

# Construction Management Plan

HOLIDAY INN EXPRESS BICESTER OX25 2NY



## Project Details

<b>Name</b>	HOLIDAY INN EXPRESS
<b>Address</b>	BICESTER OX25 2NY

CMP	Prepared By	Reviewed By	Approved By
<b>Name</b>	Andrew Bossons		
<b>Signed</b>	<i>A J Bossons</i>		
<b>Date</b>	11/09/18		

Issue	Date	Reason
A		Issued for discharge of planning condition number 11

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## 1. Introduction

Planning permission (ref 16/02586/OUT) has been granted for the construction of a Hotel which includes areas for car parking and landscaping works.

The Site is located to the south of Bicester in Oxfordshire. Wendlebury Road forms the eastern boundary of the site whilst the A41 dual carriageway lies immediately to the west.

The Client and the Project Team are committed to undertaking the proposed Hotel development in an environmentally responsible manner in order to minimise disruption to the surrounding area.

This Construction Management Plan (CMP), prepared by Bowmer and Kirkland, is designed to set out the standards of construction logistics and practices that will minimise, if not eliminate, the impacts of the proposed construction works upon the local environment and local community surrounding the site.

This document has been prepared to satisfy the following planning condition which needs to be discharged prior to commencement of the construction works:

(11) Prior to commencement of development on an approved phase, a Construction Management Plan relating to that phase shall be submitted and approved in writing by the local planning authority which details measures to protect biodiversity during construction and mitigate adverse impact on the local highway network. The development within that phase shall thereafter only be carried out in accordance with the approved Construction Management Plan.

Bowmer & Kirkland operate an Environmental Management System (EMS) which is registered to meet the requirements of ISO14001:2004 by a UKAS approved certification body, BM TRADA (certificate no. 1133). (see appendix A – ISO 14001 certificate)

It is our intention to apply our EMS to the project to identify and control environmental risk and ensure legal compliance. All staff directly involved in the project will be trained on the requirements of our EMS.

In respect of the specific items requested within the planning condition these are detailed in the CMP as follows:

- (a) Measures to protect biodiversity during construction
- (b) Measures to mitigate adverse impact on the local highway network

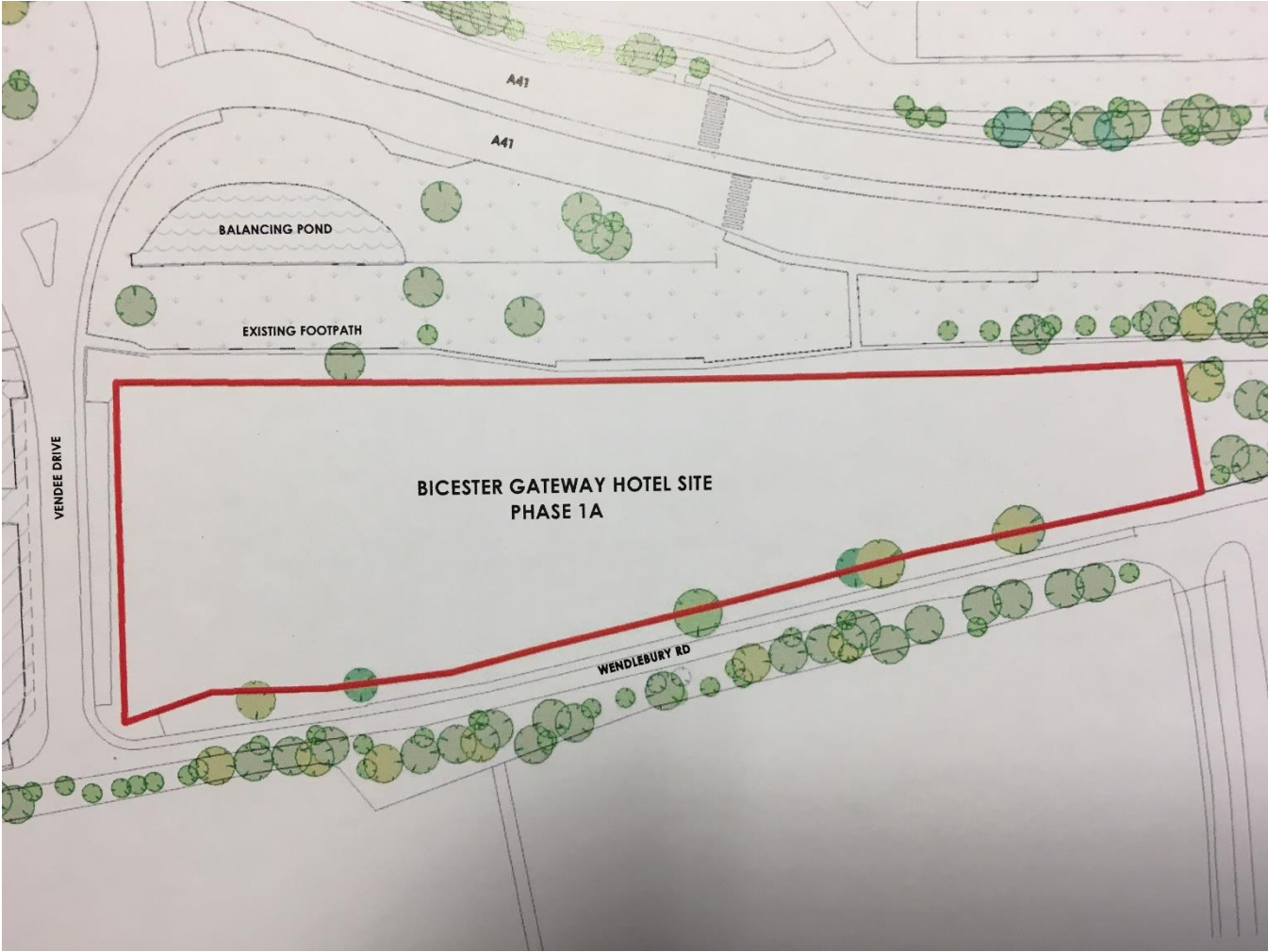
## 2. Scope of the Works

The development comprises the construction of new four-storey independent Hotel and associated car parking on a new site off the A41.

The existing site boundary is defined by a native hedgerow that extends around the north, east and west of the site with a new evergreen hedge planned forming the southern boundary, punctuated only at the pedestrian and vehicle entrances. The existing hedgerow to the north, west and south is to be removed and replaced with a mixed species native hedgerow. The hedgerow to the east is to be retained.



The scope of Bowmer & Kirkland Building Services Ltd works is limited to the area as indicated by the red line on the below drawing.



### 3. Protection of Biodiversity.

There are some opportunities for nesting birds in the trees, hedgerows and scrub within the site. As all species of birds receive general protection whilst nesting any clearance of trees, hedgerows or scrub will be undertaken outside the breeding season (between March and the end of July), and checks can be made for nesting birds by an ecologist immediately prior to removal.

As part of the Construction, site hoarding will be erected as shown on the red line drawing above to prevent unauthorised access to animals into the site.

The hoarding will also exclude a large number of trees, their canopies and their Root Protection Areas from the construction zones

Protection of Trees – Prior to any excavations being carried out Bowmer & Kirkland Building Services Ltd will be providing adequate tree protection to the trees as denoted on the below plan.

All construction vehicles will be operating within the site boundary.

With the retention and enhancement of existing habitats of comparatively greater value, and the provision of an appropriately designed landscape planting scheme which incorporates new native tree, scrub and grassland at the margins of the site, it is considered that losses to habitats will be offset and an overall enhancement in terms of the biodiversity value of the site may be achieved post-development

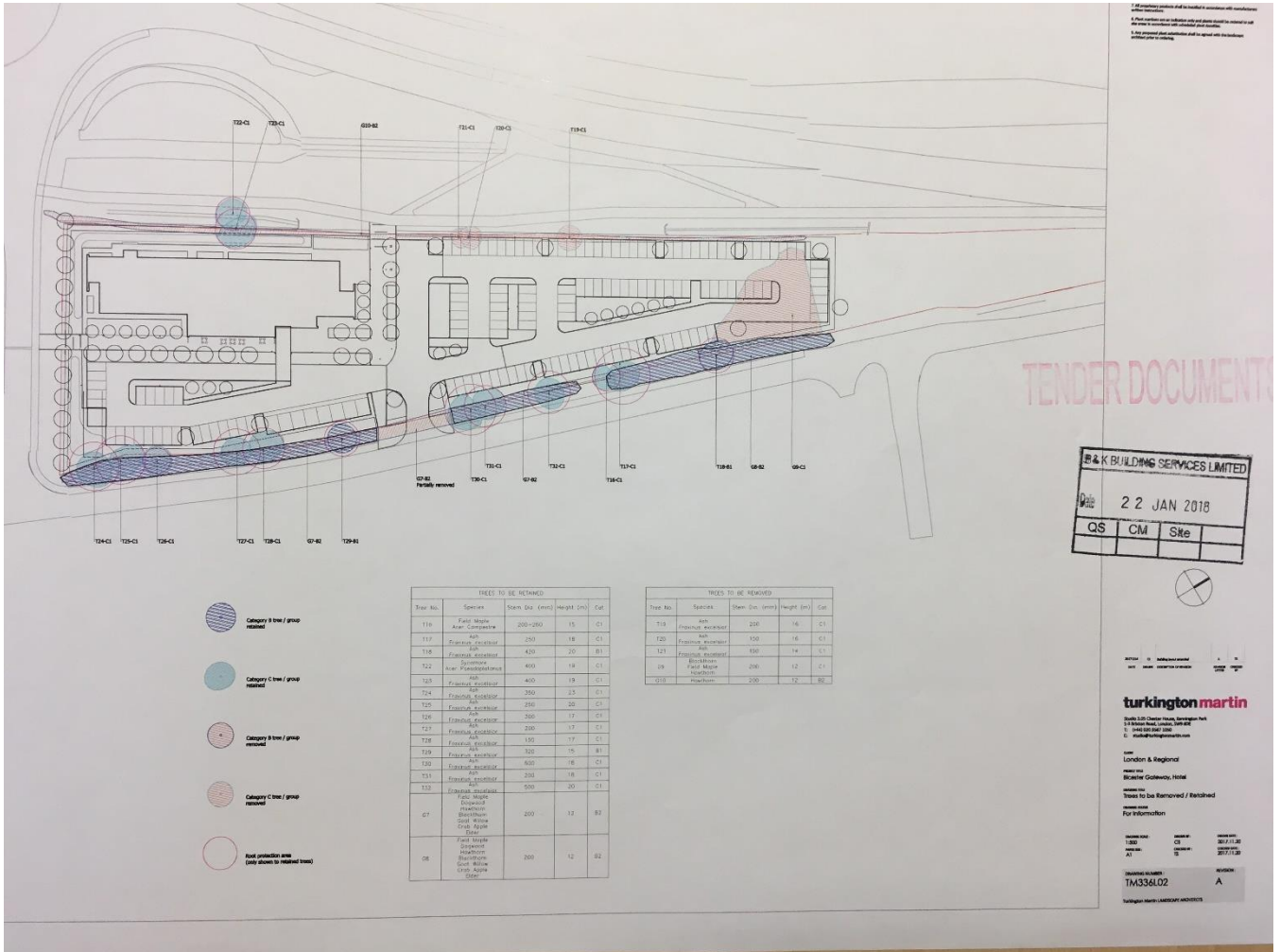
The habitats present within the application site provide some limited opportunities for faunal species, including bats and birds, although there is no evidence to suggest that the site is of any particular importance for these groups. Subject to the implementation of appropriate mitigation as outlined above, it is considered that any existing opportunities for these groups would be retained and moreover enhanced post-development.

On the evidence of the ecological surveys undertaken, the application site is not considered to be of particularly high intrinsic interest from an ecology and nature conservation perspective. The design of the proposed development and the implementation of mitigation measures as recommended in this report will ensure that there are no adverse effects on any designated sites or protected species as a result of development at the application site.



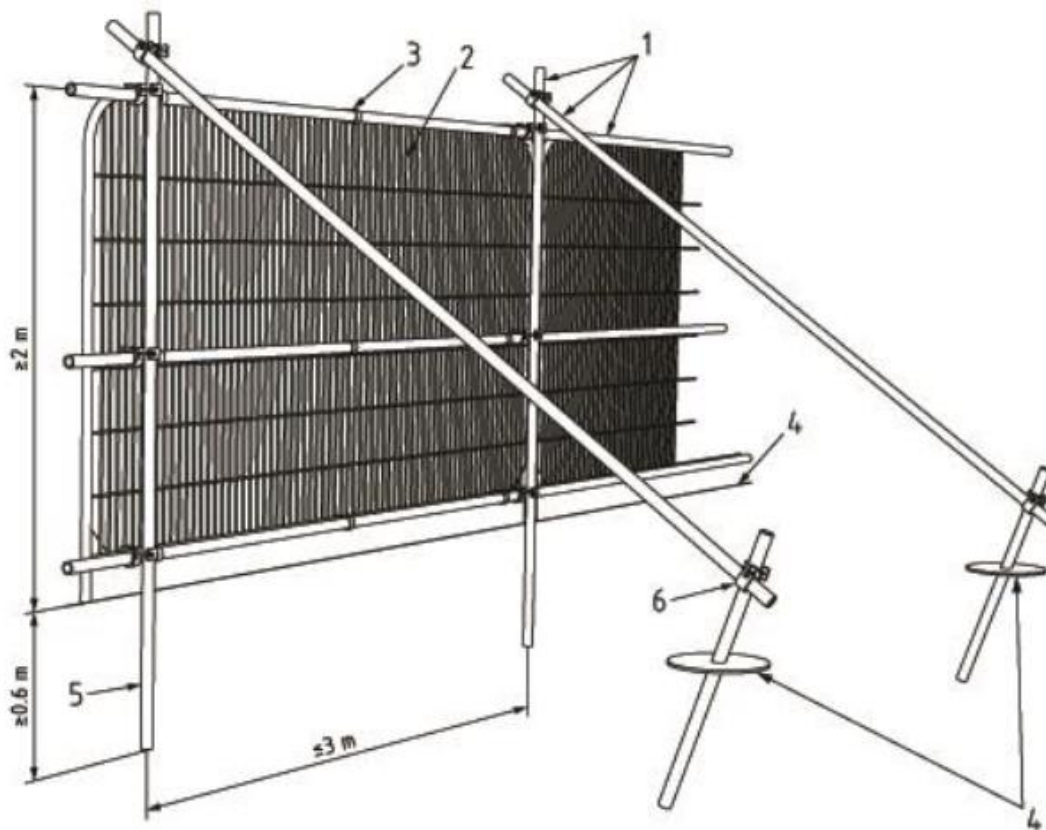
# Construction Management Plan

## HOLIDAY INN EXPRESS BICESTER OX25 2NY



Trees Showing tree protection requirements.

The type of tree protection to be used is as below or similar approved



**Key**

- 1 Standard scaffold poles
- 2 Heavy gauge 2 m tall galvanized tube and welded mesh infill panels
- 3 Panels secured to uprights and cross-members with wire ties
- 4 Ground level
- 5 Uprights driven into the ground until secure (minimum depth 0.6 m)
- 6 Standard scaffold clamps



## 4. Noise

Best Practical Means as stated in BS 5228-1 will be implemented throughout the course of the project. Where noise related activities are planned to exceed the stated working hours then the Environmental Health Officer will be consulted prior to commencing works.

The method of construction specified has helped reduce the noise.

Noise will be monitored by taking point readings during each phase of the construction and at locations to suit the specific current operational activities. Noise monitoring will be carried out twice daily with records maintained.

## 5. Working Hours.

Normal working hours are Monday to Friday 8.00am – 6:00pm and Saturdays 8.00am to 1:00pm. No working will be allowed outside of these hours unless by prior arrangement with the Planners or the Environmental Health Officer.

**6. Logistic Plan**

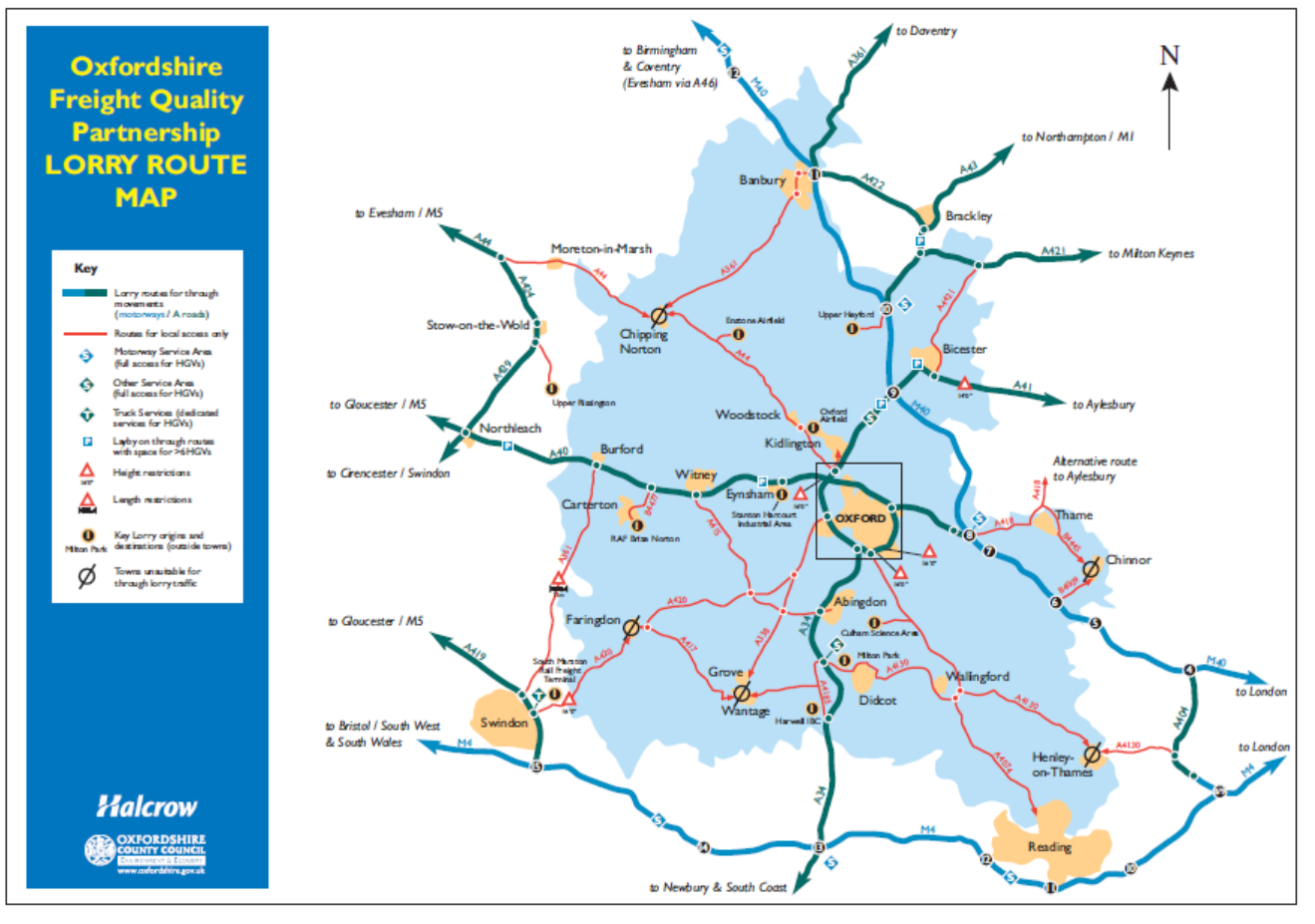
The management of logistics for the site is critical to ensure that disruption to local community is kept to a minimum, as well as ensuring that busy periods are not exacerbated by construction deliveries / vehicle movements.

Deliveries will only be accepted between 8.00am – 4.30pm

All deliveries will be scheduled through B&K site team, with the Gateman being made aware prior to the arrival of deliveries, this is to ensure that a banksman is available to control the access and egress of the vehicles through the site entrance.

A segregated parking area on site has been established (see Appendix C– Site Logistics) to reduce impact on the local community of site operatives car parking on roads nearby.

Access to site for delivery vehicles will be as per the below map. This is to reduce the vehicle movements on minor roads. This information will be provide to subcontractors and suppliers and will be printed on all orders.



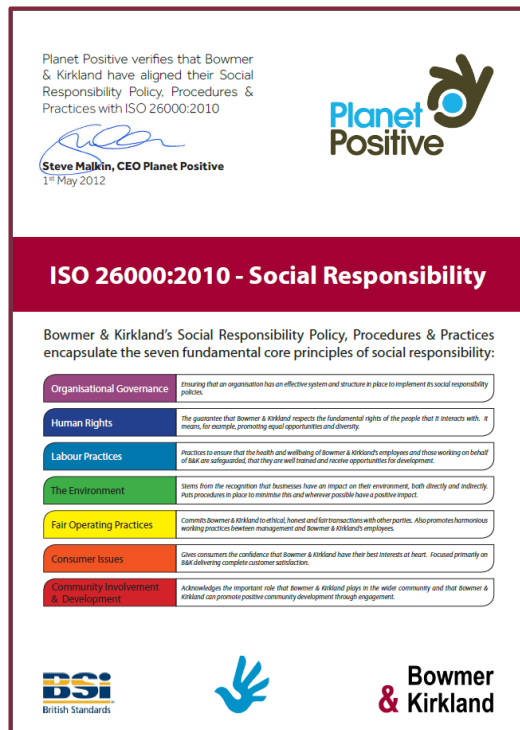
## 7. Safeguarding Privacy

Bowmer & Kirkland are an Associate member of the Considerate Constructors Scheme, as well as meeting the requirements of ISO 26000:2010 Corporate and Social Responsibility.

Consideration to the properties that overlook the construction site will be given during the construction phase to minimise the impact to properties.

Cabins are 2.5m in height, if site constraints require units to be double stacked then privacy windows will be used where overlooking residential properties.

The site cabins will be located as indicated on the site logistics plans included in Appendix.



## 8. Implementation and Review

The control measures identified in the CEMP, and sub-ordinate documentation, will be implemented by the following means:

- Relevant information will be communicated to sub-contractors before an order is placed during a pre-contract meeting. An order will only be placed with a sub-contractor following a commitment that they will work to the control measures specified. Where they are required to appoint specific plant, equipment or specialist resources this will be stated in their contract.
- Sub-contractors will be required to submit a detailed method statement for all works they undertake stating detailed control measures. This will be reviewed and authorised by the Site Manager prior to the commencement of operations.
- All sub-contractors will be required to monitor their own works and provide a permanent on-site Supervisor. Where many operatives are provided Supervisors will be required at a ratio of 1:8 with site operatives.
- All site operatives will be required to attend a site induction before undertaking any work. The induction will be conducted by the Site Manager and will include all control measures site operatives are required to work to.
- Access and egress from the site for operatives and deliveries / collections will be controlled by a gateman who will be supervised by the Site Managers.

- The Site Managers will walk the site daily to monitor the works and implementation of the specified controls. Where actions are required to further implement controls these will be raised with the sub-contractor's supervisor. If required they may use a red / yellow card disciplinary and or toolbox talks to improve the implementation of the specified controls.
- Any incidents or visits from regulators will be reported to the Group Quality & Environmental Manager by the Site Manager.

In addition to the monitoring described above, the implementation and effectiveness of controls will be reviewed as follows:

- The Site Manager will conduct an inspection on general good order and security on a daily basis.
- The Site Manager will conduct an inspection of all environmental controls on a fortnightly basis, this will be alternated with the external inspection described below.
- RG Wilbrey Consultants will conduct an inspection of all environmental controls on a fortnightly basis.
- The Contracts Manager or Regional Director will conduct an inspection of environmental controls on a monthly basis.
- The Quality & Environmental Manager will ensure the project will be audited for compliance with our Environmental Management System, controls which have been specified and legal requirements at least once during the project.
- A project meeting will be held on a monthly basis, to be attended by the Site Manager and Contracts Manager, to review the results of the above monitoring and inspections. The effectiveness of the specified controls will be considered and any actions required to improve the overall environmental performance of the project agreed and documentation updated accordingly.

**Appendix A**

ISO 14001 Certificate





## CERTIFICATE OF REGISTRATION

This is to certify that

### **B & K Building Services Limited**

Robert W Kirkland House

Alfreton Road

Derby

Derbyshire

DE21 4AG

has been audited and found to meet the requirements of standard  
ISO 14001:2015 Environmental Management System

#### Scope of certification

Building Contracting, including Design & Build.



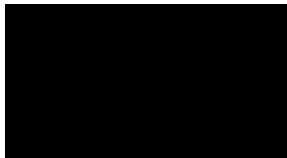
Certificate number: 1133.03

Issue number: 2016-03

Certificate start date: 19 February 2017

Certificate expiry date: 18 February 2020

Date of initial certification: 19 February 2008



**Tom Johnston**  
General Manager  
Central Certification Services

Exova (UK) Ltd, (T/A Exova BM TRADA), Chiltern House, Stocking Lane, High Wycombe, Buckinghamshire, HP14 4JID, UK  
Registered Office: Exova (UK) Ltd, Lochend Industrial Estate, Hlewbridge, Midlothian EH28 8PL United Kingdom. Reg No. SC070429.

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The use of the UKAS accreditation mark indicates accreditation in respect of those activities covered by the accreditation certification 012

Multisite clients - The scope of certification shown above includes the participating sites shown in appendix A

# Appendix B

## Environmental Legal Register



REGULATORS: ENGLAND – Environment Agency (EA) WALES – National Resources Wales (NRW) SCOTLAND – Scottish Environment Protection Agency (SEPA)						
REF	LEGISLATION	ENGLAND	WALES	SCOTLAND	KEY RELEVANCE	ENVIRONMENTAL IMPACT ASSESSMENT - FORM MPF 6.3 SECTION REFERENCE + SITE ACTIONS (IF ANY APPLICABLE)
1.0	<b>INTEGRATED POLLUTION PREVENTION &amp; CONTROL</b>					
1.1	Environmental Protection Act 1990 (as amended)	✓	✓	✓	<p>To prevent the pollution from emissions to air, land or water. Smoke, fumes or gases, dust, steam and odours must not be released into the atmosphere. Excessive noise must not be allowed as it is considered a nuisance and a health hazard.</p> <p>Regulations also place a 'duty of care' on all those involved in the management of waste, be it collecting, disposing or treating controlled waste, which is subject to licensing.</p> <p>Prohibits deposition of controlled waste in or on any land unless an Environmental Permit (England &amp; Wales) or a Waste Management Licence (Scotland) is in place and the deposit is in accordance with the permit/licence.</p>	<p>EIA SECTION REF D, E, F, J, K</p> <ul style="list-style-type: none"> <li>• Check Planning Conditions and contract documents etc for restrictions on dust, noise, site lighting, prevention of pollution etc, and that restrictions can be fully complied with.</li> <li>• Provide method statements, if required, to confirm compliance.</li> <li>• Check need for submission of reserved matters in respect of site operations that affect the environment.</li> <li>• If in doubt contact LA/Regulator</li> <li>• Reference to reducing potential pollution, dust, noise etc to be made in Site Induction and Toolbox Talks</li> </ul>
1.2	The Environmental Act 1995 (as amended)	✓	✓	✓	<p>The Act creates a system whereby Local Authorities must identify, and if necessary, arrange for the remediation of contaminated sites in their areas. If a site is found to fall within the definition of 'contaminated land', thus attracting a remediation notice from the Local Authority, the notice will specify the work to be done. If the original polluter of the site is not known, then the notice is served on the owner or occupier of the contaminated land, who is responsible for the clean up costs.</p>	<p>EIA SECTION REF B, C, H, J, K</p> <ul style="list-style-type: none"> <li>• Check planning conditions and contract documents for requirements in respect of possible 'contamination' on site and the testing/remedial action required. Undertake further testing as required to meet planning conditions.</li> <li>• Check the areas used for the storage or decanting of fuel oils or chemicals must not be permeable.</li> <li>• Provide method statements for dealing with contaminated material, if required.</li> <li>• Reference to dealing with contaminated material to be in Site Induction.</li> </ul>



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1.6	<p>The Environmental Damage (Prevention &amp; Remediation) Regulations 2015 (as amended)</p> <p>The Environmental Damage (Prevention &amp; Remediation) (Wales) Regulations 2009 (as amended)</p> <p>The Environmental Liability (Scotland) Regulations 2009 (as amended)</p>	✓			<p>An activity that causes environmental damage will have to be remedied by the polluter, ie the "polluter" pays.</p> <p>You no longer have to be prosecuted first. If there is a risk of damage from our construction activities we must instigate measures to prevent such damage occurring.</p> <p>Under the regulations environmental damage is:-</p> <ul style="list-style-type: none"> <li>• damage to surface or underground water</li> <li>• contamination of land where there is a significant risk to human health</li> <li>• damage to natural habitats and species, and protected sites.</li> </ul>	<p>EIA SECTION REF B, C, H, K</p> <p>We must:-</p> <ul style="list-style-type: none"> <li>• Take steps to prevent damage or further damage</li> <li>• Notify the Authority.</li> <li>• Provide information and undertake preventative and remedial measures as required by the Authority.</li> <li>• Pay cost claimed by the Authority in relation to 'Environmental Damage'.</li> </ul> <p>Refer to leaflet 'Getting your site right' from the Regulator</p>
2.0	<b>AIR POLLUTION</b>					
2.1	The Control of Asbestos Regulations 2012	✓	✓	✓	<p>Risk Assessments required to ensure that the exposure of any employee to asbestos will not exceed the control limit, and that the exposure of employees to asbestos is sporadic and of low intensity.</p> <p>Requirement for building owners to manage asbestos and carry out suitable and sufficient assessments. Written plan of works required for any work with asbestos.</p> <p>Duty on employees to ensure that no demolition or maintenance work is carried out which is liable to expose employees to asbestos. Where doubt may exist, a basic assumption is to be made that asbestos is present.</p> <p>Need for correct labelling of products containing asbestos.</p>	<p>EIA SECTION REF D, J</p> <ul style="list-style-type: none"> <li>• Obtain all asbestos survey reports from Client in respect of existing buildings, including retained estate and buildings to be demolished.</li> <li>• Prepare risk assessments and method statements based on surveys.</li> <li>• Discuss legal implications with specialist asbestos removal contractors. Check all licenses to ensure that they are current.</li> <li>• Implement further surveys as deemed necessary</li> </ul>



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2.2	<p>The Clean Air Act 1993 (as amended)</p> <p>The Environmental Permitting (England &amp; Wales) Regulations 2016</p> <p>The Waste Management Licensing (Scotland) Regulations 2011 (as amended)</p>	✓	✓	✓	<p>It is an offence to allow the emission of dark smoke from industrial premises, which includes building construction and demolition sites.</p> <p>It is an offence to burn timber that has been treated with chemical preservatives.</p> <p>Local Authorities have the power to set up 'smoke control areas' where it is likely that the emission of smoke will be prohibited. The Waste Management Licensing Regulations provide exemption for the burning of specified volumes of construction or demolition waste, without a licence.</p>	<p>EIA SECTION REF D, H, J</p> <ul style="list-style-type: none"> <li>• Check Planning Conditions and other contract documents for control measures</li> <li>• Contact Local Authority Pollution Control Officer before undertaking any burning to ascertain restrictions applicable to the site.</li> <li>• Include reference to no burning on site in Site Induction, unless a permit exists.</li> <li>• Under the Waste Management Licensing Regulations activities such as burning waste on site will require an Environmental Permit.</li> </ul>
2.3	<p>The Ionising Radiation Regulations 1999 (as amended)</p> <p>The Radioactive Substances Act 1993 (as amended)</p> <p>The Radioactive Substances Act 1993 Amendment (Scotland) Regulations 2011</p>	✓	✓	✓	<p>Before starting work on site where any work involving radioactive materials has taken place previously, and where radioactive contamination (whether natural or man-made) may be present, consult the Health &amp; Safety Executive and the Environmental Agencies.</p> <p>It will be necessary to use specialist contractors for all aspects of both the removal of substances and decontamination where radioactive materials are being dealt with.</p>	<p>EIA SECTION REF D, H</p> <p>SITE PERMITS/NOTICES/LICENCES REQUIRED:</p> <ul style="list-style-type: none"> <li>• Approvals required from Health &amp; Safety Executive and Regulator.</li> <li>• Building regulations approval required.</li> </ul> <p>POTENTIAL LEAD-IN PERIOD Substantial timescales if all approvals have not been obtained.</p> <p>OTHER COMMENTS: Discuss legal implications with specialist contractors.</p>



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2.4	<p>The Ozone Depleting Substances Regulations 2015</p> <p>The Fluorinated Greenhouse Gas Regulations 2015 (F-Gas Regulations) (as amended)</p> <p>European Regulation (EC) No. 1005/2009 (as amended)</p>	✓	✓	✓	<p>Need for employment of a competent person to carry out work which involves the recovery, recycling, reclaiming or removing of materials on site that may contain substances which deplete the ozone layer. (eg refrigeration plant, freezers etc).</p> <p>Includes qualifications of the competent persons who can carry out works on air conditioning and heat pump equipment. Relevant certification required from the City and Guilds and/or the CITB.</p> <p>Sets out plans to phase our production, trade and use of HCFC's</p> <p>Covers the recovery of controlled substances in refrigeration, air conditioning and fire protection systems. Also requires measures to be introduced to prevent and minimise leaks and emissions of controlled substances.</p>	<p>EIA SECTION REF D, H</p> <p>SITE PERMITS/NOTICES/LICENCES REQUIRED:</p> <ul style="list-style-type: none"> <li>Transfer notes required from waste carrier.</li> <li>Licence number of removal company required.</li> </ul> <p>POTENTIAL LEAD-IN PERIOD 1 - 5 days</p> <p>OTHER COMMENTS: Seek specialist services for removal of ozone depleting equipment.</p> <p>Annual inspections of air conditioning systems by a competent engineer are required Check certification of service engineers working on air conditioning and heat pump equipment (either conducting inspections or commissioning) to ensure compliance with F Gas Regulations (Usually City &amp; Guilds 2079-i and CITB J11).</p>
2.5	<p>Smoke-Free (Premises and Enforcement) Regulations and Smoke-Free (Signs) Regulations 2006</p> <p>The Smoke Free Premises etc (Wales) Regulations 2007</p> <p>The Smoking, Health &amp; Social Care (Scotland) Act 2005</p> <p>The Smoke Free (Signs Regulations) 2012</p>	✓	✓	✓	<p>From 1st July 2007 smoking will no longer be permitted in any enclosed or substantially enclosed premises that are open to the public and all places of work, including building sites. Requirement to display specific signage at each entrance in a prominent position visible to all employees, customers and visitors.</p> <p>Designated smoking areas and shelters can be provided for smokers, provided they are no more than 50% enclosed.</p>	<p>EIA SECTION REF D</p> <ul style="list-style-type: none"> <li>'No smoking' notice required in cabins and at entrances.</li> <li>'Smoking' restrictions to be included in Site Inductions.</li> </ul>



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3.0	<b>NOISE POLLUTION</b>					
3.1	<p>The Control of Pollution Act 1974 (as amended)</p> <p>The Environmental Noise (England) Regulations 2006 (as amended)</p> <p>The Environmental Noise (Wales) Regulations 2006 (as amended)</p> <p>The Environmental Noise (Scotland) Regulations 2006</p>	<p>✓</p> <p>✓</p>	<p>✓</p> <p>✓</p>	<p>✓</p> <p>✓</p>	<p>Refers to the control of noise and vibration from construction and demolition site.</p> <p>Local Authorities may place restrictions upon the persons responsible for a construction site to observe specific controls designated to minimise noise nuisance.</p> <p>Section 61 of the Act requires persons planning to carry out works which may create a nuisance, to apply to the Local Authority for consent.</p>	<p>EIA SECTION REF F, I</p> <p>SITE PERMITS/NOTICES/LICENCES REQUIRED:</p> <ul style="list-style-type: none"> <li>* Permission required from LA., if a 'noise nuisance' is anticipated</li> <li>* Planning conditions to be met and approved.</li> </ul> <p>POTENTIAL LEAD-IN PERIOD</p> <p>4 - 6 weeks for LA approval to planning condition.</p> <p>OTHER COMMENTS:</p> <p>Need to comply with planning conditions regarding noise restrictions. All reasonable measures to reduce noise should be implemented. Out of hours work should be agreed with Environmental Health Officer irrespective of planning requirements. Where restrictions are in place noise monitoring should be carried out.</p>
3.2	The Control of Noise at Work Regulations 2005 (as amended)	✓	✓	✓	<p>Intended to protect workers against risks to their health and safety, arising from exposure to noise at work. These regulations set out the dB exposure action levels in the workplace, and the need for provision of personal hearing protection.</p>	<p>EIA SECTION REF F</p> <p>The regulations require you as an employer to:-</p> <ul style="list-style-type: none"> <li>• Assess the risks to your employees from noise at work</li> <li>• Take action to reduce the noise exposure that produces those risks</li> <li>• Provide your employees with hearing protection if you cannot reduce the noise exposure enough by using other methods</li> <li>• Make sure the legal limits on noise exposure are not exceeded</li> <li>• Provide your employees with information, instruction and training</li> <li>• Carry out health surveillance where there is a risk to health</li> </ul>

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4.0	<b>WASTE POLLUTION</b>					
4.1	The Clean Neighbourhoods and Environmental Act 2005	✓	✓		<p>Section 35 It is an offence for anyone who is not a registered carrier of controlled waste to transport waste to or from any place in the course of any business.</p> <p>Section 54 Gives the Secretary of State power to make regulations that require contractors to prepare a written site waste management plan for the management and disposal of waste created during construction and demolition works - and to comply with such plans. The plans need to identify waste minimising opportunities during the design phase, the type and volumes of waste expected, who is responsible for waste management, and provision of necessary details relating to waste contractors.</p>	<p>EIA SECTION REF B, D, E, F, G, H, J</p> <ul style="list-style-type: none"> <li>• Can require premises with alarms to be registered with the Local Authority and Key Holders nominated.</li> <li>• Artificial lighting can be classed as a 'nuisance'.</li> <li>• Ensure site lighting does not affect neighbours.</li> </ul>



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4.2	<p>Environmental Protection Act 1990 (as amended)</p> <p>The Waste (England and Wales) Regulations 2011 (as amended)</p> <p>The Waste (Scotland) Regulations 2012 (as amended)</p> <p>The Environmental Protection (Duty of Care) Regulations (Scotland) 2014 (as amended)</p> <p>The Waste Management Licensing (Scotland) Regulations 2011 (as amended)</p> <p>The Environmental Permitting (England &amp; Wales) Regulations 2016</p> <p>The Waste Information (Scotland) Regulations 2010</p> <p>The Environment (Wales) Act 2016 and Welsh Government Statutory Guidance on the Separate Collection of Waste Paper, Metal, Plastic and Glass</p>	<p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p>	<p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p>	<p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p>	<p>The requirement to transport waste only by authorised persons and provide transfer notes to identify the quantity, nature, time and place of the transfer of waste along with SIC code and statement that practicable measures have been taken to segregate waste for reuse / recycling. Transfer notes to be retained for at least two years.</p> <p>An Environmental permit / Waste Management Licence is required for deposit, cover or dispose of controlled waste. If undertaken without a permit, licence, or a licence exemption, offenders custodial sentencing could be issued by the courts along with extensive fines.</p> <p>The waste Hierarchy must be applied to all waste produced. In length terms the following should be segregated:</p> <ul style="list-style-type: none"> <li>• Paper / card</li> <li>• Glass</li> <li>• Metal</li> <li>• Plastic</li> <li>• Food waste</li> </ul> <p>Where small volumes of waste are produced it is acceptable to segregate the above into one container. Advice should be sort from the waste contractor. In is good practice to hold food and glass separate from other waste types</p> <p>EWC Code required for each waste type, this must be stated on the waste transfer note. For full list of EWC codes refer to Section 10 of H&amp;S Procedures.</p>	<p>EIA SECTION REF B, H, J</p> <ul style="list-style-type: none"> <li>• Check that all carriers of waste are registered with the regulators</li> <li>• Check that you receive a valid transfer note from the waste carrier, and that their license number is on the notice, together with a description of the waste (EWC Code) and details of licensed receiving site.</li> <li>• Site Induction and Toolbox Talks to be undertaken to explain responsibilities and requirements.</li> <li>• Segregate waste on site as far as is economically practical</li> </ul>



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4.3	The Highways Act 1980  The Builders Skips (Markings) Regulations 1984	✓  ✓	✓  ✓	✓  ✓	<p>If you are working on a site which necessitates placing a skip or container on the roadway, the Highways Act 1980 requires that the skip/container must have a permit, and must be lit at night and coned off.</p> <p>Each skip shall not exceed 5 metres in length by 2 metres in width. Need to ensure skips are marked correctly and kept clean. Each skip must have the owners name, telephone number or address clearly identifiable on the skip. Skips to be guarded by at least 3nr traffic cones. Permission of Highway Authority required.</p>	<p>EIA SECTION REF G, J</p> <ul style="list-style-type: none"> <li>Obtain relevant permit from the Highway Authority for parking skips on roads.</li> <li>Ensure skips are adequately lit at night with the correct markings</li> <li>Ensure no soil etc is washed onto the road</li> </ul>
4.4	The Landfill Tax Regulations 1996 (as amended)  The Landfill (England and Wales) Regulations 2002 (as amended)  The Landfill (Scotland) Regulations 2003 (as amended)	✓  ✓	✓  ✓	✓  ✓	<p>Applies to all waste (unless specifically exempt) disposals to landfill at a licensed landfill site. (Reference HM Customs and Excise Publication LFT 1, 'A general guide to Landfill Tax').</p> <p>Deals with the waste acceptance criteria for various types of waste for landfill (hazardous, non-hazardous and inert waste).</p>	<p>EIA SECTION REF B, J</p> <ul style="list-style-type: none"> <li>Ensure that the waste is correctly categorised by a European Waste (EWC) Code. The loads must not be contaminated with another waste stream unless it is noted as a 'mixed waste'.</li> <li>Consider the disposal of non-hazardous gypsum plaster as an identified separate waste, which is not allowed to be deposited in a mixed biodegradable non-hazardous landfill site.</li> <li>This Regulation requires the treatment of waste before it can be accepted at a landfill site.</li> <li>Waste disposal to be included in site Toolbox Talks.</li> </ul>





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4.5	<p>Hazardous Waste (England &amp; Wales) Regulations 2005 (as amended)</p> <p>The Hazardous Waste (Wales) Regulations, 2005 (as amended)</p> <p>The Special Waste Regulations 1996 (as amended)</p>	✓	✓	✓	<p>It is an offence for hazardous waste to be mixed with other waste types.</p> <p>When working in Wales then sites producing hazardous waste may need to be registered with the NRW.</p> <p>The Regulations require hazardous waste to be stored separately on site.</p>	<p>EIA SECTION REF B, J</p> <ul style="list-style-type: none"> <li>When working in Scotland, prior to consignment of special waste, SEPA must be sent a pre-notification form at least 3 working days before movement.</li> <li>Hazardous waste is any waste that is listed as hazardous in the Waste Regulations (England &amp; Wales). Special Waste (Scotland) is as defined in the Special Waste Regulations.</li> <li>The Regulations require a 5 part consignment note to be produced to accompany the waste, with copies retained by each party in the chain.</li> <li>Sites that expect to produce over 500kg of hazardous waste in &lt;12 months in Wales need to be registered. Registration to be renewed annually</li> </ul>
4.6	<p>The Waste Electrical and Electronic Equipment Regulations 2013</p> <p>Waste Batteries and Accumulators Regulations 2009 (as amended)</p>	✓	✓	✓	<p>This legislation includes business that use and dispose of EEE. If a business uses EEE there are two main requirements:-</p> <ul style="list-style-type: none"> <li>To dispose of WEEE separately from other waste</li> <li>Obtain and keep proof that your WEEE was given to an authorised waste management company, and was treated and disposed of in an environmentally sound way.</li> </ul> <p>Introduced a ban on batteries to landfill or incineration from 1st January 2010.</p> <ul style="list-style-type: none"> <li>Requires the separate collection of batteries from other waste.</li> </ul>	<p>EIA SECTION REF J</p> <ul style="list-style-type: none"> <li>Transfer note required from specialist WEEE carrier for removal of redundant electrical equipment from site.</li> <li>Check that specialist is authorised.</li> <li>Arrange for batteries to be collected separately from other waste.</li> </ul>
4.7	Removed – incorporated into 4.2 (requirement for EWC codes)					
4.8	Site Waste Management Plan Regulations 2008 (as amended)	Revoked as of 1 <sup>st</sup> December 2013				



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4.9	<p>The Environmental Permitting (England &amp; Wales) Regulations 2016</p> <p>The Waste Management Licensing (Scotland) Regulations 2011 (as amended)</p>	✓	✓	✓	<p>These regulations consolidate a number of key environmental regulations and directives (refer to 8.1 for water discharge requirements).</p> <p>Applies to all storage, processing, treatment and disposal of waste with the except storage on the site where it was produced for up to 12 months and storage on a different site belonging to the producer of the waste for up to 3 months.</p> <p>There are 3 types of permit depending on the associated risk of the operation:</p> <ul style="list-style-type: none"> <li>Waste exemption</li> <li>Standard Permit (England and Wales)</li> <li>Bespoke Permit (England and Wales)</li> <li>Waste Management Licence (Scotland)</li> </ul>	<p>EIA SECTION REF H, J, K</p> <ul style="list-style-type: none"> <li>Make sure no waste is stored on site for a period of longer than 12 months without a waste exemption</li> <li>Do not treat, process or use waste on site without a waste exemption / permit (mobile crushing / screening operations can work under their own permit)</li> <li>When disposing of waste ensure this goes to a site which has an appropriate waste exemption / permit, waste exemptions have strict limitations so check that they are allowed to accept the quantity and type of waste sent</li> </ul> <p>Contact regulator if unsure or permitting requirements prior to operation / removal (guidance also available on <a href="http://www.environment-agency.gov.uk">www.environment-agency.gov.uk</a>)</p>
4.10	<p>The producer Responsibility Obligations (Packaging Waste) Regulations 2007 (as amended)</p>	✓	✓	✓	<p>Regulation applies to businesses, including groups of companies, who handle more than 50 tonnes of obligated packaging in a year and turnover more than £2million.</p> <p>Obligated packaging is as follows:</p> <ul style="list-style-type: none"> <li>Manufacturing</li> <li>Supplying packaged goods (both pre-packaged and by using new packaging)</li> <li>Importing packaged goods directly into the UK</li> </ul> <p>Obligated companies are required to take measures reduce the amount of packaging handled, register with the Environment Agency, accurately establish how much obligated packaging has been handled, buy Packaging Recycling Notes (PRN's) and submit to the Environment Agency annually.</p>	<p>EIA SECTION REF J</p> <p>Sites should ensure that:-</p> <ul style="list-style-type: none"> <li>Help to minimise the amount of packaging required for goods and materials. Whenever possible make sure packaging is recovered and is re-usable.</li> <li>All subcontractors/suppliers should whenever possible use take back schemes for their packaging.</li> <li>Where products are purchased directly from outside the UK information is kept on the amount of packaging on the products (requirement to provide information will be prompted by the Buyers).</li> </ul>



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5.0	<b>PLANNING &amp; ENVIRONMENT CONTROL &amp; ASSESSMENT</b>					
5.1	<p>The Town and Country Planning Act 1990 (as amended) and Regulations and Orders made under it</p> <p>Planning Condition Guidance</p> <p>National Planning Policy Framework <a href="#">click here for link</a></p>	✓	✓	✓	<p>Most developments defined as 'the carrying out of building, engineering, mining or other operations in, on, over or under land, or the making of any material change of use of any building or other land' - require planning permission from the Local Authority.</p> <p>The requirements and guidance on acceptable criteria are primarily contained within these documents.</p> <p>Delivering sustainable development Biodiversity and geological conservation Transport Planning for the historic environment Renewable energy Planning and pollution control Planning and noise Development and flood risk</p>	<p>EIA SECTION REF A, C, D, E, F, I, J, K</p> <ul style="list-style-type: none"> <li>Ensure that a valid Town &amp; Country Planning Approval Notice exists for the development.</li> <li>Review all conditions in the planning permission to ensure that they have been discharged or where they have not been discharged a procedure is in place for discharging the conditions.</li> <li>Provide all method statements and risk assessments that may be required for the development by the Planning Department and submit well in advance of the works being carried out.</li> <li>If in doubt regarding compliance contact the Local Authority.</li> </ul>
5.2	<p>The Town and Country Planning (Environmental Impact Assessment) Regulations 2017</p> <p>The Town and Country Planning (Environmental Impact Assessment) (Wales) Regulations 2017</p> <p>The Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2017</p> <p>The Marine Works (Environmental Impact Assessment) Regulations 2007 (as amended)</p>	✓	✓	✓	<p>The regulations identify whether a statutory Environmental Impact Assessment is required to show the likely effects of new development. There are two types of development, Schedule 1 for high risk developments (dams / mining / new motorways etc.) and Schedule 2 for other developments. Schedule 2 developments consider size and location, the need for EIA is determined through the planning process.</p> <p>Where required an EIA is to be conducted considering sensitive receptors and proposed land uses in consultation with relevant statutory bodies and local interest groups. The EIA results in an Environmental Statement which identifies the likely effects, both during construction and in use, with proposed mitigation measures.</p> <p>The recommendations in the Environmental Statement are secured by planning.</p>	<p>EIA SECTION REF C, E</p> <ul style="list-style-type: none"> <li>If an Environmental Impact Assessment has been carried out for the development there may be works/actions that need to be carried out during the construction period. Review the Environmental Statement, as prepared by the consultant, along with any further surveys and produce a plan for discharge/meeting the conditions of the EIA. Seek advice from the professional consultant responsible for the EIA / additional surveys.</li> </ul>

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5.3	Listed Buildings and Conservation Areas Act 1990 (as amended)  Natural Heritage (Scotland) Act 1991	✓	✓	✓  ✓	Restriction on work affecting listed buildings, and buildings in conservation areas. Establishes requirements for listed building consent prior to working on historic buildings, including demolition, alterations and extensions.	EIA SECTION REF A  <ul style="list-style-type: none"> <li>If working on a listed building ensure that a valid 'Listed Building Consent' is in place. Review conditions on the 'Listed Building Consent' that may be different/additional to the Planning Consent.</li> <li>If working on a building in a conservation area ensure that a valid 'Conservation Area Consent' is in place.</li> <li>If in doubt whether the building is listed or in a conservation area consult the LA.</li> </ul>
6.0	<b>BUILDINGS AND ENERGY</b>					
6.1	The Building Act 1984 (as amended)  Building Regulations 2000 (as amended)  Building (Scotland) Act 2003  Building (Scotland) Regulations 2004 (as amended)	✓  ✓	✓  ✓	✓  ✓	Proposals to be approved by an 'Approved Inspector' prior to works being carried out, to ensure compliance with the Building Regulations.  The Act aims to further the conservation of fuel and power, the prevention of waste, and prevent misuse or contamination of water.	EIA SECTION REF A, I  <ul style="list-style-type: none"> <li>Ensure that a Building Regulation approval notice is in place for the development, if not, contact the Architect.</li> <li>Notify the Approved Building Inspector at appropriate stages regarding inspections.</li> <li>Need to comply with Building Regulation requirements during the construction phases.</li> <li>Undertake relevant tests when specified/required i.e. air-leakage tests, acoustic test etc.</li> </ul>





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6.2	<p>Energy Performance of Buildings (England and Wales) Regulations 2012 <i>(as amended)</i></p> <p>Energy Performance of Buildings (Certificates and Inspections) Regulations 2007 <i>(as amended)</i></p> <p>Energy Performance of Buildings (Scotland) Regulations 2008 <i>(as amended)</i></p>	✓	✓	✓	<p>Managing energy efficiency in all new buildings and when refurbishing existing buildings to cut carbon emissions and reduce the effect of global warming. These regulations will improve compliance by requiring air pressure testing for new buildings, simplifying the process of calculating energy performance and establishing new competent persons self-certification schemes.</p> <p>Regulatory Impact Assessments (RIA's) consider the potential impact of the Energy Performance of Buildings Directive. It looks at the background rationale for government intervention, enforcement, monitoring and evaluation. These regulations support the requirement for RIA's for domestic and non-domestic buildings and the need for energy performance certificates and display of energy certificates in public buildings.</p>	<p>EIA SECTION REF _____</p> <ul style="list-style-type: none"> <li>Requirement to appoint consultant who is an accredited Energy Consultant who can carry out a review of the energy performance of the building on completion and issue an Energy Performance Certificate (EPC).</li> <li>All air conditioning systems over 12kW are required to be inspected every 5 years by an accredited Air Conditioning System Energy Assessor for energy efficiency.</li> <li>Where separate systems in a building are controlled by the same person these are considered as one system in relation to the 12kW threshold.</li> <li>Newly installed systems are required to be first inspected within 5 years of their installation date.</li> </ul>
6.3	<p>Sustainability Energy Act 2003 <i>(as amended)</i></p> <p>The Climate Change and Sustainability Act 2006 <i>(as amended)</i></p>	✓	✓	✓	<p>Requirement of the SEA to direct authorities to take energy conservation measures that are practical and cost effective. The 2006 Act is aimed at enhancing the UK's contribution to climate change, including reductions in carbon emissions, the main contributor to global warming by some 60% by about 2050 with real progress by 2020.</p> <p>The Acts reinforce the requirements of the Warm Homes and Energy Conservation Act 2000, and production of electricity through sustainable energy and CHP provision.</p>	<p>EIA SECTION REF _____</p> <ul style="list-style-type: none"> <li>Consider energy usage of site establishment and ways to maximise energy, including controls, time switches, low energy light fittings, improved insulation etc.</li> <li>Consider fitting 'Switch off when not in use' signs to lighting and heating control switches in site cabins</li> <li>Include education of employees and subcontractors to save energy in Site Induction.</li> </ul>

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6.4	<p>The CRC Energy Efficiency Scheme Order 2013 (as amended)</p> <p>The CRC Energy Efficiency Scheme (Allocation of Allowance for Payment) Regulations 2012</p>	✓	✓	✓	<p>Establishes for the UK a new energy efficiency scheme designed to reduce carbon emissions through improving energy efficiency in public and private sector organisations that consume large amounts of electricity, gas and other fuels.</p> <p>B&amp;K Building Services Limited are not a participant for Phase 2. Review the qualification requirements for Phase 3 in 2017 / 2018 by Quality &amp; Environmental Manager</p> <p><b>Note:</b> Decision made during budget March 2016 that scheme will be scrapped on 1<sup>st</sup> April 2019 – yet to be confirmed by parliamentary decision.</p>	<p>EIA SECTION REF _____</p> <ul style="list-style-type: none"> <li>B&amp;K Building Services Limited are no longer a participant for Phase 2 of the scheme, this will be reviewed for qualification of phase 3.</li> </ul>
6.5	The Energy Savings Opportunity Scheme Regulations 2014	✓	✓	✓	<p>The regulations set out the requirements for Energy Assessments of business premises to identify energy saving opportunities, these are required to be carried out every 4 years.</p> <p>Compliance is managed by B&amp;K Group Quality &amp; Environmental Manager who notified the Environment Agency of the compliance of all B&amp;K Group companies on 29<sup>th</sup> January 2016. A copy of the notification and accredited Lead Assessor audit is available on request.</p>	<p>EIA SECTION REF _____</p> <ul style="list-style-type: none"> <li>n/a – Managed corporately by Quality &amp; Environmental Manager</li> </ul>





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7.0	<b>CONSERVATION &amp; WILDLIFE PROTECTION</b>					
7.1	<p>The Conservation of Natural Habitats and Species Regulations 2010 (as amended)</p> <p>The Conservation (Natural Habitats etc.) (Scotland) Regulations 1994 (as amended)</p> <p>The Wildlife and Countryside Act 1981 (as amended)</p> <p>The Environmental Civil Sanctions (England) Order 2010</p> <p>The Environmental Civil Sanctions Order (Wales) 2010</p>	<p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p>	<p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p>	<p>✓</p> <p>✓</p>	<p>Requirement for developers to control any damaging operations.</p> <p>The Regulations make it an offence to deliberately kill or disturb those animals or their habitats listed in Schedule 2 e.g. bats, great crested newts, dormouse, others etc, or pick or destroy plants listed in Schedule 5. These actions may be made lawful through the granting of licences by the appropriate authorities.</p> <p>Permits regulators to impose civil sanctions to offences in respect of:-</p> <ul style="list-style-type: none"> <li>• Nuisance weeds</li> <li>• Protection of animals and plants and SSSIs</li> <li>• Waste</li> <li>• Trade effluent</li> <li>• Badger protection</li> </ul>	<p>EIA SECTION REF C, E, K</p> <ul style="list-style-type: none"> <li>• Need to meet Planning Conditions and comply with specialist reports when working on or adjacent to natural habitat sites.</li> <li>• Specific conditions will apply when working on sites containing bats, newts, etc.</li> <li>• Ensure no hedges are removed during the nesting season, Mid-March until August.</li> <li>• Where works may disturb a protected species or their habitat then a European Protected Species (EPS) License will be required from Natural England (England) / NRW (Wales) / Scottish Natural Heritage (Scotland). This must be applied for by a licensed ecologist and will take up to 28 days to be granted.</li> </ul>
7.2	<p>Town and Country Planning (Tree Preservation) (England) Regulations 2012</p> <p>Town and Country Planning (Trees) (England) Regulations 1999 (as amended)</p> <p>The Town &amp; Country Planning (Tree Preservation Order and Trees in Conservation Areas) (Scotland) Regulations 2010</p> <p>The Hedgerows Regulations 1997</p>	<p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p>	<p>✓</p> <p>✓</p>	<p>✓</p>	<p>The protection of trees and procedures in respect of Tree Preservation Orders, including exemptions.</p>	<p>EIA SECTION REF C</p> <ul style="list-style-type: none"> <li>• Need to meet Planning Conditions and comply with specialist reports when working adjacent to protected trees.</li> <li>• Provide adequate protection around all trees that have TPOs. Agree extent of protection with the LA</li> <li>• Requirement to protect certain trees on site to be included in Site Induction, Risk Assessments and relevant Method Statements to avoid damage.</li> <li>• Particular care should be taken when excavating ground adjacent to trees ie. drainage, services etc.</li> <li>• Ensure that no trees are cut down during the nesting seasons, Mid-March – August without ecologist input</li> <li>• Seek approval from LA if removing an established hedgerow, if not included in the planning approval notice.</li> </ul>



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7.3	The Wildlife and Countryside Act 1981 (as amended)  Nature Conservation (Scotland) Act 2004 (as amended)	✓	✓	✓	It is an offence to plant or otherwise cause Knotweed to grow in the wild. Cut Knotweed material and soil containing rhizomes must be disposed of as controlled waste and they are to be removed from their site of origin.	EIA SECTION REF B, C  <ul style="list-style-type: none"> <li>If invasive plants are present on site need for additional protection measures to be undertaken to prevent their spread or their removal.</li> <li>Method statements to be prepared for dealing with the removal of invasive plants.</li> <li>Include presence of invasive plants on the Risk Schedules.</li> <li>Toolbox Talks to be undertaken on the impact of invasive plants and dealing with their removal.</li> <li>If the site contains a 'Site of Specific Scientific Interest (SSSI's)' or adjacent to an SSSI, special provision should be made for protecting these areas.</li> <li>Include presence of SSSI's in Site Induction</li> </ul>
7.4	EU Timber Regulations 2010	✓	✓	✓	The first company who places Timber on the market in the EU is required to do a due diligence risk assessment to demonstrate the timber is legally harvested. This may either be from a forest within the EU or a company who imports it, this will normally be a distributor.  If timber procured from within the EU is sold as part of any works or product then the company is classed as a 'Trader' with the exception of to domestic clients. Traders are required to keep 'basic' information on where they procured the timber from. A record is to be maintained, where more than one supplier has been used then the record is to hold sufficient information to identify which timber product has been procured from which supplier.	B&K will normally only act as a trader with legal duties satisfied by standard procedure (MP 5.0 Construction and MPF 5.35 Timber Schedule) therefore addition to the EIA is not required.  Where timber is to be imported directly by B&K (i.e. not from a sub-contractor or EU based distributor) then this is to be added to the EIA. The mitigation measure is as follows: <ul style="list-style-type: none"> <li>A due diligence risk assessment is to be conducted by the Quality and Environmental Department. This is to commence before an order is placed to identify what accompanying documentation is required to demonstrate legal harvesting and include as a condition of supply</li> </ul>

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REF	LEGISLATION	ENGLAND	WALES	SCOTLAND	KEY RELEVANCE	ENVIRONMENTAL IMPACT ASSESSMENT - FORM MPF 6.3 SECTION REFERENCE + SITE ACTIONS (IF ANY APPLICABLE)
8.0	<b>WATER</b>					
8.1	<p>The Water Resources Act 1991 (as amended)</p> <p>The Anti-Pollution Works Regulations 1999 (as amended)</p> <p>The Water Environment (Controlled Activities) (Scotland) Regulations 2011</p> <p>The Anti-Pollution Works (Scotland) Regulations 2003</p> <p>The Environmental Permitting (England &amp; Wales) Regulations 2016</p> <p>The Marine and Coastal Access Act 2009</p> <p>The Marine (Scotland) Act 2010</p> <p>The Marine Licencing (Exempted Activities) Order 2011</p> <p>The Marine Licencing (Exempted Activities) (Wales) Order 2011</p>	<p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p>	<p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p>	<p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p>	<p>Control of entry of polluting matters and effluents into any place which may ultimately affect the watercourse. It is an offence to discharge trade effluents into storm drains or groundwater.</p> <p>Responsibility for discharges to the water environmental lies with the regulator.</p> <p>Consents are required to work on, near or over any watercourse, if required to work within 10 mts then check with Quality and Environmental Manager</p>	<p>EIA SECTION REF K</p> <ul style="list-style-type: none"> <li>• Licence required for abstracting water.</li> <li>• Consents/Permits required from regulators to work on, near or discharge into a water course (check with Quality and Environmental Manager).</li> <li>• Method statements to be prepared to prevent unauthorised discharge to watercourse or ground.</li> <li>• Include protection of watercourses etc in Site Induction and Toolbox Talks.</li> <li>• Before causing a groundwater activity to take place it is a legal requirement to have an environmental permit from the regulator. A groundwater activity may either be a discharge to groundwater or an installation which may discharge to groundwater if it fails, e.g. underground fuel tank.</li> <li>• Review safety procedures SP 10.4 (Water Pollution Prevention) and SP 10.11 (Working on or Near Water)</li> </ul>

REGULATORS: ENGLAND – Environment Agency (EA) WALES – National Resources Wales (NRW) SCOTLAND – Scottish Environment Protection Agency (SEPA)						
REF	LEGISLATION	ENGLAND	WALES	SCOTLAND	KEY RELEVANCE	ENVIRONMENTAL IMPACT ASSESSMENT - FORM MPF 6.3 SECTION REFERENCE + SITE ACTIONS (IF ANY APPLICABLE)
8.2	The Water Industry Act 1991 <i>(as amended)</i>  The Water (Scotland) 1980 <i>(as amended)</i>	✓	✓	✓	Companies have the right to discharge water to the public sewer only with the agreement or consent of the Water Company.	EIA SECTION REF K <ul style="list-style-type: none"> <li>• Ensure all fittings and works do not allow the mains to be contaminated or wasted.</li> <li>• Consider using fittings that reduce the usage of water</li> <li>• Consider installing water meters, where appropriate to measure water usage.</li> <li>• Consents required for discharging trade effluent to a sewer. Check with consultants that all consents have been obtained.</li> <li>• Seek approval of Water Authority or their Agent with regard to connections to sewers.</li> </ul>
8.3	The Water Resources (Environmental Impact Assessment) Regulations 2003  Water Environmental and Water Services (Scotland) Act 2003	✓	✓	✓	Measures relating to requirements for impact assessments for projects likely to have significant effects on the environment. The Environment Agency considers whether the project is a relevant project.	EIA SECTION REF K <ul style="list-style-type: none"> <li>• Ensure that the Regulator has details and calculations regarding surface water storage/retention etc and that approvals to discharge (and discharge rates, where applicable) are in place. Check with Consulting Engineers.</li> <li>• Check planning requirements and other documents ie (EIA's prepared by Consultants).</li> </ul>



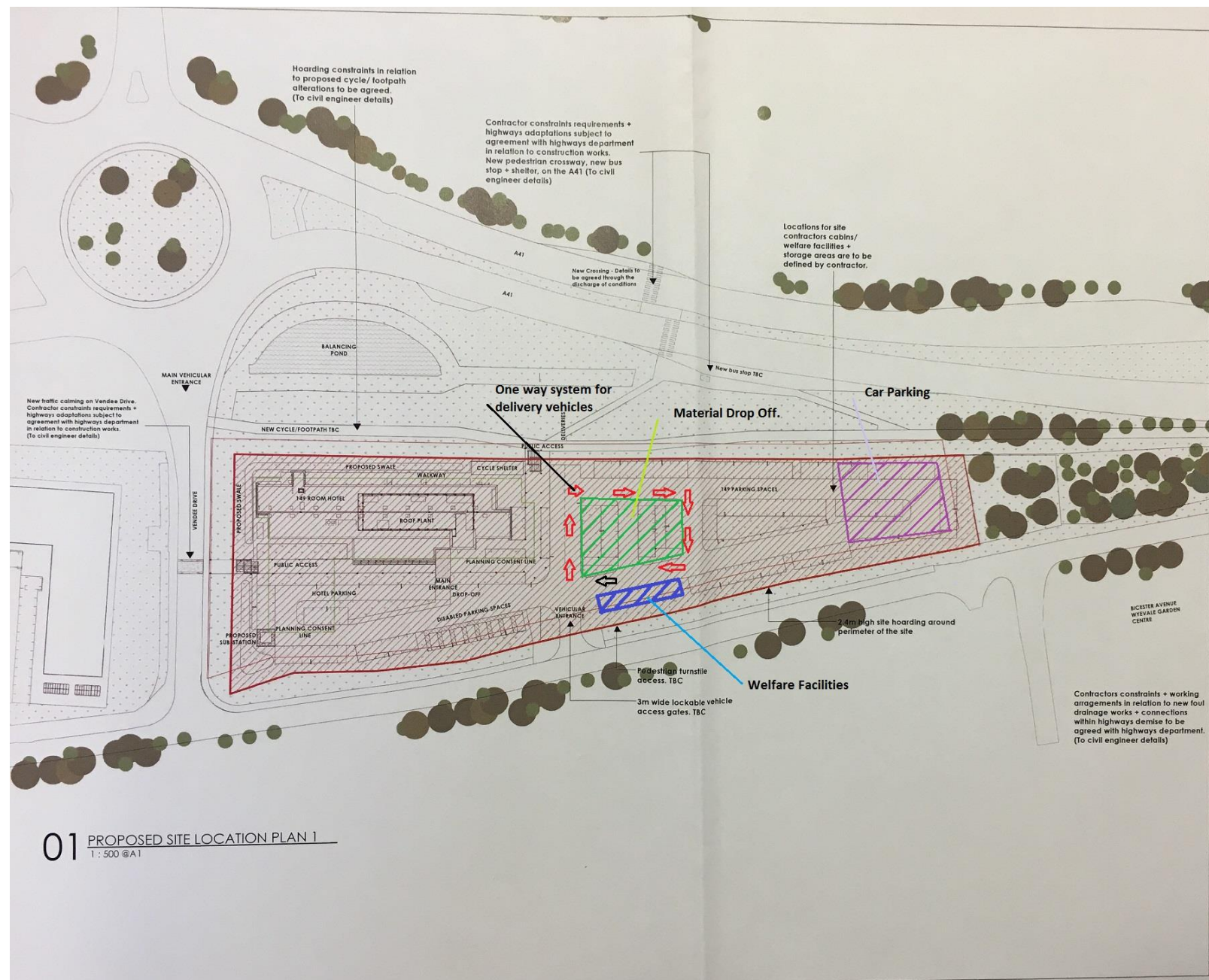
REGULATORS: ENGLAND – Environment Agency (EA) WALES – National Resources Wales (NRW) SCOTLAND – Scottish Environment Protection Agency (SEPA)						
REF	LEGISLATION	ENGLAND	WALES	SCOTLAND	KEY RELEVANCE	ENVIRONMENTAL IMPACT ASSESSMENT - FORM MPF 6.3 SECTION REFERENCE + SITE ACTIONS (IF ANY APPLICABLE)
1.3	The Control of Lead at Work Regulations 2002 (as amended)	✓	✓	✓	As well as damaging to air, working with products containing Lead can produce residues. These can damage the surrounding environment.  Such activities as burning off old paintwork containing lead, or rubbing it down for re-decoration, can produce high levels of lead dust on the ground.	EIA SECTION REF D <ul style="list-style-type: none"> <li>Review method statements that may involve dealing with lead.</li> <li>Review all method statements of painting subcontractors in respect of suitable methods for dealing with old paint.</li> </ul>
1.4	The Controls of Dangerous Substances and Preparations Regulations 2006	✓	✓	✓	Restrictions on the use of leaded paint to historic buildings and scheduled monuments. Requirement for contractor who intends to use leaded paint to provide a declaration, which is to be sent to a 'competent body' ie, English Heritage. Period of 3 weeks notice required after providing the relevant declaration to the competent body before using leaded paint.	EIA SECTION REF A <ul style="list-style-type: none"> <li>Notice of approval required from English Heritage or other 'competent body'</li> <li>3 weeks notice required.</li> <li>Review all method statements of painting subcontractors - review paint specifications</li> </ul>
1.5	Control of Pollution (Oil Storage) (England) Regulations 2001 (as amended)  Control of Pollution (Oil Storage) (Wales) Regulations 2016  Water Environment (Oil Storage) (Scotland) Regulations 2006  Control of Pollution Act 1974 (with amendments 1989 & 2001)	✓	✓	✓	Fuels and oils outside must be stored in a manner to reduce the risk of pollution.  Part of this Act relating to water pollution still applies to Scotland and prohibits the discharge of polluting matter into any controlled water unless by consent.	EIA SECTION REF H  OIL / FUEL DRUMS (>200 litres) <ul style="list-style-type: none"> <li>Must be stored on a drip tray which will hold 25% of the capacity of the drum</li> <li>If more than one drum stored on the same drip tray then the tray must hold 25% of the aggregate of the capacity of all drums</li> </ul> FIXED TANKS <ul style="list-style-type: none"> <li>Must have a secondary containment system (bund) which is impermeable and will hold 110% of the capacity of the drum</li> <li>Any hoses, valves, pumps etc. must be located within the secondary containment system</li> <li>Must have lockable access to filling hose</li> <li>When filling being conducted, must be done on a suitable area (hard standing) or have drip trays placed underneath</li> </ul>



# Appendix C

## Site Logistics





DATE	REVISION	REVISED BY	CHK
06/02/18	Final Issue	TJ	SP

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Contractors must only work to figured dimensions which are to be checked on site. Do not scale from hard copy drawings.

Keyplan

North Arrow

Detail No. Sheet No.

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Drawn	CF	Date	05/02/2018
Checked	AC	Date	05/02/2018
Scale	1 : 500		

Client  
 LONDON & REGIONAL

Project  
 BICESTER GATEWAY HOTEL

Drawing Title  
 PROPOSED CONTRACTORS CONSTRAINTS PLAN

Sheet Status  
 SET STATUS

Project No.	IALN17-0034	Rev.	T1
Drawing No.	SP-A-1004		

**01** PROPOSED SITE LOCATION PLAN 1  
 1 : 500 @A1