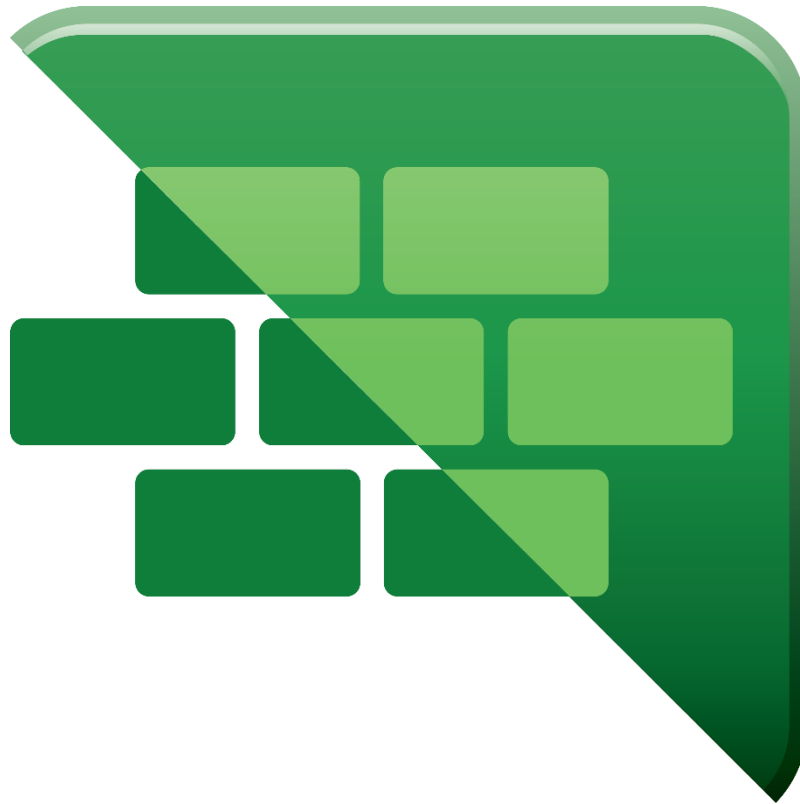




The Oracle Shopping Centre – House of Fraser Conversion

Construction Method Statement

November 2023

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The Oracle Shopping Centre – House of Fraser Conversion

Construction Method Statement

Client Name: Hammerson

Document Reference: Q00293-01-CMS

Project Number: PBUK000293

Quality Assurance – Approval Status

This document has been prepared and checked in accordance with Princebuild Ltd (BS EN ISO 9001: 2008, BS EN ISO 14001: 2004 and BS OHSAS 18001:2007)

Issue	Date	Prepared by	Checked by
First	November 2023	Edward Duerden	Karina Duerden
Second	January 2024	Edward Duerden	Karina Duerden

Comments For Submission

Disclaimer

This Report has been prepared by Princebuild Ltd, with all reasonable skill, care and diligence within the terms of the Contract with the Client, incorporation of our General Terms and Condition of Business and taking account of the resources devoted to us by agreement with the Client.

We disclaim any responsibility to the Client and others in respect of any matters outside the scope of the above.

This Report is confidential to the Client and we accept no responsibility of whatsoever nature to third parties to whom this Report, or any part thereof, is made known. Any such party relies on the Report at its own risk.

1. Introduction

1.1 Background

Hammerson (the Client) have obtained planning permission for the conversion of the former House of Fraser Unit, including sub-division of the unit into 3 separate units on 3 levels.

The Client and the Project Team are committed to undertaking the redevelopment of the site in an environmentally responsible manner in order to minimise disruption to the surrounding area.

This Construction Method Statement (CMS), prepared by Princebuild on behalf of the Client, is designed to set out the standards construction logistics and practices that will minimize, if not eliminate, the impacts of the project upon the local environment and community surrounding the Site. This CMS relates to all demolition, refurbishment and construction works.

Princebuild will have overall responsibility for the construction works at the Site.

1.2 Site Description/Project Overview

The intended work at the Oracle Shopping Centre is to convert the existing House of Fraser into 3 separate units and back of house areas.

The works to comprise of the following:

- Hoardings
- Demolitions and strip out
- Removal of existing escalators
- Infill of structural openings
- Structural alterations to accommodate new openings and lifts
- New lifts
- Services upgrade and new dedicated services to each unit
- Mechanical and Electrical installation

1.3 Sensitive Receptors

A review of the land uses surrounding the site has been undertaken to ensure that appropriate mitigation measures are implemented to minimise disruption to potentially sensitive receptors. The table below lists the identified potential sensitive receptors around the site:

Category	Sensitive Receptor/Land Use
Transport	Road users along the site's boundary roads including Bridge Street.
Pedestrians/ Cyclists	Pedestrians and cyclists using the road and footpath network within close proximity to site activities including the footpath alongside the River Kennet
Residential	The closest residential receptors are located on Fobney Street 40m to the south west of the site.
Commercial	The site forms part of 'The Oracle' Shopping Centre' with associated buildings located adjacent to the north and east of the subject site.
Controlled Water Bodies	The nearest surface water feature is the River Kennet adjacent to the site on the south east elevation.
Religious	The Reading Minster is approximately 150m north of the site.
Conservation Areas	The site is not in a conservation area

1.4 Guidelines and Standards

This document has been produced with consideration to guidance available on the Reading Borough Council website and in accordance with the Considerate Constructors Scheme (CCS). The aim of the CCS is to improve the image of construction by encouraging good communications with site neighbours and the general public, improved welfare facilities and greater environmental awareness.

2. General Site Management

2.1 Introduction

This procedure addresses the general Site management practices that should be employed to ensure the compliant operation of the Site, giving consideration of surrounding receptors in the general operation of the Site.

2.2 Procedure

2.2.1 Site Working Hours

Where residents and commercial activities are significantly affected or are likely to be affected, the standard times of operation will be restricted.

The standard hours for works that cause excessive audible noise at the site boundary are as follows:-

- Between 08:00 and 18:00 Monday to Friday;
- Between 08:00 and 13:00 on Saturday; and
- No works may be carried out on Sundays and Bank Holidays, and no works will be undertaken out of hours without prior agreement with Reading Borough Council.

It is recognized that there may be circumstances where the restriction on hours of work cannot be adhered to. Princebuild will endeavour to minimise the frequency and duration of such works. However, where unavoidable, Princebuild will fully justify any proposed deviation from these operating periods and notify neighbours before works outside normal hours commence.

2.2.2 Site Security

During working hours, access to the Site will be kept closed except when vehicles are entering or leaving. Access to the Site will only be granted after a Site induction has been undertaken. Site entrances and exits will be clearly marked with fixed warning signs at the entrance/exit and around work perimeters detailing the potential hazards of the area.

Segregated access for pedestrian and vehicle entrances will be provided. All staff and visitors will be required to sign in and out of the Site.

Out of working hours, Princebuild should ensure that Site access points are securely locked and appropriate security provisions set in motion to prevent unauthorized access.

2.2.3 Pedestrian Management and Safety

Hoarding will be maintained around the Site at all times. Where such hoarding may obstruct pedestrian lighting, additional lighting will be provided.

2.2.4 Site Facilities

On-Site welfare facilities for Site employees will be present within the Site boundary.

Employees will not congregate on the pavement outside the Site boundary, unless required to do so as part of their work. A Site dress code will be specified in the induction and details of inappropriate behaviour, including the use of radios, will be highlighted during the Site induction.

Food waste will need to be disposed of regularly to minimise the potential for vermin. All Site facilities will be contained within the curtilage of the Site.

2.2.5 Site Floodlighting

Site lighting will be kept to a minimum, whenever possible, taking into account the needs for Site Health and Safety and security.

Floodlighting in areas adjacent to sensitive receptors shall generally be limited to the working hours identified in Section 3.2.1, and when seasonal changes in natural daylight require it. Where light glare may cause a nuisance, light shielding will be considered. Fencing will be lit during the hours of darkness.

3. Transport Management

3.1 Introduction

This procedure applies to the management of vehicles accessing the Site during the works and vehicle circulation within the Site. Princebuild is responsible for managing traffic and ensuring that drivers adhere to both on Site and off Site transport protocols. All staff are responsible for complying with this procedure.

3.2 Potential Impacts

The potential impacts as a result of construction traffic are:-

- Congestion on the local road network resulting from vehicle routing and/or queuing to access the Site;
- Pollution as a result of queuing vehicles;
- Pedestrian safety;
- Dust and noise and vibration of vehicles visiting and operating on Site. (Please refer to Sections 5 and 6.)

3.3 Relevant Legislation and Guidance

- The Highways Act 1980;
- Environmental Protection Act 1990;
- The Road Vehicles (Construction and Use) Regulations 1986, as amended;

- The Non-Road Mobile Machinery (Emission of Gaseous and Particulate Pollutants) Regulations 1999, as amended; and
- The Road Traffic (Vehicle Emissions) (Fixed Penalty) (England) Regulations 2002;

3.4 Procedure

3.4.1 General

To minimise traffic generated from Site staff vehicles, there will be a general policy of encouraging the Site labour force to use public transport, such as local train connections and bus routes. No parking on public roads will be allowed and the Construction Manager will enforce this. Provision will be made within the Site for essential on Site parking.

All transportation to and from the Site will be with vehicles that use rubber tyres.

3.4.2 Public Safety

Operational areas will be properly separated from publicly accessible areas using hoardings, barriers, fences or other appropriate equipment. High quality hoardings will be used where the general public could be exposed.

Where Site works require the public footpath to be diverted, appropriate signage will be erected to show safe alternative routes. Similarly, if partial road closure is required at any time, appropriate safety measures will be installed and signs and barriers erected.

All access to and egress from the Site will be made in a forward direction.

3.4.3 Deliveries

Deliveries will be limited to working hours, and where possible will not arrive during peak hours. Deliveries will be phased and controlled using a 'booking in' system to minimise travel time around the Site, stockpiling of materials and any associated noise and dust impacts.

Consideration will be given to the use of a vehicle booking and management system in order to minimise peaks and increase opportunities for consolidated deliveries as necessary peak hour restrictions will be applied and enforced.

Banksmen will be present to ensure the safe movement of any vehicles arriving at and leaving the Site and to ensure material and equipment are delivered and removed with as little disruption to local road users and traffic in the immediate vicinity of the Site.

There will be a construction compound on Site. The compound will include a Site holding/consolidation area to allow full loads to be delivered to Site. The construction compound will be located in the loading bay accessed off Bridge Street.

3.4.4 Site Access

The hours that the Site will be allowed to be accessed including deliveries (i.e. articulated Lorry) related to the works will be:-

- Between 08:00 and 18:00 Monday to Friday; and
- Between 08:00 and 13:00 Saturday

No works to be carried out on Sundays and Bank Holidays.

3.4.5 Vehicle Maintenance and Emissions

All vehicles should be regularly maintained in accordance with the Manufacturer's specifications. All commercial road vehicles used must meet European Emission Standards pursuant to EC Directive 715/2007/EC (commonly known as Euro standards) of Euro 5.

All non-road mobile vehicles with compression ignition engines used within the Site must comply with emission standards set in EC directive 97/68/EC. Vehicles must meet Stage IV limits from commencements of works.

Exemptions to the standards set out above for road and non-road vehicles may be granted for specialist equipment with alternative emission reduction equipment or run on alternative fuels. Such exemptions shall be applied for in writing to Local Planning Authority in advance of use.

Vehicles or equipment not complying with these standards must not be used on the Site without prior written approval from the Local Planning Authority.

Any diesel-powered machines used on Site must be run on low sulphur diesel, which is a fuel meeting the specification within BS EN 90.

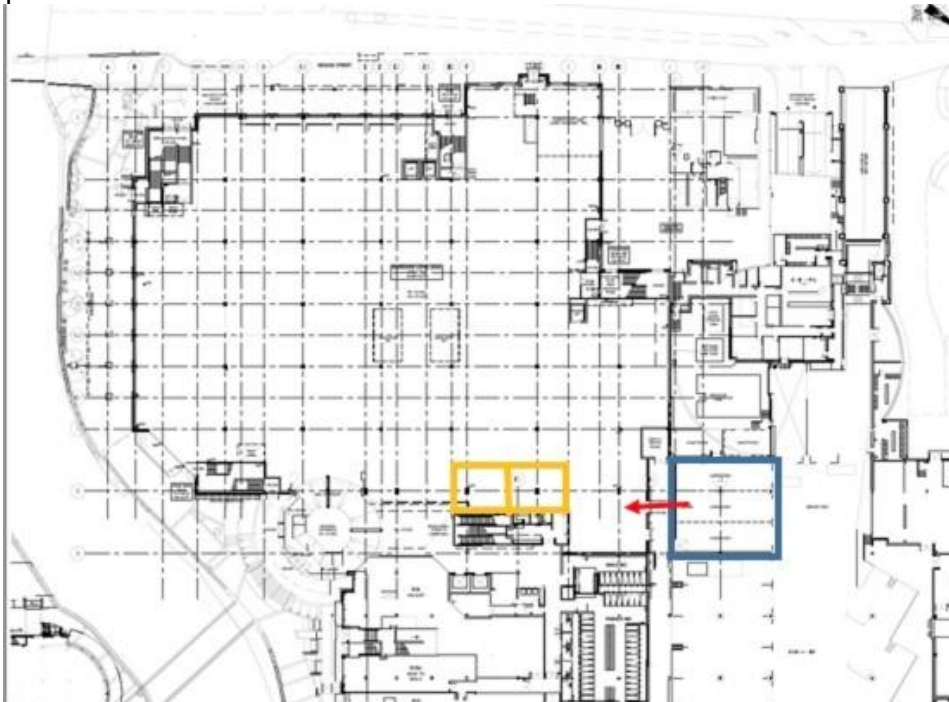
3.4.6 Documentation

A log of correspondence with the council regarding non-conformance/complaints.

3.4.7 Vehicle Parking

Discounted contractors parking is available at Riverside Car Park shown on the 'Riverside Parking' image below highlighted green. Site visitors will be encouraged to take public transport where reasonably possible. Taller vehicles used by certain tradesmen will be able to park in the loading bay within the spaces allocated to the works area shown in blue compound below.

Site plan:



Riverside Parking:



3.5 Wheel Washing

All site vehicles will either park in multi-story car parks local to site or unload delivered via the loading bay, therefore we anticipate no need for wheel washing facilities. The passage way through site for all vehicles will be via hardstanding areas. The vehicle access route follows the one-way system through the service yard. Access from Bridge Street and egress to Yield Hall Place.

4. Site Set Up

4.1 Material storage

Considering the site layout, we will store all plant inside the unit during non-working hours. Small external storage in the loading bay will be prioritised for unloading of material deliveries and loading skips of debris.



4.2 Hoarding

Hoarding is to be erected in line with the requirements on the Hoarding Plan. The majority of site hoarding will be internal to the shopping centre. External hoarding will be erected to the riverside elevation and on car park level 2. The site team will inspect the hoarding weekly and remove / cover over any fly posters or graffiti. The Hoarding Plan is attached to this document Appendix A.

4.3 Footpath or Road Closures

A footpath and road closure will be required to facilitate the upgrade of the utility supplies, which will be carried out by the utility companies in line with the drawing produced by Rolton Group in Appendix B. Date for this are currently unknown and subject to highways approvals.

4.4 Site Lighting

Site lighting will be kept to a minimum, whenever possible, taking into account the needs for Site Health and Safety and security.

Floodlighting in areas adjacent to sensitive receptors shall generally be limited to the working hours and when seasonal changes in natural daylight require it. Where light glare may cause a nuisance, light shielding will be considered. hoarding will be lit during the hours of darkness.

5. Waste Minimisation and Management

5.1 Introduction

This procedure applies to the minimisation, storage and disposal of all waste generated during the demolition and construction works. It is also concerned with the establishment of procedures for complying with statutory and good practice requirements for waste management. Princebuild is responsible for ensuring that the relevant documentation is completed and held on Site. In addition, all staff are responsible for adhering to the requirements of the procedure.

Princebuild will produce a waste management plan prior to starting the works on site to ensure of the management of waste arise from demolition and general construction activities. Princebuild will also prepare an audit in order to identify all recycling opportunities. The design team have set the target of diverting a minimum of 97% of construction waste and 99% of demolition waste from Landfill and not to generate more than 1.9 tonnes of construction waste per m² of floor area for the project.

Upon completion of the project, Princebuild will provide any waste/recycling figures in line with the waste management plan

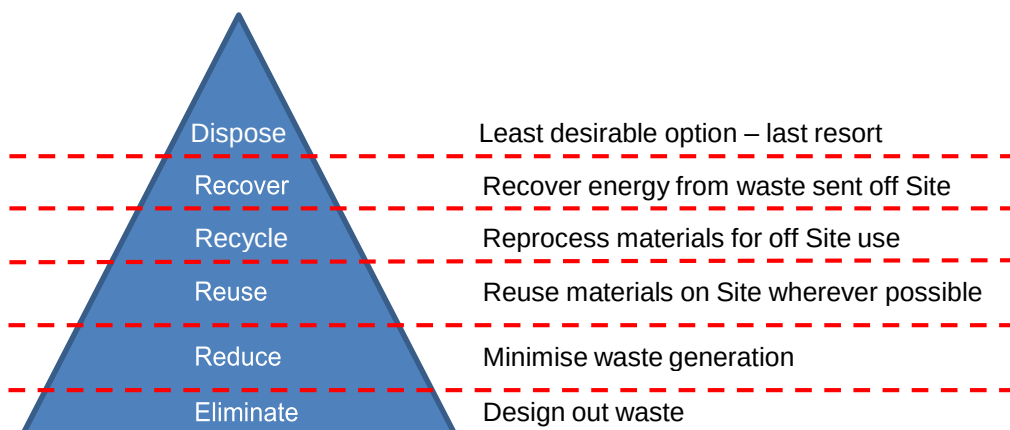
5.2 Relevant Legislation and Guidance

- Environmental Protection Act 1990, Part II;
- Waste (England and Wales) Regulations 2011;
- List of Wastes (England) Regulations 2005;
- Hazardous Waste (England and Wales) Regulations, 2005;
- Environmental Permitting (England and Wales) Regulations 2010, as amended; and
- Clean Neighbourhoods and Environment Act 1995.

5.3 Procedure

All potentially hazardous materials, such as contaminated arising, require additional handling, storage and disposal precautions. They will be clearly labelled and removed by a specialist, licensed Waste Contractor and appropriate measures made for their disposal in accordance with all applicable environmental and Health and Safety legislation. Monitoring of transport for materials to Site and waste materials away from Site will be undertaken.

Waste management priorities and practical actions that can be undertaken on Site should follow the principles of the waste hierarchy, as outlined below. Some waste types with potential to be reused or recycled on Site include: concrete, blacktop, excavation spoil, topsoil, timber, metals, concrete pipes, blocks and bricks, packaging and plastics.



Exact quantities of materials will be specified in order to further minimise waste of any materials used during on Site construction processes.

All waste will be stored in appropriate containers to prevent escape of material.

Targets will be set for waste generated during construction, where appropriate the re-use of materials during the removal of the existing car park will be undertaken.

The Site will be left in a clean and tidy condition at the end of each day. In particular, welfare facilities and skips will be clean and tidy. Food waste will be collected regularly to avoid attracting vermin to the Site.

All roads, pavements, construction equipment, temporary structures, materials and machines will be kept clean and tidy at all times with litter and rubbish removed promptly.

When leaving the Site, appropriate measures will be taken to prevent waste escaping onto the public highways, for example containers must be secured and open skips must be covered by sheeting.

Where the Site is anticipated to produce more than 500kg of hazardous waste in one year, the Site will need to register with the EA as a hazardous waste producer.

5.4 Documentation

The following documentation must be completed and held on Site by Princebuild in a designated file:

- Waste Transfer Notes (Controlled Waste);
- Hazardous Waste Consignment Notes;
- Waste carrier's registration licences;
- Environmental Permits for disposal Sites; and
- Copy of hazardous waste producer registration. (Where required.)

Transfer notes for controlled waste and consignment notes for hazardous waste must include an accurate description of the type, quantity and containment of waste, the time and place of the transfer, the SIC code of the process that generated the waste; the European Waste Catalogue Number; details of the waste carrier, who must be licensed and confirmation that the transferor has discharged the duty to apply the waste hierarchy. Sufficient information must be provided to ensure that the waste disposal operator is aware of the potential hazards of the substance. Princebuild should also ensure that returns for consignment notes are collected and retained. All documentation must be retained for a minimum of two years for transfer notes and three years for consignment notes and be available for inspection.

6. Neighbour and Local Community Liaison and Management of Complaints

6.1 Introduction

This procedure addresses neighbour and community liaison during the works. Princebuild is responsible for ensuring compliance with the procedure. In addition, all staff are responsible for adhering to its requirements.

6.2 Relevant Legislation

- Clean Neighbourhoods and Environment Act 2005;
- Environmental Protection Act 1990; and
- Control of Pollution Act 1974.

6.3 Procedure

6.3.1 Liaison

Prior to commencement of the demolition and construction works, all neighbouring occupiers will be contacted by Princebuild to explain the activities to be undertaken, the duration of the works and the working hours. Princebuild will maintain a full-time Site contact for the public and local authority in order for them to be able to obtain information, register a complaint or request action. A contact telephone number will be provided.

Appropriate signage shall be placed on hoarding, providing contact details of Princebuild. All licenses issued must be displayed prominently on hoardings, scaffolds, gantries or fences.

6.3.2 Complaints

In the event of a complaint from a neighbour or a member of the public in relation to any Site activity, it will be recorded in a designated logbook, stating the nature of the complaint, the cause and where appropriate, the remedial action taken. Sub-contractors shall immediately notify Princebuild should they receive any complaints.

Should complaints about noise, dust or vibration be received, they will be addressed directly by Princebuild to enable monitoring results at the time of the complaint to be reviewed and where appropriate immediate actions employed to rectify the problem.

All complainants will be contacted by Princebuild or a representative for further discussion and identification of a mutually acceptable resolution if the problem persists. Where a valid grievance is raised measures will be put in place where practicable to avoid recurrence of the complaint.

Princebuild will provide regular updates to the client about complaints received.

6.3.3 Documentation

All complaints will be recorded in a complaints log with details of remedial action taken.

7. Noise and Vibration

7.1 Introduction

This procedure applies to the management of noise and vibration during the demolition works. All staff are responsible for complying with the requirements of the procedure.

7.2 Potential Impacts

Potential impacts from noise and vibration include disturbance to nearby residential/commercial/retail properties and people, potentially leading to loss of productivity and potential damage to structures in the event of significantly elevated vibration levels.

7.3 Relevant Legislation and Guidance

- Environmental Protection Act 1990 Part III Statutory Nuisance (Section 79 and Section 80);
- Control of Pollution Act 1974 Part IV (Sections 60 and 61);
- The Control of Noise (Codes of Practice for Construction and Open Sites) (England) Order 2002;
- Noise Emission in the Environment by Equipment for Use Outdoors Regulations 2001;
- Control of Noise at Work Regulations 2005, as amended;
- Environmental Noise (England) Regulations 2006;
- The Environmental Noise (Identification of Noise Sources) (England) Regulations 2007, as amended;
- BS 5228-1:2009+A1:2014: Code of practice for noise and vibration control on construction and open Sites – Part 1: Noise;
- BS 5228-2: Code of practice for noise and vibration control on construction and open Sites – Part 1: Vibration;
- BS 7385-1:1993 Evaluation and measurement for vibration in buildings – Part 1: Guide for measurement of vibrations and evaluation of their effects on buildings;
- BS 7385-2:1993 Evaluation and measurement for vibration in buildings – Part 2: Guide to damage levels from ground borne vibration;
- BS 6472-1:2008 Guide to Evaluation of Human Exposure to Vibration in Buildings (1Hz to 80Hz). Part 1: Vibration sources other than blasting; and
- BRE “Controlling particles, vapour and noise pollution from construction Sites” 2003.

7.4 Procedures

7.4.1 Mitigation Measures

The following mitigation measures should be implemented by contractors at all times to minimise noise and vibration generated from Site activities and disruption to any sensitive receptors:-

- hoarding and sheeting to public boundaries, potentially with increased height along boundaries with sensitive receptors;
- controlled lorry movements being directed through the existing one way system through the existing service yard only
- use of modern plant with inherent noise suppression where available;
- use of screens around static plant, and other temporary acoustic barriers where appropriate;
- switching off plant which is not in use;

- appropriate handling of materials;
- restrictions on working hours, particularly for noisy activities;
- with larger impact breakers, screens, sheeting and retention of enclosure facades would be utilised to reduce noise levels at potentially affected receptors;
- regular maintenance of plant in accordance with manufactures' instructions; and
- regular communications held between contractors, local authority officers and neighbours
- restricted working hours, as detailed in Section 3.2.1;
- adopting quiet periods during the day to enable the occupants of surrounding commercial premises to carry out their work normally;
- noise and vibration monitoring on Site, where necessary, which would assist in controlling levels at sensitive receptors;
- periodically monitoring noise and vibration levels around the perimeter of the Site;
- where noise Trigger Levels are exceeded, appropriate action should be taken to prevent exceedance of Action Levels; and
- reviewing techniques, especially in response to exceedances of the Action Level and/or complaints;

7.4.2 Monitoring

Given the location of the Site and the nature of the development continuous monitoring will not be required unless issues or complaints are received on Site. If required, monitoring frequency will be determined by the nature of the works being undertaken at the Site at a particular time and through. During phases that have the potential to generate excessive noise and/or vibration, continuous monitoring is likely to be required.

Noise and vibration monitoring record sheets, or similar will be completed.

Should monitoring identify any exceedance of the noise or vibration action levels, or should any complaints regarding noise and vibration be received, additional sample noise and vibration monitoring should be undertaken by Princebuild.

Where the results of the monitoring exercises indicate that the Action Levels have been exceeded, the following actions should be undertaken:

- Investigations will be made to determine whether the activities could be easily changed or other simple actions taken to substantially reduce noise or vibration levels;
- If simple and effective remedial measures are not identified, consideration will be given to the implementation of alternative techniques and/or additional mitigation measure

7.4.3 Equipment

Noise monitors will comply with BS 61672-1 (2003) and conform to a minimum Type 2 integrating sound level meter that simultaneously records LA_{eq} , L_{MAX} , L_{90} and L_{10} noise levels. The vibration monitors must continuously sample the vibration levels and record the maximum vertical Peak Particle Velocity (PPV) every second for sample vibration monitoring and every 5-minute period for continuous vibration monitoring. The vibration monitors will be capable of measuring 3-dimensional levels of vibration.

7.4.4 Documentation

The following documentation must be held on file on Site:-

- Noise and vibration monitoring data;
- Details of complaints received;
- Details of corrective action taken if complaints are received or excessive noise is identified; and
- Information regarding maintenance of the monitors.

8. Control of Emissions and Dust to the Air

8.1 Introduction

This procedure applies to the management of emissions to the atmosphere during the works. All staff are responsible for complying with the requirements of the procedure.

Typical emissions arising from plant operating during any remediation works and from vehicles going to and from the Site would have the potential to contribute to local levels of air pollution, particularly Nitrogen Dioxide (NO₂), Carbon Dioxide (CO₂) and particulates measuring 10µm or less (PM₁₀). Dust nuisance occurs more readily during prolonged dry weather and especially in strong winds, and dust becomes more difficult to suppress once it is made airborne. Consequently, good Site management includes the ability to respond quickly to such conditions.

The subject Site is not located within an Air Quality Management Area (AQMA).

Given the timeframe over which the Development is likely to be constructed and the size of the Development the Site is considered to be a major construction Site. Without the implementation of mitigation measures there is considered to be a potential for moderate to adverse effects on residential receptors between 70m and 100m from the Site, however, it is considered that with the employment of appropriate environmental management controls the likely residual effects of fugitive construction dust would be negligible to minor adverse. These mitigation measures and monitoring procedures have been incorporated in the procedures outlined below.

8.1.1 Potential Impacts

Potential impacts are as follows:

- Nuisance from dust deposition onto surfaces such as clothes, cars or windows; and
- Impact on sensitive individuals from dust inhalation and air pollution.

8.1.2 Relevant Legislation and Guidance

- Environmental Protection Act 1990; Part III Statutory Nuisance;
- Control of Substances Hazardous to Health Regulations 1994;
- Control of Pollution Act 1974;
- Clean Air Act 1993;
- The Health and Safety at Work Act 1974;
- Clean Neighbourhoods and Environment Act 1995
- Air Quality (England) Regulations 2000, as amended;
- Air Quality Standards Regulations 2010;
- BRE "Controlling particles, vapour and noise pollution from construction Sites" 2003;
- Environmental Permitting (England and Wales) Regulations 2010;
- Environmental Protection UK Guidance: Planning for Air Quality, 2010

Guidance from the BRE states that the most effective mitigation technique for dust control is to prevent dust from becoming airborne, since it is difficult to suppress after this stage.

Good Site management would include the ability to respond quickly to such conditions by employing such techniques as damping down (i.e. using a spray hose to deliver a fine spray) of stockpiles and sheeting of lorries. Specific mitigation measures to be employed on Site are given below.

8.2 Procedures

8.2.1 Liaison with Reading Council

Prior to the commencement of demolition works, Princebuild will confirm with RC:

- monitoring regime, sampling locations and frequency;
- proposed mitigation measures.

8.2.2 On-Site Preventative Procedures

- The following mitigation measures will be adopted by Princebuild to reduce and manage dust and other emissions from Site activities and minimise disruption or nuisance to neighbouring occupiers:

A) Pre-project planning & effective management

- Carry out an Environmental Risk Assessment;
- Method statements to include processes for controlling dust;
- Location of Site entrances, exits and haul roads away from sensitive locations;
- Display contact details for the person(s) accountable for air quality pollutant emissions and dust issues, and the head or regional office contact information on the Site boundary;
- Record and respond to all dust and air quality pollutant emissions complaints;
- Discussions with RC at an early stage of the project to confirm what, if any, monitoring is required to meet national aims;
- Carry out regular Site inspections to monitor compliance with air quality and dust control procedures, record inspection results, and make an inspection and complaints log available to the local authority when asked;
- Increase the frequency of Site inspections by those accountable for dust and air quality pollutant emissions issues when activities with a high potential to produce dust and emissions and dust are being carried out, and during prolonged dry or windy conditions; and

B) Site works

- Visual assessment of dust levels will be undertaken by all Site personnel at all times to identify where excess dust levels are being generated;
- Keeping fencing, barriers, scaffolding and screening clean.

C) Haulage routes, vehicles and plant

- Unnecessary vehicle movements and manoeuvring will be avoided;
- Impose and signpost a maximum-speed-limit of 5mph;
- Produce a Construction Logistics Plan to manage the sustainable delivery of goods and materials;
- Monitoring of transport of materials to Site and waste materials away from Site;

- Location of plant and vehicles away from sensitive areas, or housed in closed environments where possible;
- Regular maintenance of engines, plant, maintenance of pumps and bowser jets;
- Use of enclosed and sheeted vehicles where possible;
- Prevention of unnecessary engine idling;
- Avoid heating with open flame burners;
- Using water sprays, sand or Hessian to reduce vapour emissions; and
- Use of particle control measures on all machinery which can generate dust.

D) Materials handling, storage, stockpiles, spillage and disposal

- Ensure an adequate water supply on the Site for effective dust/particulate matter mitigation (using recycled water where possible);
- Use enclosed chutes, conveyors and covered skips;
- Damping down with water when loading materials onto vehicles, conveyors and skips;
- Minimise drop heights from conveyors, loading shovels, hoppers and other loading or handling equipment and use fine water sprays on such equipment wherever appropriate;
- Ensure equipment is readily available on Site to clean any dry spillages of dusty or potentially dusty materials, and clean up spillages as soon as reasonably practicable after the event using wet cleaning methods;
- Keeping handling areas clean and free of dust;
- Employ dust suppression techniques to control particle emissions;
- Storage of fine dry materials in enclosures or given adequate protection from wind, by sheeting;
- No burning of waste wood or other materials on Site.
- Specification of exact quantities of materials in order to further minimise waste of any materials used during on Site construction processes;
- Re-use of materials during the removal of the existing car park;
- Setting targets for waste generated during construction.

In addition, Princebuild will ensure that all plant and vehicles are in good state of repair and conform to the manufacturers' specification or legislative/ British Standard Emission Standards. Plant maintenance and defect Reports shall be held on Site in a designated file. Wherever possible, plant shall not be left running for long periods when not directly in use. Where appropriate, electrically-powered plants shall be used in place of petrol or diesel.

8.2.3 Monitoring

Given the location of the Site and the nature of the development continuous monitoring will not be required unless issues or complaints are received on Site. If required, monitoring of particulate levels will be the responsibility of Princebuild. Final details of dust monitoring are to be agreed with RC.

The local community will be informed of proposed Site operations and potentially disturbing operations will be programmed for times that would minimise any impacts.

Ongoing visual inspection of the Site will be undertaken at all times. If dust clouds are observed, action should be taken immediately, notwithstanding dust monitoring measurements.

8.2.4 Energy Management

Appropriate targets must be set for monthly energy usage and displayed on the Site. Monthly measurements of energy use arising from Site activities must be displayed as a graph in the Site Office and show consumption over the project duration and compare actual consumption against target consumption.

8.2.5 Documentation

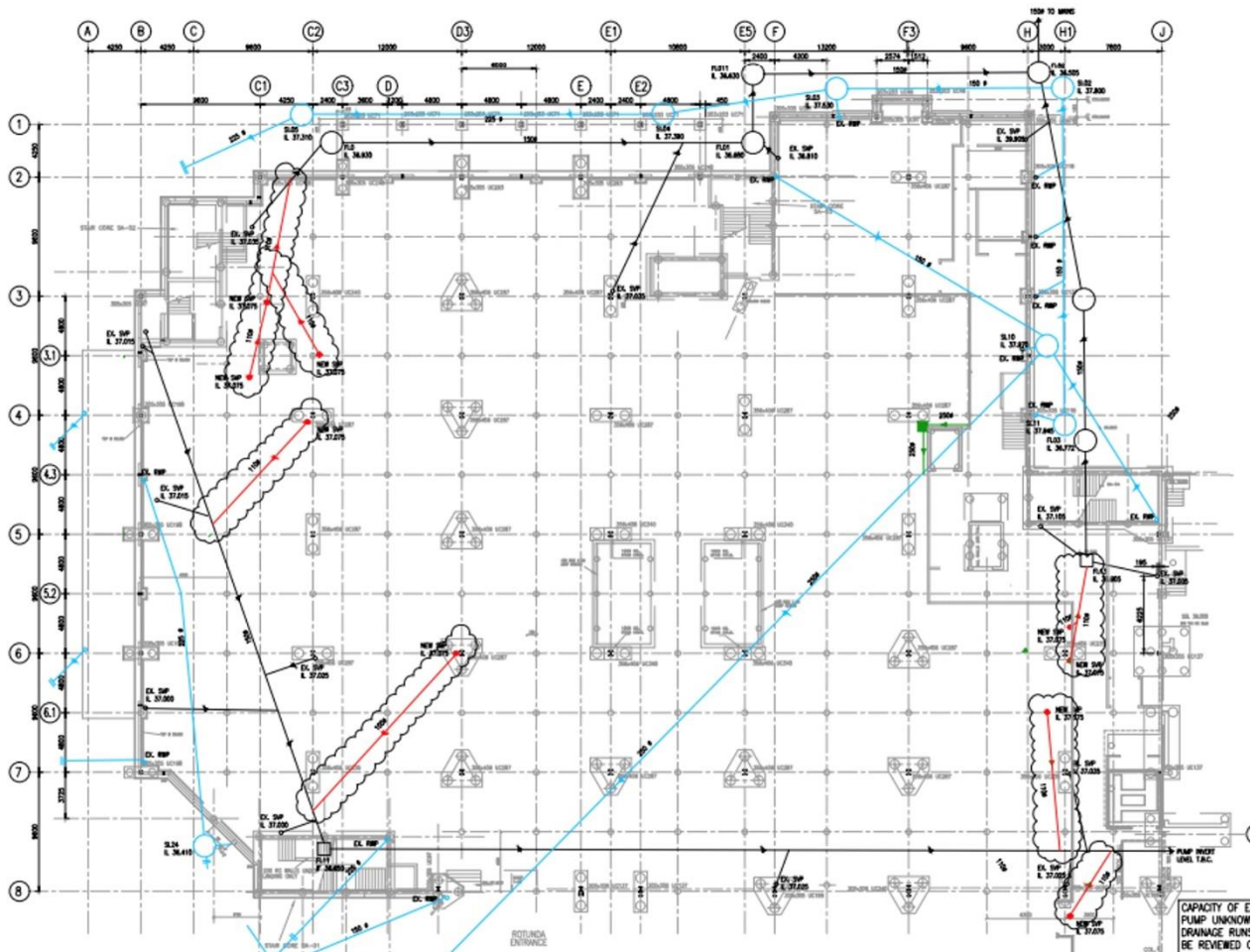
The following documentation must be held on file on Site:-

- Dust monitoring sheets;
- Records of targets and progress against these targets for on Site energy use;
- Complaints with source and details of corrective action taken;
- Method Statements;
- Risk Assessments;
- Plant maintenance and defect Reports; and
- Complaints procedure.

9. Below Ground Drainage Alterations and Pest Entry

9.1 Introduction

As part of the project, the below ground drainage will be modified at Riverside level to provide pop up drainage points to locations requested by the incoming tenant, these alterations will require pest control measures and drain points are common entry points for unwanted pests. A drawing of the proposed modifications is shown below with the red lines new drain runs:



9.1.1 Potential Impacts

The potential impacts are as follows:

- Unwanted pests entering the building
- Damage to property

9.1.2 Relevant Legislation and Guidance

- British Standards 8000-14:1989
- Building Regulations 20210 Approved Document H
- British Standards EN274:1993

- British Standards EN 752:1998
- Water Regulations Advisory Scheme (WRAS)
- BRE Good Building Guide 78 Below Ground Drainage Systems

9.1.3 On site procedures

- Breaking into existing drain runs to be undertaken as the last works activity in the process to avoid open drains
- Drain ends to be plugged with appropriate rubber seals
- No taped solutions to be used on site
- Utilised training and experiences professionals to undertake the works
- Through risk assessments and method statements to be completed and check before works progress
- Risk assessments and method statements to be kept on site at all times
- Works to be supervised by the site management team to make sure of compliance
- Weekly site inspections to search for evidence of pests on site
- Maintain a log of inspections and any evidence of pests on site

9.1.4 Documentation

- Risk Assessments
- Method Statements
- Weekly inspection reports
- Pest review logs