

# New Simplified Planning Zone

2024 - 2034

## Appendices

Appendix 2: Demolition /  
Construction Environmental  
Management Plan

Reference: SPZ-A02

For consultation July 2024

Note: If you need this information in an accessible format please  
contact [planningpolicy@slough.gov.uk](mailto:planningpolicy@slough.gov.uk)

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# FRAMEWORK DEMOLITION / CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN

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**Location** : Simplified Planning Zone, Slough Trading Estate

**Date** : May 2024 – Version 4 (Draft)

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This Framework Demolition / Construction Environmental Management Plan (“DCEMP”) sets out the management of demolition and construction works brought forward under the new Simplified Planning Zone (“SPZ”) Scheme. It aims to minimise the impacts of demolition and construction activities for neighbours of the Slough Trading Estate and its occupants.

This Framework DCEMP has been prepared to accompany the new SPZ Scheme and seeks to guide demolition and construction activities for future SPZ development. Once Main Contractors have been appointed to undertake the development, a site specific DCEMP will be prepared in accordance with this framework and any other relevant good practices or new legislation. It is anticipated the document will be updated during demolition or construction, as necessary by the Main Contractors.

## 1.0 General

1.1 Site Management shall comply with all specified requirements regarding environmental pollution and protection and follow the recommendations set out in this Procedure.

1.2 The Main Contractor shall comply with the current legislation and British Standard recommendations as stated below:

- The Control of Pollution Act 1974 (in particular Part III, Sections 60 and 61).
- Part III of the Environmental Protection Act 1990.
- The Noise at Work Regulations 1989.
- The Health and Safety at Work Act 1974.
- BS5228: 1984: Noise Control on Construction and Open Sites.

1.3 Noise, dust and all other forms of pollution shall be minimised. Every attempt shall be made to limit the nuisance caused to the general public by actions involved in carrying out the work. All statutory pollution legislation shall be adhered to and any local bylaws abided by.

1.4 All necessary precautions shall be taken to avoid causing damage to adjacent properties and roads surrounding the site. Features for preservation such as trees shall be clearly marked and/or cordoned off to prevent accidental damage.

## 2.0 Noise and Vibration

### 2.1 General

- The Main Contractor shall select and utilise methods of working and items of plant and control the works so that maximum permitted noise levels specified in Schedules 1 and 2 and maximum permitted vibration levels specified in

Schedules 3 and 4 of BS5228 are not exceeded.

- Where noise and vibration limits are subject to control, The Main Contractor shall submit an Application for Consent (under Section 61 of the Control of Pollution Act 1974) to the appropriate Local Authority. The Main Contractor shall comply with any additional requirements imposed by the Section 61 Agreement on the Licence.
- The Main Contractor shall carry out work in such a manner that maximum noise and vibration levels are not exceeded and any unnecessary noise and vibration is avoided. If for unseen reasons a construction activity has at short notice to cause agreed limits within any Section 61 Document to be exceeded, The Main Contractor shall adopt the procedure agreed in Section 61 and inform the Local Authority Environmental Health Department and take all due precautions to control the works to minimise any breach of the limits.

## **2.2 Plant and Equipment**

- 2.1 The Main Contractor shall use only environmentally acceptable plant and equipment, compatible with the safe and efficient construction of the works. Noise emitted by an item of plant shall not exceed the relevant values quoted in either the relevant EC Directive/UK Statutory Instrument or the relevant values quoted in BS5228:1984. All major items of plant and equipment shall be accompanied on delivery with the relevant noise and vibration emission data.
- 2.2 All items of plant and equipment shall be operated and maintained to manufacturer's recommendations, in such a manner as to avoid causing any excessive noise or exhaust emissions. Plant and equipment in poor condition or becoming unserviceable, shall be removed from site and replaced with equipment in a serviceable condition. Where specified, effective silencers shall be fitted to operational plant and equipment.
- 2.3 All plant operating on the site in intermittent use shall be shut down in the intervening periods between use.
- 2.4 All stationery plant shall be sighted (where practical) so that the noise impact at any nearby dwellings is minimised and it is enclosed or screened using the guidance and advice given in BS5228 1984, except where this is considered to be unnecessary and/or impractical.

## **3.0 Transport Vehicle Movements**

- 3.1 The general policy for the transport of materials to and from site shall be, in accordance with the approved Construction Traffic Management Plan.
- 3.2 Deliveries of materials and prefabricated items shall be along the specified routes. Where there are no limitations, the Main Contractor shall ensure that all possible traffic routes to the site have been checked for bridges with weight limits and low clearances.
- 3.3 Tipping routes and transport shall be selected and loads restricted or distributed so that no unnecessary damage is caused to highways and bridges by the movement of plant and materials classed as 'Extraordinary Traffic' to and from a contract (under the Highways Act 1959, the Main Contractor shall ensure that highways are not subjected to 'Extraordinary Traffic' within the meaning of the Act). Only plant with valid current road tax discs shall be allowed to travel on public highways.
- 3.4 All vehicles used for commuting to site will be parked within the site boundaries or off the public highway in areas agreed with SEGRO. Parking on the public highway is not

permitted.

#### **4.0 Mud and Dust Control**

- 4.1 Where large volumes of spoil or other material are to be transported off site and/or stone imported, the Main Contractor shall ensure that the public highways and pavements adjacent to the site shall be kept in a reasonably clean condition at all times.
- 4.2 Generally, the Main Contractor shall ensure that storage locations for all materials that may create dust, including spoil and top soil, shall be:
- Aggregated where possible, in order to avoid the creation of many stockpiles.
  - Adequately screened to prevent wind loss.

#### **5.0 Policy on Hazardous Waste and Materials**

- 5.1 Where the existence of hazardous materials or contaminants is suspected, a physical survey of the site shall be carried out to confirm or determine the extent of the material.
- 5.2 In the case of demolition, before proceeding with the work, a check shall be made with the specialist surveyors or other independent testing bodies, that all lagging to pipe work, boilers and other items of plant is asbestos free.
- 5.3 Where asbestos is found in the works, then the Main Contractor's Safety Manager shall be informed. The HSE shall advise on what course of action to take. This shall usually involve the employment of an authorised licensed contractor to remove all the asbestos before demolition commences. The specialist contractor shall hold a current licence and his/her procedures shall comply with all statutory regulations and practices.
- 5.4 Toxic or contaminated waste shall be tipped ONLY on sites with a current authorised licence, and ONLY following the notification of the Local Waste Disposal Authority.
- 5.5 The Main Contractor shall conform to all Local Authority conditions concerning the handling and disposal of such wastes. Where the consignment note system is used, the Local Authority shall be informed at least 3 working days in advance of the proposed movement of the waste.
- 5.6 The Main Contractor shall prepare prior to construction and maintain during construction a Site Waste Management Plan in order to achieve a minimum 80% of waste recycled during construction.
- 5.7 Should any temporary surface water drainage systems be required during construction they will be fitted with an appropriate oil/petrol interceptor.

#### **6.0 Other Environmental Considerations**

- 6.1 Where generators are required for lighting purposes in urban areas, they shall be housed in suitable acoustic enclosures. Lighting shall face away from residential properties wherever possible and lights shall be shielded to prevent glare to any residential property or road users.

The Main Contractor shall apply to the appropriate Local Authority for the relevant authorisation permits in the event of the following:

- There is a necessity to divert public rights of way as a result of constructing the permanent works.

- There is a necessity to provide temporary wayleaves if access is required through adjacent properties or across private rights of way.
- 6.2 All deliveries and material storage will be managed within the site boundary. The storage of construction materials outside of the site boundary is not permitted.
- 6.3 The Main Contractor will monitor and record data from the following activities:
- Energy consumption from the use of construction plant, equipment and site accommodation;
  - Water consumption from the use of construction plant, equipment and site accommodation; and
  - Transport from delivery of construction materials and removal of waste.
- 6.4 In line with BREEAM 2018 Excellent measures, the Main Contractor will carry out a risk evaluation and implement a mitigation plan in advance of construction works commencing. Risks include vehicle movement, pollution management, tidiness, health & wellbeing, security, training, monitoring, and reporting.
- 6.5 In line with BREEAM 2018 Excellent measures, the Main Contractor will ensure that 100% of timber and timber-based products used on the project are 'Legal' and 'Sustainable' as per the UK Government's Timber Procurement Policy.

## **7.0 Wildlife/Ecology/Biodiversity Considerations**

- 7.1 The Main Contractor will, in consultation with a competent ecologist, determine any mitigation or control measures required to mitigate the potential effects on protected species of any construction or demolition works. Measures specific to biodiversity will include but are not limited to the following:
- Controls on lighting levels in order to limit light pollution;
  - Management of open trenches to limit accidental entrapment of mammals; and
  - Timing of construction works to reduce disturbance of birds.
- 7.2 If site works such as tree and scrub removal are to impact any suitable nesting habitat (hedgerows, trees), these will be undertaken outside of the bird breeding season (1st March to 31st August). If this timeframe cannot be avoided, an appropriately qualified ecologist will undertake a site walkover to visually assess suitable habitat for active nests. If active nests are discovered, then site works will cease until the nest is deemed inactive.
- 7.3 Prior to any construction or demolition works, the Main Contractor will carry out a bat roost potential survey on any existing structures. Should any of the structures be identified as having bat roost potential, bat surveys would be undertaken by an ecologist to establish whether a roost is present prior to works being undertaken.

## **8.0 Engagement**

- 8.1 A complaints / feedback procedure will be implemented to ensure that the local community can raise concerns and receive reassurance that they are resolved in an acceptable manner.

## 9.0 Safety

- 9.1 The Construction Logistics Community Safety (CLOCS) scheme will be implemented for all new developments brought forward through the new SPZ scheme with the exception of smaller scale refurbishment / construction with a total building area of 1,000 sqm or less (the Fleet Operators Recognition Scheme (FORS) accreditation scheme will apply in the case of these developments).
- 9.2 In accordance with CLOCS the Main Contractor shall have risk-assessed and specified the safest vehicle routes and identified acceptable reasons for diversion.
- 9.3 In accordance with CLOCS reporting of collisions that occur associated with the construction activity will be undertaken. These collisions shall be classified and reported under the following:
- Fatal;
  - Serious Injury;
  - Minor Injury; and
  - Near Miss (optional).

## 10.0 Responsibilities

- 10.1 The Main Contractor will be responsible for ensuring compliance with:
- All relevant legislation and guidance;
  - The controls and mitigation measures contained in the DCEMP;
  - Environmental inspections and reporting to monitor and evaluate the performance;
  - The means of ensuring that the requirements of the DCEMP are complied with during construction and demonstrate commitment to the DCEMP at all levels in its management structure.

## 11.0 Summary

- 11.1 This Framework DCEMP has been prepared to accompany the new SPZ Scheme and seeks to guide demolition and construction activities for future SPZ development. Once Main Contractors have been appointed to undertake the development, a site specific DCEMP will be prepared in accordance with this framework and any other relevant good practices or new legislation. It is anticipated the document will be updated during demolition or construction, as necessary by the Main Contractors but will cover the following areas as a minimum:

| DCEMP Measures                               |
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| Noise and Vibration                          |
| Plant and Equipment                          |
| Transport Vehicle Movements                  |
| Mud and Dust Control                         |
| Policy on Hazardous Waste and Materials      |
| Other Environmental Considerations           |
| Wildlife/Ecology/Biodiversity Considerations |
| Engagement                                   |

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