towards the environment. We are committed to not only complying with our legal duties but exceeding them where reasonably practicable.

Energy generation and consumption is considered a major contributor to the production of greenhouse gases and climate change. We actively commit to managing our energy use, reducing consumption and continuously improving our energy efficiency. We also seek to minimise our direct and indirect consumption of other natural resources, particularly those obtained from non-renewable or non-sustainable reserves.

We seek to identify all processes that generate waste, whether from the inefficient use of resources or the production of by-products, emissions, or effluent discharges. We seek to avoid pollution by eliminating, minimising or reusing waste products wherever reasonably practicable. Where this cannot be achieved, we identify and taking advantage of opportunities for recycling and sustainable waste recovery.

Ongoing evaluation and review of business activities is at the core of our Environmental Management System. Ensuring we identify all aspects of our work that could have an impact upon the environment and implement proactive steps to eliminate, minimise or manage them. This enables a culture of continuous improvement year on year, keeping in tune with our environmental performance. A copy of our Environmental Policy Statement and Sustainability Policy has been included in the appendices.

2.3 Darwin Group's Quality Policy:

Darwin Group is part of the Portakabin Group, it is our absolute duty as industry leaders in offsite construction to provide recognisably high standards on every project undertaken. We ensure the right people deliver the right service to fully fulfil the client's brief and deliver consistent results in our turnkey approach. From conception to completion through our Sales, Pre-Construction, Design and Delivery each process is designed to ensure the customer receives the same high standard appropriate on every project.

A copy of our Quality Statement has been included in the appendices. Implementation of the quality policy is the responsibility of all Darwin Group employees and contracted parties. The quality policy has the full support of the Board of Directors, together with the rigorous controls and procedures which are included in and along each project path, they ensure that activities are controlled in a manner compatible with achieving the high levels of product and service required. It is deemed mandatory that all staff comply with the procedures laid down within this policy to achieve a consistent approach to quality assurance and quality control.

3.0 Site Information

3.1 Project Description

NHS Property Services are the client for the proposed building.

The brief is to utilise appropriate Modern Methods of Construction to efficiently deliver a new modular building for NHS Property Services and the Hawthorn Medical Practice with the necessary levels of adaptability, durability, and flexibility to ensure that it can be easily and affordably modified to meet tenant needs.

The provided Darwin Group design meets the client's aspirations through:

- Utilising a modularised design, with each module being completely self-structural, none of the internal walls being load bearing and therefore easily adaptable to future designs.
- Using a modular, built offsite system, design elements can be rationalised, coordinated, and repeated. This reduces the need for multiple construction details.
- A rationalised design allows for a greater level of material efficiency, and therefore a lesser embodied carbon. This includes using fewer materials, reusing existing demolition and strip-out materials, and procuring materials with higher levels of recycled content (where appropriate).
- Ease of re-purposing; the modules can be disassembled with ease and reused on other projects.

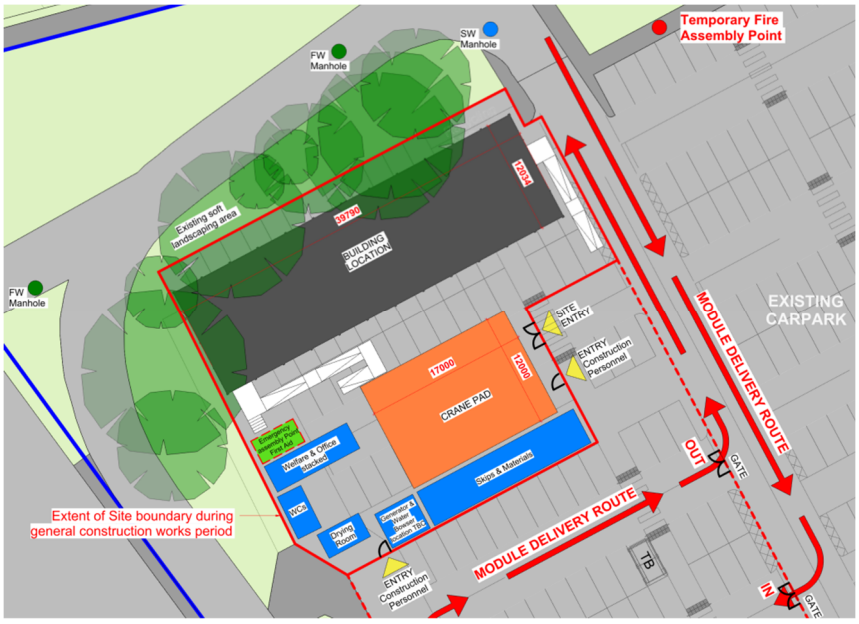
The proposed single storey building will provide a GP Surgery for Consultation and Treatment rooms and associated support accommodation.

3.2 Site Logistics:

In order to appropriately manage the works, a site logistics plan has been prepared which captures:

- General site set up including: -
    - Office and welfare facilities,
    - Materials storage and skips
    - First Aid and Fire Assembly points
    - Vehicle and Pedestrian site access points.

- Extended site boundaries will also be highlighted on a separate phased drawing indicating the extent of the site boundaries during the delivery and installation of the modules to include: -
    - Crane location and swing radius for module install
    - Route of wagons entering the carpark and into the extended site compound
    - Temporary parking suspensions



3.3 Site Location Information

The site is located at the Asda Longsight store carpark. The Northwest section of the carpark will be utilised for the modular building and will provide the footprint of the temporary Hawthorn GP Surgery including Consult and Treatment rooms and associated ancillary spaces.

This area will also temporarily provide housing to the Site Welfare that will be delivered to enable safe working spaces for the Building Operatives along with a storage area, delivery compound and contractors parking.

4.0 Site Considerations:

4.1 Site Hours and Restrictions:

The construction hours are proposed as being 8:00am to 6:00pm Monday to Friday and 9:00am to 1:00pm on a Saturday. No noisy works will be undertaken on Sundays or Public Holidays. The term construction activities also include all deliveries to site, and vehicles exiting from site.

Furthermore, due care must be taken with any movements that are not within the site compound to avoid all potential disruption to the local highway network or other activities.

4.2 Site Security:

Our building site will operate from 7:30am to 6:00pm with a Site Manager always being present whilst works are ongoing. Site signage will be erected at the vehicular access point (at the site entrance) displaying the Darwin Group logo and is intended to aid 'wayfinding' of the construction site. The signage will also include basic health and safety information along with the Site Manager's contact details and any out of hours contact information. The site address and routing in will be included on all purchase orders along with a copy of the latest site logistics plan. The site will be maintained by monitored security cameras should these be deemed required. Signage will be displayed around the site perimeter to demonstrate this.

4.3 Traffic Management and Deliveries:

All deliveries will take place within the site boundary, with the primary route being via the Asda Store entrance off Kirkmanshulme Lane and immediately to the righthand side as you enter into the store carpark.

To prepare the site team for receiving deliveries, all drivers must call in advance to notify the Site Manager at least 30 minutes prior to arrival on site to ensure safe access is available. All deliveries will be met at the site boundary by a member of the site management team. Prior to any works commencing on site, a Traffic Management Plan is produced to ensure that vehicle accidents are prevented, by effective management of transport operations throughout the duration of the construction programme.

A forklift or telehandler operated by competent operative will be used to transport materials from the delivery vehicles either into the building or to a designated point for materials storage within the site. This may involve the telehandler accessing the public highway, under control of the employed Traffic Marshall. The unloading and loading of vehicles will always strictly take place within the site curtilage. Prior to the commencement of modular install, a copy of the contract lifting plan will be made available to, and reviewed with, all parties of the project team.

Unloading and loading of vehicles will always take place within the site compound and not on the public highway. Under no circumstances will restrictions on site access be undertaken in a way that leads to displaced parking or vehicles waiting on the street or nearby access roads.

All hauliers are CLOCs or FORS accredited. All deliveries will be done so in line with the Site Working Hours detailed in this report.

To assist with the scheduling of deliveries, an overview timetable has been included below:

Construction Phase	Flow & Frequency of Deliveries Per Day	Types of Vehicles to be Used
Pre-Module Install	Delivery to site of large-scale plant and equipment for civils and drainage works.	Specialist HGV's – Plant Transporters or Similar.
	Civils contractor site access for purposes of removing spoil arisings, considered infrequent as deliveries will be scheduled to run consistently over a *2–3-day period* to reduce disruption over a prolonged period.	Specialist HGV's – Tipper Wagons/Lorries.
	Delivery of site consumables, small plant & tools, etc. to establish a safe working site. Deliveries to be concluded in the first week of site operations.	Light Commercial Vehicles, such as car-derived vans, combi vans, or panel vans.
Module Install	The building consists of 12no. building modules, all of which will arrive on separate deliveries across a two day, approximately 6 module deliveries per day.	Trailer with an 'Extending Wafer' deck with the maximum load criteria as follows: Height 3.2m, Width 3.3m, Length 12.2m.
	Upon completion of the module install, an in-situ concrete pour will take place to provide the floor structure at each level.	Specialist HGV – Concrete/cement mixer
Internal Fit-Out and Superstructure Treatments	Small number (4-5 per week for a duration of 8 weeks) for large item deliveries, including plasterboard, sheet materials, vinyl flooring rolls, M&E and FF&E components etc...	HGV's including rigid lorries (box trucks, flatbeds, etc.)
	There will be approximately 8 deliveries of large-scale MEP plant at intermittent points throughout the project.	HGV's including rigid lorries (box trucks, flatbeds, etc.)
	Daily deliveries of welfare consumables, fixings, small electrical and mechanical components, etc... To be controlled by Site Manager, Traffic Marshall, and Gatesperson.	Light Commercial Vehicles, such as car-derived vans, combi vans, or panel vans.
Testing & Commissioning, and Handover	Minimal deliveries expected for construction-related works.	Light Commercial Vehicles, such as car-derived vans, combi vans, or panel vans.
	The majority of group 1 FF&E is planned to have previously been delivered during the fit-out phase.	
	Delivery of client procured medical equipment during November and December 2026.	

4.4 Module Delivery and Abnormal Loads:

Our method statement for the transportation of abnormal load vehicles introduces several additional precautionary steps to ensure the safe and secure movement of the load.

1. **Route Planning:** The first step is to plan the route to be taken by the abnormal load vehicle. The route must be planned to avoid obstacles such as low bridges, overhanging trees, narrow roads, sharp bends, and other hazards that may pose a risk to the safe transportation of the load.

2. **Escort Vehicle:** Where necessary, based on local authority highways restrictions, an escort vehicle will accompany the abnormal load vehicle during transportation. The escort vehicle will have warning lights, sirens, and other safety equipment to warn other road users of the wide-load vehicle's presence. The escort vehicle should also have communication equipment to communicate with the driver of the abnormal load vehicle.

3. **Permits and Licenses:** Before transportation, it is essential to obtain all necessary permits and licenses for the transportation of the abnormal load vehicle. These may include permits from the relevant road authorities and police clearance certificates.

4. **Inspection:** The abnormal load vehicle must be thoroughly inspected before transportation to ensure it is in good working condition. The review should include checking the brakes, lights, tires, and other critical vehicle parts.

5. **Loading and Securing:** The abnormal load must be transported using a specialised trailer designed to accommodate its size and weight. The load will be secured using chains, ropes, and straps attached firmly to prevent any movement during transportation.

Darwin Group are experienced in this complex process as we specialise in modular construction and have over 15 years of experience in delivering, installing, and commissioning modular buildings. We are acutely aware that this process requires careful planning, the appropriate level of training and care when operating specialised equipment, and extreme levels of safety awareness. Our detailed procedures will ensure that any abnormal load vehicles are transported safely and efficiently.

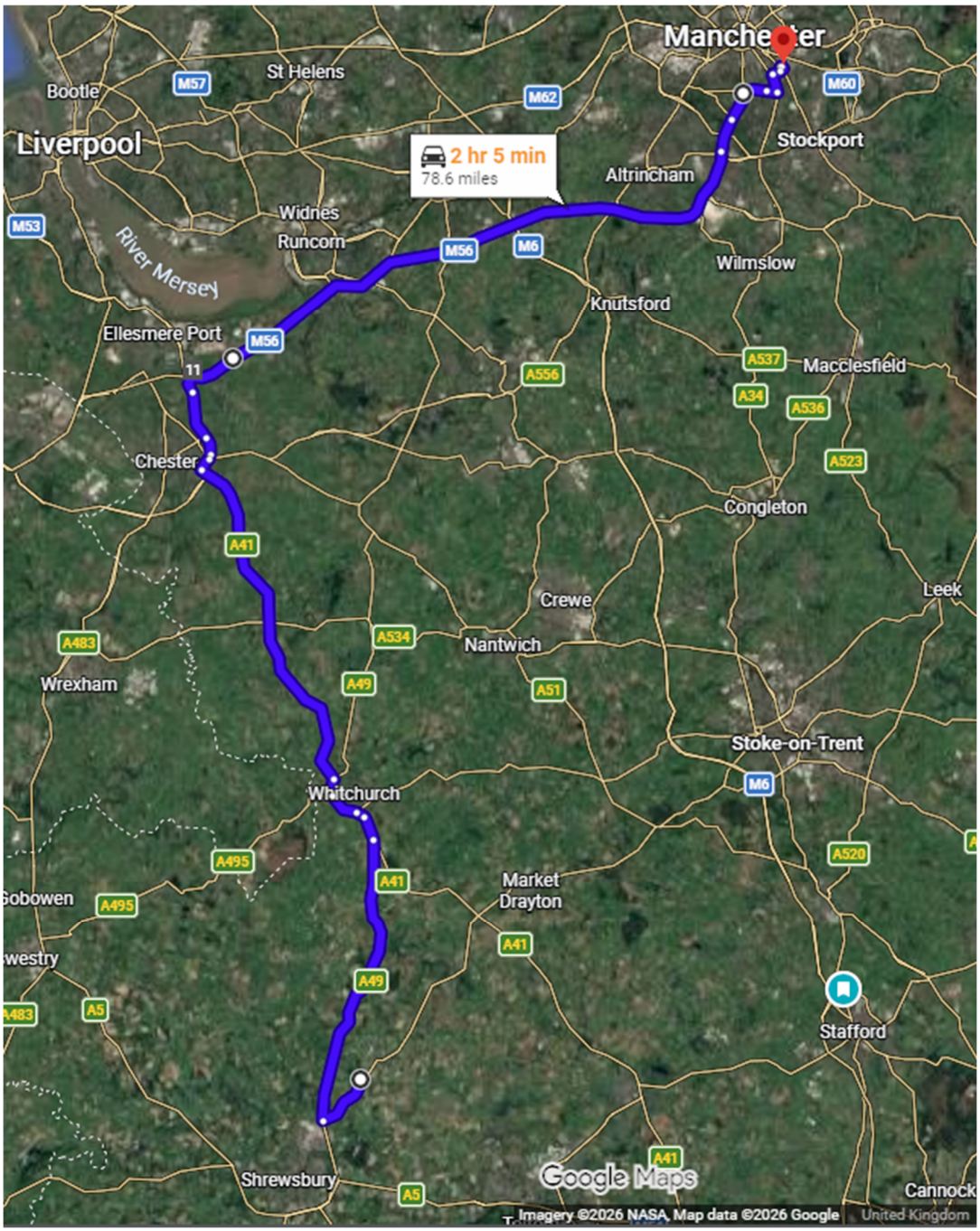
A site access survey has been undertaken by Darwin Groups' appointed hauliers to ensure a safe and achievable access route to site is available.

4.5 Routing of Construction Traffic:

When providing suppliers and contractors with an order, Darwin Group will append the Site Logistics Plan to all order documents and advise on the least disruptive route to site for delivery vehicles. A summary of the traffic route is contained overleaf from the nearest Major Motorway Route.

The route is particularly pertinent in respect of the off-site manufactured modules which will be fitted out off-site at Darwin Group, Shawbury Heath Industrial Estate, SY4 4EA.

The designated route has been approved in respect of vehicle size (width, height, and length), as well as considering suitable pull-in points away from the immediate vicinity of site should the Site Manager need to delay a delivery for a short period of time while preceding vehicles clear site.



Traffic Route Directions

- Starting at Darwin Group – Shawbury Facility SY4 4EA, Take A53 south and head towards Shrewsbury, take 4th Exit on the roundabout onto A49 northbound
- At Whitchurch join the A41 towards Chester
- At Chester joint the A55 North Wales Expressway and join the M53 (Junction 12)
- Leave the M53 at junction 11 and join the M56 at junction 15
- Continue on the M56 to join A5103 Princess Parkway
- Take a right turn onto A6010 Wilbraham Road leading onto Moseley Road B5093
- Take a left turn at the roundabout onto A34 Birchfields Road
- At the crossroad take a right turn onto A6010 Dickenson Road

- At the cross road take a left turn onto A6 Stockport Road
- At the crossroad take a right turn onto A6010 Kirkmanshulme Lane
- At the traffic lights before the rail line bridge, take a right turn into Asda Longsight Superstore M12 4NH where the site compound will be on the righthand side as you enter the store carpark.

4.4 Health and Safety:

All site operatives and visitors will be required to sign in with the Site Manager and be given a site induction on arrival. The Site Manager is to ensure that all induction and signing in forms have been filled in correctly. If this cannot be produced, for whatever reason, the operative should enter in the box provided a description of their work experience and qualifications. The Site Manager should read this and decide on whether they are qualified to carry out the work they have arrived on site to complete. If in any doubt they should not be permitted to start work.

Each contractor appointed to carry out works will be expected to produce their own RAMS (Risk Assessment & Method Statements) prior to being on site, allowing the Site Manager adequate time to review and request suitable amendments if required.

Alongside all the checks done prior to a subcontractor starting work, the Site Manager issues and completes the below permits – These are kept on file for the duration of the project.

- Confined Space Permit
- Electrical Permit
- Excavation Permit
- Hot Works Permit
- Ladder Use Permit
- Mobile Scaffold Tower Permit
- Scissor Lift Permit
- MEWP/Cherry Picker/Telehandler Permit
- Roof Permit
- Health & Safety – Dust
- Health & Safety – Weather
- Health and Safety – Lighting

Preparation before works is important, however not all accidents can be avoided or foreseen, and it is imperative that all Near Misses and Accidents are reported to prevent similar incidents going forward.

To further ensure the safety of all site operatives, Darwin Group's appointed H&S Inspector will be visiting the site on a monthly basis, producing audits outlining the site's relative scores on overall H&S, record keeping, general welfare/tidiness, use of plant, use of access equipment etc. These reports are communicated to the wider project team and included in progress meeting packs for discussion with the client project team during the progress meetings.

The Contracts Manager for the project will also be on site, for a minimum of one day a week. They will provide feedback to the Head of Project Delivery on the overall progress of the build and ensure anything highlighted in the H&S reports are being actioned on site, again, to maintain the safety of site operatives.

4.5 Wheel Cleaning:

A jet wash will be available to all vehicles on site, to prevent the deposition of mud on the highway, as and when required. In addition to this a road sweeper and wheel wash station will be utilised as necessary if debris off site is significant.

4.6 Welfare:

During construction, several provisions will be made available to the site workers, and measures of protection will be put in place to maximise safety. This will incorporate an office, canteen, drying room & toilet facilities. Within the site welfare, site personnel will have access to hot and cold-water supply for drinking, the use of kettle, microwave and fridge within the canteen space, and a table and chairs for seating during breaktime. The male and female toilet facilities are all complete with hot and cold water for washing of hands, and moisturising hand creams/antibacterial/viricidal handwash will be replenished as necessary.

There will be a dedicated pedestrian entrance into site, and everyone will be required to wear PPE equipment, unless in the noted 'safe zone' which includes the site office, the associated welfare units, and a small area close to these units, which is clearly marked with pedestrian barriers. To further reinforce safe practice, individuals will be warned of the dangers of vehicle movement in the site, and this will be communicated prior to an individual starting on site.

To gain access to site, contact will need to be made with the Site Manager as these gates will be always locked to ensure security. Deliveries will only be accepted during the pre-agreed time periods. Public access to site will not be permitted at any time. During any pre-arranged walkarounds with the Client or any Pre-agreed Visitor on their behalf, the Site Manager or a member of the project team must be available to escort the Staff and visitors safely around the construction site.

A Fire Assembly Point will be located outside the main access gates to site. The Assembly point will be noted and displayed in the site office cabin.

4.7 Storage of Materials:

There will be a clearly defined storage area within the site for the storage of materials. Storage containers will be provided as part of the site set up, and materials will be stored in these where possible to avoid them being on show on the site, to try and avoid the site becoming a target for theft or nuisance.

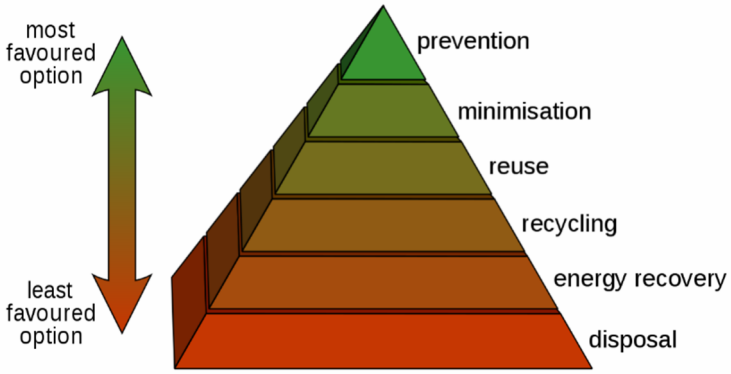
No storage of plant and materials will take place outside the agreed site and welfare boundaries. All plant will always be secured within the boundary of the site and appropriately demobilised when not in use. For example, keys removed, the vehicle locked, and isolation keys removed to prevent unauthorised use.

5.0 Responsible Construction Practices:

Darwin Group manage all construction sites internally to ensure there is a fully trained competent Site Manager and they are aided by a Contracts Manager and Head of Project Delivery. A wider project team also includes the relevant level of design staff based on the complexity of the scheme, and the systems within. Darwin Group hold relevant accreditation re: ISO 14001 and membership of appropriate professional bodies, such certification can be provided to the client upon request.

5.1 Waste:

Darwin Group will manage waste through identification of waste streams, this will allow informed decisions on prevention, minimisation, re-use, recycle, diversion from landfill (such as incineration etc.) or disposal of waste on site as per the waste hierarchy.



Darwin Group and our subcontractors on site will ensure waste is stored away from drains, boreholes, wells and controlled waters. Containers shall be in good condition and where required, covered to prevent dust and litter being blown out. If there is any likelihood of stored waste contaminating the surrounding environs, then all required measures will be taken to ensure no contamination occurs such as fluorescent tube coffins or containment bunds.

Before waste is treated and/or removed from site, all waste contractors must provide the Site Manager with; Environmental Permits (mobile plant licenses), Waste Carriers Registration Certificates or any environmental exemption permits.

As part of the surveys prior to starting on site, Darwin Group require that a specialist soil investigation takes place, and if contaminated ground is found, measures recommended by a specialist consultant will be incorporated into site set up.

In the event of contaminated ground being found when DG are on site, then works will cease whilst further ground investigation is instructed, and recommended measures implemented. The site team, and where applicable, subcontractors will ensure the required separation and removal of all inert/non-hazardous waste is recorded and documented. These documents must be kept for a minimum of two years. The site team will ensure the removal of all hazardous waste is recorded on Hazardous Waste Consignment notes, and these documents must be kept for a minimum of three years.

Furthermore, the contractor engaged for disposal of waste is required to provide a record, through ‘Wastebox’ or a similar online portal, of waste streams and landfill diversion, which can be monitored by Darwin Group.

5.2 Noise

Darwin Group will take the necessary precautions in respect of noise, dust and fumes caused by the works and will comply with The Noise at Work Regulations 2005, The Control of Substances Hazardous to Health Regulations 2002 amended and The Personal Protective Equipment at Work Regulations 1992. This is also accompanied by the following additional guidance:

- The Health & Safety Executive Publications IND(G)127(L) "The Control of Noise at Work Regulations" 2005
- Noise is covered by the Noise at Work Regulations 2005 and the Health and Safety at Work Act.

- British Standard Code of Practice — British Standard 5228-1: 1997 Code of Practice for Noise Control on construction and demolition sites gives advice on methods of reducing noise nuisance on construction sites and contains some advice on the protection of workers from the health risks of noise.
- The HSE Guidance IND(G) 127 - Noise in Construction and the CITB Construction Site Safety Notes (GE700 Module 8) - Control of Noise both provide useful sources of information on the control and assessment of noise in construction.
- Institute of Air Quality Management - "Guidance on the assessment of dust from demolition and construction" Version 1.1 2014 which provides detailed information regarding dust control measures in construction.

All tasks and work activities will be planned and arranged to take the above standards into account. The Contracts Manager must ensure that information on the noise level of any plant, which they are intending to hire or purchase, is obtained, and considered before hiring or purchase takes place. They will, in conjunction with any relevant sub-contractor required to use or work near such plant, ensure that any static plant to be installed on site, or in the workshop, is planned to be in a position which takes account of the effects of noise on workers, the public or the end users of the facility.

Where personnel are required to work in situations where high levels of noise are likely to be encountered, the Contracts Manager will ensure that full information is obtained on the levels and frequencies of noise. Any measures to reduce noise levels to below levels considered to be safe must be planned or, if this course is not practicable, suitable hearing protection equipment must be identified and provided for use by site personnel. Regular monitoring of noise levels and frequencies will be planned as required. Instruction and training will be provided to supervisors and operatives required to work in premises, or with plant, which is likely to result in exposure to high noise levels.

The safe system of work to be adopted whenever noise is a potential problem is:

- Carry out a written noise assessment to establish levels and frequencies of noise for individual items of plant and machinery.
- Consider if works can be re-programmed when the noise problem will no longer be present.
- Consider alternative methods of working.
- Provide suitable noise control mechanisms and personnel protective equipment.
- Ensure suitable warning notices are clearly displayed around the affected area.
- Regularly monitor noise levels and frequencies.
- Give advice on noise control measures.

Beyond the considerations for on-site operatives, the control of noise beyond the site and any such impact on the public and nearby residential properties, will be of paramount importance. Noise monitoring equipment will be installed at key receptor points, i.e., the closest proximity between the site compound and nearest residential property, with regular recording of noise emissions. Where construction actions are identified as being prone to excessively loud noises over a prolonged period, scheduled breaks will be incorporated into the work schedule to provide relief. Furthermore, details of the planned construction programme, including the delivery of off-site manufactured modules, will be communicated to the local residents via a letter drop. The letter will warn of the potential for increased levels of noise.

Darwin Group have previously commissioned a report into the noise levels that can be expected on site during construction activities, and this will be used as the baseline for the noise monitoring.

5.3 Dust and Fumes:

Legalisation covering Dust Hazards and Fumes include The Health and Safety at Work Act 1974, The Control of Pollution (Amended) Act 1989, The Management of Health and Safety at Work Regulations 1999 etc. Where applicable the Air Quality Standards Regulations 2010 are to be considered also.

All tasks and work activities will be planned and arranged to take the above standards into account. Where personnel are required to work in situations where dust and fumes are likely to be encountered, the Site Manager will ensure that suitable PPE is provided and worn and any measures to reduce the levels of the dust and fumes are taken. The Site Manager will also ensure that any other workers on site are clear of the affected areas and that the Public are kept clear at all times.

All sub-contractors visiting site will be checked to ensure that their operatives are fully trained to complete the tasks set out in their RAMS.

A desktop assessment of the likelihood of dust mitigation measures being required will be made against several key factors which define the overall sensitivity of the surrounding areas.

- Groundworks, including reduced level dig and formation of foundations.
- Construction from above ground slab level through to practical completion.
- Track out, i.e. outward movements of vehicles from site, particularly those carting waste.

5.4 Smoke and Odours:

In addition to dust and fumes, other airborne pollutants such as smoke and odour should be carefully considered on construction sites. To ensure there is no smoke pollution, waste materials from the project will never be burned, low sulphur diesel will be used to power plant equipment and vehicles, and particulate filters will be fitted to appropriate hand-tools and plant.

To prevent odour pollution, Darwin Group will not allow waste materials within skips to build up on site, removing these promptly, and the site welfare facilities are scheduled to connect into the below ground drainage systems, as opposed to using a wastewater collection system (sanitary tanks).

Any complaints in respect of smoke and odour will be treated in the same manner as complaints relation to noise, dust, lighting, or any other nuisances/pollutants resulting from construction activities.

5.5 Vibration:

The vibrations emitted from a construction project tend to be most severe when a building is provided a direct link/connection to an existing building, but this is not applicable to this project. The level of vibrations expected because of construction activities is expected to be negligible, owing to the proposed foundation strategy not requiring an excavated solution.

During the civils/groundworks and superstructure installation phase, vibration monitoring equipment will be available to the full-time Site Manager. Notwithstanding this, the methodology and plant selections for the project will be carefully reviewed to ensure minimisation of the use of percussive plant.

5.6 Lighting:

The proposed site working hours as identified during this report will be adhered to at all times. Any artificial lighting installed on site will be done so to be considerate of nearby residential properties, with an assessment made on the lux level of the lighting, and moreover the height and direction of the lighting.

Every effort will be made for the site compound hoarding to prevent light spill outside of the site boundary, but where this is unavoidable, it will be done so without impacting on adjacent highways, to avoid impacting road users, and without projecting light through windows of nearby residential properties.

The Site Manager will be instructed to complete daily checks on the lighting position and ensure any adjustments are made to maintain the above strategy.

5.7 Surface Water Drainage During Construction:

The proposed site has a very low risk of flooding, and therefore it is considered that the surface water (rainfall) and low potential for ground water from excavations will be the most likely water management issues requiring attention. The project methodology will ensure any surface water run-off during the development phase is adequately routed to existing surface water drains, with intermediate pollution controls in place, including but not limited to, silt and contamination filter products as a precautionary measure.

There is expected to be a small degree of dust when completing certain construction activities and while dust will attempt to be intercepted at source, the use of silt filtration measures will provide secondary protection from any such deposits entering the existing drainage network.

When assessing the current site vs. the site post-development, there is not considered to be a net increase in surface water run-off, and this approach will be considered throughout construction as well.

Prior to commencement, and following completion, of the development, CCTV drainage surveys will be undertaken to ensure the condition of pre-existing drainage runs, and those installed within the contracted scope of works, are satisfactory with no structural damage, or signs of deposits which could limit the performance/flow rate expected of the drainage system. Any remedial actions in relation will be completed prior to the development being handed over to the client and the building becoming operational.

During the construction phase, any exposed areas of below ground drainage will be provided with temporary protection/coverings to guard against material deposits before backfilling has been completed. The checking of coverings (both in terms of integrity and from a health & safety perspective) will form part of the Site Manager's daily routine checks. Any such issues will be addressed prior to the Site Manager leaving the area.

5.8 Abrasive Wheels:

Darwin Group will comply with "The Provision and Use of Work Equipment Regulations 1998", "The Personal Protective Equipment at Work Regulations 1992" and "The Control of Substances Hazardous to Health Regulations 2002 (amended)" along with additional Guidance: The Health & Safety Executive Guidance Notes

HS (G) 17 "Safety in the Use of Abrasive Wheels" and HS (G) 18 "Portable grinding machines: Control of Dust". Cutting blades and discs are only to be changed by trained and certified operatives.

5.9 Storage of Fuels, Oils and Building Chemicals:

Containers must be stored within a Spill Nappy (or similar), bund or any other suitable secondary containment system (SCS). All containers must be in a safe place to minimise the risk of damage and locked-off when not in use.

For oil tanks, intermediate bulk containers and mobile bowsers the SCS must be able to hold:

- Where one container is being stored – a minimum of 110% of the total volume.
- Where more than one container is being stored – a minimum of 110% of the largest container's storage volume, or at least 25% of the total volume (whichever is greater).
- For drum storage, the interceptor tray must be able to hold at 25% of the total storage capacity of the drums.

Bunded areas must be made impermeable to water and oil. The base and walls must not be penetrated by any valve, pipe or opening that is used for draining the systems. For further guidance on bund construction and other requirements, please refer to CIRIA publication (construction of bunds for oil storage tanks, R163) and Environment Agency Pollution Prevention Guidelines 2 and 6.

5.10 Fire & Explosion Risk from Chemicals on Site:

Darwin Group will produce a fire management plan, which will be updated as the site develops. The plan will include fire escape routes, muster points, firefighting equipment alarm locations and will be clearly displayed on notice boards. Muster routes and procedures will be explained during the induction process for both workers and visitors. Regular fire drills will take place during the works.

DG will remove all potentially combustible materials, such as packaging from construction materials, from the working area as soon as possible after their use. Good housekeeping will considerably reduce the fire risk. During hot work, i.e., welding, cutting of metal, etc., the surrounding area must be cleared of any potential sources of ignition or adequately screened. A permit to work requirement must assessed prior to hot works commencing on site.

Darwin Group will take all necessary precautions to avoid fires on site during the construction works in accordance with fire precautions regulations. Smoking is not permitted on site other than at client approved smoking areas, if applicable. No smoking within the site cabins.

The relevant provisions of The Regulatory Reform (Fire Safety) Order 2005 must be followed. Emergency procedures must be covered at the site induction along with relevant site signage and assembly points etc. Please refer to the fire drill procedure and emergency escape route plan.

All Contractors and Sub-contractors will be made aware of the location of all suitable and sufficient firefighting equipment in the building and shared welfare facilities.

6.0 Investigation of Complaints:

In the event of a complaint being raised by a member of the public, or a person in an existing neighbouring building, a robust 'Stop Works' procedure will be put in place. The stopping of works will be at the discretion of the Senior Site Manager, based on the undertaking of the following five steps:

1. Assess the Situation
2. Stop Works
3. File a Report
4. Eradicate the Hazard/Cause of Complaint
5. Resume Works

Details of each step are contained below:

Assess the Situation - Upon receipt of a compliant, made via email or phone call to the Site Management Team, the most senior responsible person for Darwin Group on site will assess the validity of the complaint, and determine if works should be halted. The assessment will be made against several criteria, with health and safety being of paramount importance. Considerations such as cost and impact to programme will not be a determining factor in the decision-making process.

Stop Works - If it is felt that the best course of action is to stop works (either in their entirety or a specific element), this will be done so immediately whilst ensuring all site areas are left in a safe condition. For example, if the crane is mid-lift, the module will be returned to the transport vehicle or its permanent building position, whichever is seen as the most time effective solution.

File a Report - A formal report will be produced by Darwin Group to confirm the complaint made, the specific activities taking place at this point in time, and what remedial actions are being taken. The report will be made available to those who made the complaint, but it should be noted that works may have recommenced prior to the report being published. The decision to continue with work will be made at the discretion of the Client's Project Manager/Appointed Responsible Person.

Eradicate the Hazard/Cause of Complaint - Where mitigation measures have been agreed to reduce the risk of further complaints, evidence of these being implemented should be provided to the Client's Approved Persons.

Resume Works - Works will resume in accordance with the Project Manager's Instruction. The Client's Project Manager only has a decision-making function where the complaint is raised by the ICB. For any issues raised by third parties, Darwin Group will resolve and ensure the work can proceed safely in a timely manner. A full assessment of the situation post mitigation measures will also be undertaken and should a complaint arise in the same location, from the same works taking place, escalation of Items 2 – 5 will be necessary.

(End of Report – see overleaf for Appendices)

Appendix A: Sustainability Policy:

Sustainability Policy

1. **ABOUT THIS POLICY**
   1.1. The Company acknowledges the important of minimising the negative impact of its activities and its responsibility to reduce its carbon and environmental footprints. It aims to work towards achieving sustainable development and improving the quality of life for the local community by being an environmentally responsible organisation.
   1.2. We recognise the important of the impact of our activities on the environment and that there is a need to constantly consider ways in which we can conserve energy and minimise waste in all activities that we undertake.
   1.3. This policy provides the framework for setting and reviewing environmental objectives and targets.

2. **SUSTAINABLE COMMITMENTS**
   2.1. The company are committed to reducing its impact upon the environment in the following ways:
      2.1.1. Reduce the consumption of non-sustainable resources. Act to reduce the carbon footprint of our activities by minimising energy use and promoting energy conservation.
      2.1.2. Managing activities with the aim of minimising waste production and pollution.
      2.1.3. Promote waste minimisation and reduce the environmental impact of waste to landfill through beneficial reuse and recycling activities.
      2.1.4. Protect and conserve water resources.
      2.1.5. Where practicable, consider environmental legislation and associated requirements.
      2.1.6. Communicate this policy internally and externally, whenever appropriate and encourage feedback.
      2.1.7. Work together with staff and volunteers, service partners, suppliers and their customers to promote improved environmental performance.
      2.1.8. Promote the use of sustainable transport for staff travelling to and from the workplace and when on business, seeking to reduce unnecessary travel.
      2.1.9. Make the transport that is necessary as sustainable as possible and monitor progress annually.
      2.1.10. Work to continuously improve our environmental performance.

3. **ENVIRONMENTAL MANAGEMENT AWARENESS**
   3.1. We aim to raise and maintain a high level of understanding of and in participation in, environmental best practice by staff and suppliers. Environmental objectives will be set out by the HR Department and will be monitored annually.

4. **MONITORING**
   4.1. To monitor these commitments, the HR Department will review this policy regularly and would welcome any suggestions for change.

Appendix B: Environmental Policy Statement:

Environmental Policy Statement

DarwinGroup
Construction Has Evolved

1. GENERAL STATEMENT OF INTENT

1.1. The Company believes that continuous improvement in environmental management is an essential element within our overall business plan. Minimising waste, consumption of resources and pollution goes hand in hand with high productivity and our quality standards. This policy therefore applies to, and will be integrated with; all business activities, as well as products and services with the potential to adversely affect the environment on a local or global scale.

1.2. We recognise and accept our legal duty of care towards the environment and are committed to not only complying with our legal duties, but to exceed these requirements to which we subscribe where reasonably practicable.

1.3. Energy generation and consumption is a major contributor to the production of greenhouse gases and global warming and a significant cost to the business. We commit to actively managing our use of energy, reducing consumption and continuously improving efficiency where possible. We will also seek to minimise our direct and indirect consumption of other natural resources, particularly those obtained from non-renewable or non-sustainable reserves.

1.4. We will seek to identify all processes that generate waste, whether from the inefficient use of resources or the production of by-products, emissions, or effluent discharges. We will seek to avoid pollution by eliminating, minimising or reusing waste products wherever reasonably practicable or, where this cannot be achieved, identifying and taking advantage of opportunities for recycling and waste recovery.

1.5. The basis of our Environmental Management System will be an on-going review of our business activities and the identification of aspects of our work that could have an impact upon the environment and the implementation of proactive steps to eliminate, minimise or manage them so that adverse environmental effects are minimised.

1.6. To enable us to measure our environmental performance we will establish and monitor suitable objectives and targets that will promote continual improvement year on year in our environmental performance.

Appendix C: Quality Policy Statement:

Quality Policy Statement

DarwinGroup
Construction Has Evolved

1. GENERAL STATEMENT OF INTENT

1.1. The Company is a family owned and operated business, and it is our absolute duty, as the industry leaders in offsite construction, to provide our recognisable high standards on each and every project that we undertake. The overall aim of the company and its quality policy is to provide as a minimum, every single customer with the people, service, organisation and resources to meet their requirements. The policy focuses upon delivering consistent results across; the pre-sales, design, procurement and manufacture, installation and completion processes, and is designed to ensure that each customer receives exactly the same standard of care on every project.

1.2. The Company is committed to:

(a) The ongoing development and evolution of a strong customer care structure being present throughout the project path.

(b) Consistently high levels of care being afforded to each and every customer regardless of project size, type or value.

(c) Ensuring that the family ethics upon which the Company was founded, and has grown, are continually observed and built upon.

(d) Being responsive, responsible and accountable for every occurrence along a project path.

(e) Continually improving the quality of customer experience through monitoring, reviewing, developing and enhancing ever higher standards of workmanship and professionalism.

(f) Continuing to be the standard bearer for high quality offsite, engineered accommodation within the education industry through delivery of the Company building solutions.

1.3. Implementation of the quality policy is the responsibility of all the Company members of staff, whether Senior Management, Junior Staff or directly employed Staff. The responsibility begins with the Managing Director, who takes policy decisions which enable the correct action to be implemented throughout the company.

1.4. The quality policy has the full support of the Board of Directors of the Company and, together with the rigorous controls and procedures which are included in and along each project path, they ensure that activities are controlled in a manner compatible with achieving the high levels of product and service required. It is deemed mandatory that all staff comply with the procedures laid down within this policy to achieve a consistent approach to quality assurance and quality control.