

Construction Environmental Management Plan



**Glen Dimplex Home Appliances Ltd.,
Stoney Lane,
Rainhill,
Prescot,
Liverpool.
L35 2XW**

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Approved A Walker	Position Managing Director	Signed	Date 08/04/26

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1.0 Introduction

Urban Regen Ltd. have been contracted, as Principal Contractor, by Taylor Wimpey, to carry out asbestos removal/disposal and demolition works at the former Glen Dimplex Home Appliances Ltd. site, Rainhill. These works are also to include the breakout of Phase 1 hard standings/foundations, and the processing of the resultant arisings.

This *Construction Environmental Management Plan* outlines the control methods/mitigation to be employed by Urban Regen Ltd. to reduce/prevent potential impacts to the local environment, and associated habitats, during these operations.

The *Construction Environmental Management Plan* is a working document with the aim of ensuring:

- Zero environmental pollution incidents.
- Management of operations to prevent avoidable environmental health issues affecting site personnel and third parties.
- Protection of retained habitats.
- Management and mitigation of flora and fauna.
- Management of invasive weeds.
- Management of potentially contaminated materials on-site.
- Management of site operations to minimise environmental nuisance.

This document has been prepared in accordance with the following reports/documents contained within the *Pre-Construction Information* (PCI) provided by Taylor Wimpey:

- Taylor Wimpey Construction Environmental Management Plan Rev 1, dated 9th December 2025 (*Appendix A*)
- United Environmental Services Ltd. Preliminary Ecological Appraisal at Glen Dimplex Factory, dated 23rd September 2025. Ref: UES05069/01 (*Appendix B*)
- United Environmental Services Ltd. Non-licenced Method Statement at Glen Dimplex Factory, dated 9th January 2026. Ref: UES05069/07 (*Appendix C*)

All relevant surveys associated with these reports are to be updated as necessary to ensure that works that may impact the local environment and associated habitats are carried out with reference to sufficiently recent surveys.

This *Construction Environmental Management Plan* should be read in conjunction with the following documents:

- The site-specific *Construction Phase Plan* (CPP)

Urban Regen Ltd. have prepared this *Construction Environmental Management Plan*, however, any additional ecological surveys etc. necessary to enable the works to be carried out are the responsibility of the Client including:

- Bat survey
- Breeding birds survey
- Hedgehog survey
- Invasive weeds survey
- Reptiles and amphibian survey
- Tree survey
- Other

2.0 Approval/distribution/quality, compliance, and review

2.1 Approval

Approved on behalf of:	Date	Name	Signature
Urban Regen Ltd. (Plant and Production Director)	08/04/26	Brett Carter	
Taylor Wimpey North West			
Local Authority (as required)			

Table 2.1 Approval record

2.2 Distribution

Copy No.	Name	Position	Location
MASTER	Andy Geering	Urban Regen Ltd. Project Manager	Site
2	Andy Wilde	Urban Regen Ltd. Health, Safety & QA Manager	Head Office
3			
4			
5			
6			
7			

Table 2.2 Distribution record

2.3 Quality, compliance, and review/revision

This site-specific *Construction Environmental Management Plan* is to be managed in accordance with the Urban Regen Ltd. quality and environmental management system accreditation to ISO 9001 and 14001, respectively.

It will be the responsibility of the Urban Regen Ltd. Project Manager to ensure that this site-specific *Construction Environmental Management Plan* is adhered to, and that it is reviewed monthly to ensure that:

- The objectives and requirements of the *Construction Environmental Management Plan* remain valid and are being satisfied.
- Proposed activities are reviewed prior to commencement of works, and that any amendments to the *Construction Environmental Management Plan* are made, as necessary.

To supplement the monthly review of the *Construction Environmental Management Plan*, regular progress meetings are to be held, with the relevant environmental performance reviewed (and minuted) to verify the continued suitability of the mitigation methods being implemented.

It will be the responsibility of Urban Regen Ltd. senior management to carry out monitoring, auditing, and evaluation of site performance to ensure compliance with the ISO 9001, and 14001 standards, with inspections supplemented by external audits to ensure that the ISO 9001 and 14001 standards are maintained. Any external audits are to be copied to the relevant Director on receipt.

A record of all inspections, reviews, audits etc. are to be held on-site at all times; with the review being recorded on the *Review/revision record* form - see Table 2.3 (to be maintained in the MASTER COPY only).

Any revisions must be approved before being implemented on-site.

Rev	Date	Review/revision details	By	Approved
00	30/01/26	<i>INITIAL</i> <i>Construction Environmental Management Plan</i> <i>prepared for Client review</i>	D J Woodrow	B Carter
01	24/02/26	<i>REVISION 01</i> <i>Minor updates in accordance with Client comments</i>	D J Woodrow	B Carter
02	08/04/26	<i>REVISION 02</i> <i>Minor updates in accordance with EHO comments</i>	D J Woodrow	B Carter

Table 2.3 Review/revision record

3.0 Project roles and responsibilities

Designated parties	Company	Contact details
Client	Taylor Wimpey North West	
Principal Designer	Taylor Wimpey North West	Simon Divine
Engineer	Taylor Wimpey North West	Chloe Powell
Principal Contractor	Urban Regen Ltd	Brett Carter
Environmental Consultant (Client appointed)	RSK	
Ecologist (Client appointed)	UES	Mark Halliwell
UXO advisor (Client appointed)	Brimstone UXO	
Local HSE office	HSE (Bootle)	
Local EA/SEPA office	Environment Agency (Warrington)	
Local Authority (EHO)	Knowsley Metropolitan Borough Council	

Table 3.1 Project roles and responsibilities

4.0 Site background information

The former Glen Dimplex Home Appliances Ltd., site, Rainhill, is to be redeveloped by Taylor Wimpey North West to a residential end land-use. It is to consist of 204 residential properties with associated highways, drainage, key infrastructure, and landscaped areas.

Extending to an area of 5.8Ha (14.4ac), the site consists of a main central factory building predominantly constructed with portal frames, internally segmented into multiple smaller units, surrounded by smaller ancillary buildings and associated infrastructure, including a substation located to the north west, and a gas governor located to the north east. A service road is also present to the south and east, with a large hardstanding car parking area occupying the eastern end of the site, to the south of which is the former social club. Small areas of soft landscaping are present to the north and east of the factory buildings, and to the rear of the social club, to the south.

Historically, the site was utilised as vacant agricultural land before being developed as a munitions works during the First World War (1914-1918). By 1925 the site was completely redeveloped as an iron foundry with associated railway sidings, before being converted to Rainhill Stoves Works. This factory was repurposed during the Second World War (1939-1945), again as a munitions works before reverting back to use. By 1978, all of the sidings were removed to accommodate the expansion of the main factory units, the current extent being consistent since circa 2000.

Geology at the site consists of varied made ground deposits circa 1.3-3.0m thick, generally consisting of a concrete surface, underlain by reworked sandy/gravelly clay/brick/concrete/mudstone. The made ground is mostly established on superficial deposits of glacial till (sandy gravelly clay), which themselves overlay the Kinnerton Sandstone Formation circa 4.0-9.0m below ground level.

The superficial deposits comprise a Secondary (undifferentiated) aquifer, and a Secondary A aquifer to the east. A Principal aquifer is contained within the bedrock. An active groundwater abstraction licence is located 16m to the south east of the site.

There are 2no culverted watercourses present on site; exiting to the south/south east, and flowing into Whiston Brook, a main river, circa 200m to the south.

5.0 Project details

To facilitate the residential development of the former Glen Dimplex Home Appliances Ltd., site, it is necessary to carry out asbestos removal/disposal works, demolition, remediation/earthworks including the breakout of hard standings/relict foundations, turnover of all made ground, processing of all hard arisings for re-use, and site preparation to achieve the required landform.

Under the current contract scope, these works are to be restricted to asbestos removal/disposal works, demolition, breakout of hard standings/foundations, and the processing of all hard arising's for re-use. These works are to be undertaken in accordance with the provisions detailed within the supplied Taylor Wimpey North West pre-construction information

5.1 Programme

The current contract works are programmed to be carried out over a 28-week period commencing end March 2026.

5.2 Existing land use

Located off Stoney Lane, the former Glen Dimplex Appliance Ltd. site is located approximately 1.0 mile (1.6km) south east of Prescot town centre; being surrounded by residential properties to the west, and north east, Whiston Hospital to the north, a commercial facility immediately to the east, and a high school with playing fields to the south, beyond which is the Whiston Woods, and open farmland. There are no sites of ecological significance within close proximity of the site (see Appendix D)

Due care and consideration is to be provided to all surrounding properties/residents, as well as the wider environment, to ensure that no damage/nuisance is caused, with all suitable arrangements and provisions detailed in the relevant *Method Statement*; implemented accordingly.

5.3 Existing services

The disconnection of all possible live services on the site are to be carried out by the Client in liaison with the relevant utility provider in advance of the works commencing; with disconnection certification provided to confirm isolation.

Care is to be taken to ensure that any services which are to remain live are located, identified, and protected at all times. Known services are to be trial holed to identify/prove their location, their exact positions marked on the ground, and a minimum exclusion zone marked either side of the service. Any additional services are to be informed to the Client.

Note: All services detailed on the provided utility drawings are indicative only.

5.4 Site access/security/site compound

Access to the site compound and work areas will be off Stoney Lane, using the gate to the east.

High standards of site security are to be maintained at all times. The Urban Regen Ltd. compound and individual CDM work areas are all to be secured with HERAS type construction fencing; being kept secure at all times, with suitable signage displayed detailing Urban Regen Ltd. Company details, and the health and safety requirements on site.

Boundary walls/fencing are to be checked regularly, and maintained as necessary, to prevent any unauthorised access.

The site compound, including welfare facilities, are to be established on the hard standing to the east of the site, along with the on-site car park. Plant is also to be located/stored within this area.

An enclosed skip is to be located adjacent to the site compound specifically for general waste (especially food wastes) generated from the welfare facilities. All associated bins are to be emptied into the skip regularly and the area kept clean; the skip being kept closed to prevent vermin access, and emptied, as necessary.

All welfare facilities are to comply with the standards of accommodation and welfare provided in *HSE Document HS (G) 150 Health and Safety in Construction*.

All access routes, compound, stores etc. are to be detailed in the *Traffic Management Plan* (see Appendix G).

5.5 Traffic management

A suitable *Traffic Management Plan* is to be established detailing access/egress arrangements and control of vehicle/plant/pedestrian movements around site to minimise interfaces/potential conflicts (see Appendix G). This document is to be based on *HS (G) 144 The Safe Use of Vehicles on Construction Sites*.

The *Traffic Management Plan* is to be updated as necessary as works progress.

5.6 Contract works

The works are to include:

- Asbestos removal.
- Removal of soft strip materials.
- Removal of redundant items of plant.
- Demolition of all identified structures and the disposal of all waste materials.
- Removal of slabs and relict foundations.
- Processing of hard materials to the required grade of material (6F2), testing, and local stockpiling of the material.

5.6.1 Asbestos removal

All asbestos containing materials identified within the relevant *Refurbishment and Demolition Survey* are to be removed prior to any demolition works commencing.

If necessary, an ASB5 submission is to be made by the asbestos removal contractor prior to the relevant works commencing, notifying the HSE of any licensable asbestos products (as required under *The Control of Asbestos Regulations 2012*).

Site personnel are to remain vigilant for any additional ACM's that may be present, but not detailed on, the *Refurbishment and Demolition Survey*. If any are suspected, works are to cease and the Client informed.

If necessary, material sampling/air monitoring is to be carried out to confirm any presence.

All asbestos removal works are to be carried out in accordance with the *Control of Asbestos Regulations 2012*.

5.6.2 Soft strip

Manual - all buildings are to be manually soft stripped as much as is practicable to minimise the cross contamination of demolition arising's.

All soft strip materials are to be segregated into their relevant waste streams and placed into the associated skip for recycling/disposal at a suitably licensed off-site facility.

Mechanical – due to the presence of plant/equipment within the structures, mechanical soft stripping is required to facilitate both asbestos removal and mechanical demolition being carried out.

All stripped materials are to be processed, segregated into their relevant waste streams and placed into the associated skip for recycling/disposal at a suitably licensed off-site facility.

5.6.3 Mechanical demolition

All machines carrying out demolition must be of demolition specification; being fitted with a *Falling Object Protection Structure* (FOPS), and *Falling Object Guard Screen* (FOGS), to the cab, conforming to BS EN ISO 3449 and ISO 10262, respectively.

All site personnel carrying out mechanical demolition operations are to be suitably trained, qualified, and experienced to carry out the demolition task being undertaken.

Prior to any mechanical demolition works being carried out; a suitable *Exclusion Zone* is to be established around the building/structure being demolished as detailed in *BS 6187 Code of Practice for Demolition*. The *Exclusion Zone* is to be defined by the use of fencing no less than 2m high e.g., HERAS type temporary construction fencing. This fencing is to be maintained and effective at all times, so as to prevent unauthorised access.

The *Exclusion Zone* is to be designed/established to ensure that persons outside the zone are not exposed to physical hazards associated with the demolition activities.

All works associated with the demolition operation are to be carried out within the specified *Exclusion Zone*.

Suitable warning signage is to be established on the fencing in clear visible positions to clearly identify the nature of the works being carried out within the *Exclusion Zone*, and the dangers therein.

5.6.4 Scrap processing

Demolition operations result in the production of large quantities of scrap metal. Where possible these will be processed by machine and separated into their relevant waste streams, being stockpiled prior to removal off-site to a suitable recycling facility. Where machine processing is not possible, ground burning will be necessary.

Any stockpiling of materials is to be within the defined *Exclusion Zone* established for the building only.

5.6.5 Earthworks

Dependent upon specific requirements, slabs/relict foundations are to be removed, the materials being stockpiled for processing and future re-use. The work area is then to be civilised with the landform re-graded to fill any resultant voids.

5.6.6 Processing of demolition/earthworks arisings

All processing of hard materials is to be undertaken as detailed in the NFDC's guidance document *Safe Use of Mobile Crushers in Demolition*.

Processing operations are to be carried out in a designated area remote from other works, being located sympathetically with regards to any environmental receptors.

Processed materials are to be stockpiled separately adjacent to the mobile crushing plant for grading, chemical analysis, and asbestos testing, prior to re-use.

The location of semi-permanent stockpiles are to be agreed with the Client, taking into account type of material, exposure to the weather, volume of material, surrounding receptors, and any potential nuisance.

5.6.7 Waste management

The Environment Agency's Waste Hierarchy is to be used as the basis for site waste management and disposal/recycling - see *Guidance on applying the Waste Hierarchy* (June 2011) included in Appendix I. The various waste streams must also ensure compliance with the Environmental Permitting Regulations 2010, EPA 1990, Hazardous Waste Regulations 2005, and the List of Waste Regulations 2005.

All on-site materials require the appropriate level of testing to enable full categorisation prior to removal off-site. Hauliers and disposal facilities are to be fully verified prior to them being used; with full and detailed records retained on-site within the relevant register of the *Construction Phase Plan* to verify duty of care compliance.

All waste is to be minimised, with materials recycled for re-use on site where possible. All materials are to be segregated as much as is practicable into their individual waste streams i.e. slates, timber, plaster board, various metals, general waste etc.; being skipped accordingly.

Aggregate materials generated from demolition/earthworks operations which are to be re-used are to be prepared in accordance with a site *Materials Management Plan* (MMP) prepared in-line with the CL:AIRE Code of Practice (which requires approval from the Environment Agency as well as the Local Planning Authority).

6.0 Ecological considerations and associated mitigation

The Taylor Wimpey *Construction Environmental Management Plan* contained within Appendix A outlines the recommendations to minimise any impact to the local environment/flora/fauna/birds etc.

6.1 Protection of designated/non designated sites

Nearest Designated site

Thatto Heath Meadows Local Nature Reserve (located circa 3.4km to the north-east of the site).

Nearest non-Designated site

Parrens Covert Local Wildlife Site (located circa 700m to the south of the site).

It is not anticipated that there will be any specific direct/indirect issues to designated/non-designated sites due to the works.

6.2 Watercourses/waterbodies

There are 2no culverted watercourses present on site; exiting to the south/south east, and flowing into Whiston Brook, a main river, circa 200m to the south. The 1no culverted watercourse which exits the site to the south has been surveyed for line and condition, the line and condition of the other culvert is not known, and is to be confirmed during earthworks.

To mitigate any potential pollution of the culverted watercourses exiting the site, and subsequently Whiston Brook, surface water mitigation measures are to be implemented accordingly.

For detailed information on surface water management see Appendix H Surface Water Management Plan.

6.3 Wildlife

6.3.1 Bats – Recent surveys/assessments carried out by the Client appointed ecologist to the buildings have identified that there is no evidence of bats roosting on the site. However, there remains a residual risk that bats may use the buildings in the future. As such, works are to proceed under a non-licenced method statement detailing precautionary mitigation measures including:

- A pre-demolition survey of Building 1 to confirm that bats are not present and the demolition can commence.
- A *toolbox-talk* by the Client appointed ecologists to all associated site personnel detailing the procedure to be followed in the event that a bat is encountered (see Appendix C).
- Installation of a bat box to a nearby tree to provide a roosting option.
- The Client appointed ecologists is to be *on call* for the duration of the works.

Trees within the work area have been assessed by the Client appointed ecologists as having *zero* suitability for roosting bats.

6.3.2 Nesting birds – Nesting bird habitats on site are common within the local area and are anticipated to support common bird species within the scattered trees, treeline, shrubs, and broadleaved woodland. The site has negligible value for ground nesting birds.

Where vegetation/site clearance works are required to be carried out within the bird breeding season (March-August inclusive), a suitable Client appointed ecologist is to undertake a pre-commencement survey of the site to check for the presence of breeding birds. If a nest is found, an exclusion zone commensurate with the likely level of disturbance is to be set up until it is confirmed that nesting is complete.

6.3.3 Reptiles/Amphibians – The site generally provides limited suitable habitat for common reptiles and amphibians as the site mainly comprises of hardstanding, building, and amenity grassland. However, the broadleaved woodland on site may provide suitable cover and foraging resources for amphibians, with the deadwood and log/brush piles acting as hibernacula.

It is recommended that:

- Grassed areas are to be mown/cleared to a sward length below 10cm. This length is to be gradually reduced to allow and reptiles/amphibians to leave site.
- Any potential hibernacula are removed from the working area by a suitably experienced ecologist; being relocated outside the development area.

- No excavations to be left open overnight. If this is not possible, a means of escape should be left within the excavation to allow any wildlife to escape. Excavations should be checked prior to any works recommencement.
- Materials to be stored on pallets off the ground to reduce any sheltering risk.
- Any pipes are to be stored with cap ends to prevent entry, and materials such as barbed wire are to be stored at height to prevent animals becoming entangled.
- Any chemicals or harmful substances should be stored to prevent access by animals.
- Woodland/trees along the boundaries should be retained where possible to provide shelter and connectivity for the relevant fauna.
- The Client appointed ecologists is to be on call for the duration of the works.

6.3.4 Hedgehogs – No evidence of hedgehogs has been observed on site; however, local records detail the presence in the surrounding area. As such, the broadleaved woodland on site may provide suitable cover and foraging resources for hedgehogs, with the deadwood and log/brush piles acting as hibernacula.

It is recommended that:

- Any potential refugia on site or created as part of the works should be removed by hand or checked for sheltering hedgehogs by a suitably experienced ecologist, prior to their removal; preferably outside of the hedgehog hibernation period (November-March).
- No excavations to be left open overnight. If this is not possible, a means of escape should be left within the excavation to allow any wildlife to escape. Excavations should be checked prior to any works recommencement.
- Materials to be stored on pallets off the ground to reduce any sheltering risk.
- Any pipes are to be stored with cap ends to prevent entry, and materials such as barbed wire are to be stored at height to prevent animals becoming entangled.
- Any chemicals or harmful substances should be stored to prevent access by animals.
- Woodland/trees along the boundaries should be retained where possible to provide shelter and connectivity for the relevant fauna.
- The Client appointed ecologists is to be on call for the duration of the works.

6.4 Trees/vegetation

It is recommended that, where possible, trees are retained and protected. Where it is necessary to remove trees to facilitate the development, new landscape planting is to be introduced to mitigate the loss.

Any trees within the site boundary to be retained, are to be appropriately protected with temporary protective fencing during the construction phase.

Where vegetation/site clearance works are required to be carried out within the bird breeding season (March-August inclusive), a suitable Client appointed ecologist is to undertake a pre-commencement survey of the site to check for the presence of breeding birds. If a nest is found, an exclusion zone commensurate with the likely level of disturbance is to be set up until it is confirmed that nesting is complete.

6.5 Invasive species

No invasive species have been notified on site. However, in the event that any invasive species are identified, works will cease in the respective area, and the Client informed. A strategy for the treatment of the invasive species will then be developed and implemented, as necessary, with the likely requirements being:

- The erection of suitable segregation fencing to isolate the invasive species and prevent cross contamination of site.
- The application of an advanced herbicidal treatment to restrict the growth of the invasive species.
- The excavation, relocation, and burial/disposal off-site (at a suitable facility), of impacted soils.

Site personnel are also to be made aware of what invasive species look like to enable identification.

7.0 Environmental considerations and associated mitigation

The demolition/earthworks required to facilitate the residential development of the site has the potential to cause nuisance to the surrounding environment. To mitigate any impact, measures are to be implemented to ensure that works are sufficiently controlled.

7.1 Site Management responsibilities

The Urban Regen Ltd. Project Manager will have the responsibility for ensuring that any potential sources of pollution/nuisance likely to be caused by site operations are prevented/minimised.

Robust procedures are to be implemented to carry out environmental monitoring e.g., dust, noise, and vibration etc., as necessary, with full and complete records held on-site within the relevant section of the *Construction Phase Plan*.

Regular *Progress Meetings* will be carried out to discuss current and proposed site operations. These discussions will include the impact of works with regards to the environment.

In addition to site-based responsibilities, the Urban Regen Ltd. Project Manager, in conjunction with the Client, is to keep the local community informed of the works via the existing Client communications network (website/newsletters/social media).

7.2 Odour

Odours have the potential to be released during the following activities:

- Excavation of contaminated soils (specifically hydrocarbon based)

To minimise any odorous emissions during the works, management and suitable physical control measures are to be implemented to mitigate any potential nuisance. In the event the odour of any contaminants encountered are excessive, passing beyond the site boundary, the Client appointed geo-environmental consultants are to be contacted for advice.

Any odour control methods are to be specified in the relevant task specific *Method Statement*.

7.3 Noise and vibration

Noise and vibration will be generated by heavy plant during the following activities:

- Import/export of plant/materials
- Demolition
- Earthworks
- Processing of hard materials.
- Control of surface waters (potential).
- On-site vehicle/plant movements.

To minimise any noise and vibration environmental impact/nuisance during the works, the *Best Practical Means* (BPM) of noise and vibration control is to be applied. This includes:

- Working hours are to be as detailed in the associated planning permission. These are:
Monday – Friday 08:00 – 18:00
Saturday 08:00 – 13:00
No works to be carried out on Sundays or Bank Holidays without the appropriate consent.
- Delivery/collection of plant/materials are to be made during established working hours.
- Vehicles/plant brought to site, are to comply with all statutory requirements; being maintained in a good and effective working order and operated in a manner to minimise noise and vibration emissions.
- Care is to be taken when unloading vehicles to avoid unnecessary noise e.g. no shouting, over revving of engines, sounding of the horn etc.
- Plant maintenance operations are only to be undertaken during established working hours with consideration to local receptors where possible. i.e., located on hard standing away from the drainage/culverts. In the event that this is not possible, suitable environmental protection is to be implemented, prior to works commencing e.g., containment bunds/impermeable barriers etc.
- The use of noisy plant is to be minimised at all times.
- Methods of work are to take into consideration noise and vibration nuisance mitigation techniques where possible e.g. cutting of concrete slabs instead of breaking, establishment of crash pads for falling objects, minimise movement of heavy plant etc.

- HGV's/plant are to be equipped with non-tonal/white noise reversing alarms where possible.
- HGV's attending site are not to access site in convoy.
- HGV's/plant movements are to be restricted to 10mph.
- HGV's/vehicles attending site are not to park off-site.
- HGV's/plant are not to wait with their engines running.
- The volume of radio's used on-site is to be kept to a minimum.
- Drop heights are to be minimised when loading.
- Compressor, generator, and engine compartments are to remain closed with plant turned off when not in use.
- Only silent pumps and generators are to be used on site.
- Where possible, a direct electricity supply is to be used to power the welfare facilities (especially when they are being used overnight). Alternatively, hybrid generators/solar pods are to be used.

All noise and vibration control methods are to be specified in the relevant task specific *Method Statement*.

For detailed information on noise and vibration management see Appendix E - Noise and Vibration Management Plan.

7.4 Dust

Dust may be generated during the following activities:

- Import/export of plant/materials
- Demolition
- Earthworks
- Processing of hard materials.
- On-site vehicle/plant movements.
- Exposed soils

To minimise any dust emissions during the works, management and suitable physical control measures are to be implemented to mitigate any potential nuisance:

- Consideration is to be given to weather conditions which may cause dust to pass beyond the site boundary. If working methods and/or mitigation methods cannot control dust generation due to the weather i.e. windy conditions, works with the potential to cause dust are to cease until the weather is suitable/the generation of dust can be controlled.
- Works are to be planned and carried out to prevent/minimise dust passing beyond the site boundary e.g., demolition works to be carried out towards the prevailing wind to maximise the protection provided by the building/structure being demolished.
- Soft strip to buildings is to be carried out as much as is practicable to reduce the volume of materials with the potential to become airborne.
- Suitable on-site dust suppression is to be utilised as necessary e.g., dust boss, tractor bowser etc. (using the on-site water supply).
- Road vehicles delivering/removing potentially dusty materials to/from site are to be sheeted at all times.
- Road vehicles are to remain on hard standings at all times; being maintained/cleaned by a road sweeper as necessary to minimise dust/trafficking.
- A speed limit of 10mph is to be implemented across the whole of site.
- Site plant haul routes are to be segregated from road going vehicles to ensure that the access routes to/from site remain clean.
- The stockpiling of materials on site is to be minimised. Any stockpiles are to be located in relatively sheltered locations, the height of which are to remain >0.5m below the levels of any adjacent on-site buildings/structures/landforms.

All dust control methods are to be specified in the relevant task specific *Method Statement*.

For detailed information on dust management see Appendix F - Dust Management Plan.

7.4.1 Asbestos

Asbestos is present in the majority of buildings across the site. Prior to any mechanical demolition works being carried out, all asbestos containing materials (ACM's), as detailed in the *Refurbishment and Demolition Survey*, are to be removed by licensed contractor.

Made ground has the potential to contain asbestos/asbestos fibres. All site personnel are to be made aware of this during the *Site Induction*. During the works, all site personnel are to remain vigilant; with works to cease and the Urban Regen Ltd. Project Manager informed immediately if any change/additional suspect material is encountered. All changes are to be documented accordingly, and the Client informed.

All asbestos removal works are to be carried out in accordance with the '*Control of Asbestos Regulations 2012*' and '*CAR-SOIL*'.

7.4.2 Silica dust

Silica is a natural substance found in most rocks, sand, and clay products such as bricks and concrete. In the workplace these materials create dust when they are cut, sanded, carved etc. During the works silica dust is likely to be generated during the demolition process by pulverising/crushing brick/concrete materials.

Whilst carrying out these operations, dust suppression is to be utilised, as necessary, to mitigate any nuisance/risk.

For detailed information on dust management see Appendix F - Dust Management Plan.

7.5 Traffic Management

Traffic issues may be generated during the following activities:

- Site personnel travelling to/from site
- Site deliveries/collections to/from site
- Vehicle/plant movements (on site)

To minimise any traffic issues during the works, management and suitable physical control measures are to be implemented to mitigate any potential nuisance.

For detailed information on traffic management see Appendix G - Construction Traffic Management Plan.

7.6 Air quality

Air quality may be affected by the following activities:

- Fumes generated by the use of site vehicles/plant/equipment

To minimise any air quality issues during the works the following management and physical control measures are to be implemented to mitigate any potential nuisance:

- All static plant is to be located away from existing properties (residential/commercial/industrial)
- Plant/equipment not to be left running unnecessarily
- Low carbon vehicles and plant fitted with catalytic converters to be used where possible
- Ultralow sulphur diesel fuel to be used in all plant and vehicles
- Ensure that all plant and vehicles are regularly maintained
- All commercial road vehicles and plant are to comply with all legislative requirements including European Emission Standards.

Note: The burning of any materials on site is not permitted.

All necessary mitigation required to control air quality is to be detailed in the relevant task specific *Method Statement*.

7.7 Light pollution

Light pollution has the potential to disrupt breeding patterns of nocturnal animals, insects, and the migration of birds. It can also have an adverse effect on the health and wellbeing of people, disrupting normal body cycles regulated by darkness and light.

Works are only to be undertaken during established working hours. Any temporary lighting required to carry out the works inc' machine-based lighting, is only to be used within these hours.

Any static lighting, required out of hours, is to be positioned such that, it does not cause nuisance to adjacent properties.

The requirement of any temporary lighting is to be detailed in the relevant task specific *Method Statement*.

7.8 Surface water

Surface water run-off is generated, or has the potential to be generated, from the following sources:

- Rainfall off site flowing onto/through the site
- Direct rainfall onto the site
- Perched waters encountered during earthwork operations
- On-site wheel wash facilities
- On-site dust suppression activities
- On-site road sweeper

Surface waters are susceptible to both physical and chemical pollution. These pollution sources can include:

- Dust
- Waste
- Fuel
- Existing ground contamination etc.

To minimise any surface water issues during the works, management and suitable physical control measures are to be implemented to mitigate any potential nuisance. These are to include:

- Consideration is to be given to weather conditions at all times. If working methods and/or mitigation methods cannot manage surface run-off on site all works with the potential to cause pollution are to cease until the weather is suitable/surface run-off can be controlled.
- Protection of the existing drainage system. Straw bales are to be placed down all surface gullies to act as localised silt traps whilst surface drainage is still live, mitigating suspended solids entering into the local drainage network.
- Works are to be planned and carried out to prevent surface water pollution at all times. If the agreed working methods and/or mitigation methods cannot manage surface run-off on-site all works with the potential to cause pollution are to cease until the working and/or mitigation methods have been revised to enable the surface run-off to be controlled.
- Any flows of surface run-off are to be directed away from the immediate work areas.

- Soft strip to buildings is to be carried out as much as is practicable to reduce the volume of deleterious materials with the potential to be washed away by surface run-off.
- Any flows of surface run-off are to be directed away from the immediate work areas.
- Watercourses are to be protected from any surface water run-off by constructing bunds/silt fencing, as necessary.
- Any discharge of waters off-site are to be in accordance with Regulatory Position Statement (RPS 261) *Temporary de-watering from excavations to surface water*, or approved *Discharge Permit*.
- If waters are to be pumped, they must be passed through a silt interceptor prior to discharge to surface water/sewer.
- The stockpiling of materials on site is to be minimised. Any stockpiles are to be located in relatively sheltered locations, away from sensitive receptors.
- Road vehicles are to remain on hard standings at all times; being maintained/cleaned by a road sweeper as necessary, to prevent a build-up of fines with the potential to be washed away by surface water run-off, and cause siltation/pollution to the wider environment.
- The road sweeper is to discharge its contents at an agreed location where the swept arisings will not impact the wider environment.
- Site plant haul routes are to be segregated from road going vehicles to ensure that the access routes to/from site remain clean. Preferably, during earthworks, site plant haul routes will be located off hard standings which form preferential routes for surface water run-off.
- Fuel/oil stores are to be located on elevated hard standings greater than 10m from any watercourse. They are also to be located away from any potential surface water run-off flows e.g., sloping roads. Bunded areas are to be established around the re-fuelling facility and any oil storage areas to contain any potential spillages. All fuel tanks are to be bunded.
- Suitable spill kits are to be located around site and be readily available to clean up/contain any minor spillages.
- An emergency procedure to deal with spillages is to be prepared/implemented prior to works commencing.

All necessary mitigation required to control surface water run-off is to be detailed in the relevant task specific *Method Statement*.

For detailed information on surface water management see Appendix H - Surface Water Management Plan.

7.8.1 Refuelling

To prevent fuels from polluting any surface water run-off, a *Safe System of Work* is to be implemented to control the re-fuelling of plant/equipment, the reporting of any spillages, and any subsequent clean up. The *Safe System of Work* is to include:

- Protection of adjacent drainage
- Refuelling facilities established away from sensitive receptors
- Spillage reporting and clean up
- Suitable spill kits

All fuels/oils/AdBlu are to be stored in a lockable bunded fuel tank/container located on hardstanding in the immediate works area, away from any live drainage/surface waters.

All site personnel are to be made aware of the refuelling *Safe System of Work* at the *Site Induction*.

7.9 Contaminated soils

Due to the scope of the works it is not anticipated that any contaminated soils will be encountered, however, site personnel are to remain vigilant for any associated evidence.

If any contaminated soils are encountered, works are to cease, and the Client is to be informed immediately. Appropriate measures are then to be developed to enable a suitable remediation strategy to be prepared, and any necessary approvals to be obtained.

To minimise any issues arising with contaminated soils during the works, management and physical control measures are to be implemented to mitigate any potential nuisance; being detailed in the associated *Method Statement*.

7.10 Waste management and minimisation

Demolition operations generate varying degrees of waste materials. These include:

- Asbestos containing materials (ACM's) – inc' cement sheets, lagging etc.
- Metals – inc' steel, iron, aluminium etc.
- Cables – inc' copper, aluminium, associated waste
- Plasterboard
- Wood
- Paper, cardboard, plastics etc.
- Waste electrical and electronic equipment (WEEE)
- Inert waste
- Non-hazardous
- Hazardous

The Environment Agency's Waste Hierarchy is to be used as the basis for site waste management and disposal/recycling – see *Guidance on Applying the Waste Hierarchy* (June 2011) included in Appendix I. The various waste streams must also ensure compliance with the *Environmental Permitting Regulations 2010*, *EPA 1990*, *Hazardous Waste Regulations 2005*, and the *List of Waste Regulations 2005*.

All waste is to be minimised, with materials recycled for re-use on site where possible. All materials are to be segregated as much as is practicable into their individual waste streams i.e. slates, timber, plaster board, various metals, general waste etc.; being skipped accordingly.

Aggregate materials generated from demolition/earthwork operations which are to be re-used are to be prepared in accordance with a site *Materials Management Plan* (MMP) prepared in-line with the CL:AIRE Code of Practice (which requires approval from the Environment Agency as well as the Local Planning Authority).

7.10.1 Waste records

All on-site materials require the appropriate level of testing to enable full categorisation prior to removal off-site. Hauliers and disposal facilities are to be fully verified prior to them being used with full and detailed records retained on-site within the relevant register of the *Construction Phase Plan* to verify duty of care compliance. These records include:

- Regulatory documentation (site registration, permits, licenses, exemptions)
- Waste test certificates (where required)
- Waste type removed
- Volumes of waste materials removed
- Conveyance notes and receipts
- Material tracking records (as part of the MMP)

8.0 Contingency plans

To minimise any environmental impact from unforeseen events, the following contingency plans are to be implemented:

8.1 Breakdowns

In the event that an item of plant is faulty/damaged, it is to be taken out of service until a suitable repair has been completed or it has been replaced.

In the event of a total breakdown, the plant operator is to inform the Urban Regen Ltd. Project Manager immediately. The item of plant is then to be made safe by turning it off, removing the keys, isolating it, and establishing an exclusion zone around it.

Dependent upon the type of breakdown e.g. oil/fuel leak, it may be necessary to use spill kits to clean up any small leaks. For larger spillages it may be necessary to bund the area to contain any oil/fuel within the immediate area, minimising the extent of any contamination. The area can then be remediated as necessary, with the contaminated materials treated/disposed of at a suitably licensed facility.

Any maintenance of plant and equipment must only be carried out by suitably trained and authorised personnel.

8.2 Enforced shutdowns

In the event of an enforced shutdown, all work areas are to be made safe, and all plant and equipment relocated to the secure plant compound for storage until further notice.

If, during the enforced shutdown period, critical tasks are being carried out which are required to remain live for health and safety and/or environmental reasons, this is to be agreed with senior Urban Regen Ltd. Management. If agreed, only the specific operation is to be maintained.

8.3 Unexpected conditions

If during the works any suspected contamination/pollution is encountered or site conditions suddenly change, all associated works are to cease, and the Urban Regen Ltd. Project Manager informed immediately. The work area is then to be reassessed (by the Client appointed geo-

environmental consultant), and documentation updated/revised as necessary prior to works recommencing.

If the work area is to remain *quarantined* for a prolonged period, it is to be made safe and a suitable exclusion zone established around it to prevent unauthorised access.

9.0 Emergency plan

Should an emergency incident occur all works are to stop, the Urban Regen Ltd. Project Manager is to be informed immediately, and the *Emergency Plan* is to be implemented.

The *Emergency Plan* is to be prepared as part of the *Construction Phase Plan* and should provide information/detail the procedures to be followed, in the event of physical injuries, mechanical damage or environmental impact etc.

As a minimum the *Emergency Plan* should identify the following:

- Emergency contacts (e.g. emergency services/Environment Agency/Waste Management and Spill Management contractors/water companies etc.)
- Site contact details
- Site specific restrictions (e.g. working hours/noise restrictions/protected and restricted areas etc.)
- Site layout plan detailing the main site features, foul and surface water drainage, waste locations (skips/stockpiles), sensitive receptors (inc' residents), protected or restricted areas, spill response equipment, firefighting equipment, first aid equipment etc.
- Record of fuels/oils/chemicals on site detailing location, quantity/volume, hazard and means of use.
- A flow diagram detailing the procedure to follow in the event of an incident.

All site personnel are to be briefed on the *Emergency Plan* during the site induction.

The *Emergency Plan* is to be displayed on the site *Notice Board* at all times; being updated as necessary, as the works progress.

Accident/incident investigation is to be carried out by a Director/external health and safety consultant (or competent delegated person), in conjunction with the relevant Urban Regen Ltd. Project Manager. If, the accident/incident is notifiable, it is to be reported to the HSE accordingly.

In the event of an environmental incident, all appropriate steps are to be taken to contain and clean up any pollution as well as the notification of affected parties.

Recommendations following an accident/incident investigation are to be incorporated into the health and safety management process to prevent a re-occurrence of a similar incident.

A record of any incidents and associated correspondences are to be retained on site; being held within the relevant register of the *Construction Phase Plan*.

10.0 Appendices

- Appendix A Taylor Wimpey Construction Environmental Management Plan Rev 1, dated 9th December 2025
- Appendix B United Environmental Services Ltd. Preliminary Ecological Appraisal at Glen Dimplex Factory, dated 23rd September 2025. Ref: UES05069/01
- Appendix C United Environmental Services Ltd. Non-licenced Method Statement at Glen Dimplex Factory, dated 9th January 2026. Ref: UES05069/07
- Appendix D Location Plan
- Appendix E Noise and Vibration Management Plan
- Appendix F Dust Management Plan
- Appendix G Traffic Management Plan
- Appendix H Surface Water Management Plan
- Appendix I Guidance on Applying the Waste Hierarchy

Appendix A

Taylor Wimpey Construction
Environmental Management Plan Rev 1,
dated 9th December 2025

Appendix B

United Environmental Services Ltd.
Preliminary Ecological appraisal at Glen
Dimplex Factory, dated 23rd September
2025. Ref: UES05069/01

Appendix C

United Environmental Services Ltd. Non-
licenced Method Statement at Glen
Dimplex Factory, dated 9th January 2026.
Ref: UES05069/07

Appendix D

Location Plan

Appendix E

Noise and Vibration Management Plan

Appendix F

Dust Management Plan

Appendix G

Traffic Management Plan

Appendix H

Surface Water Management Plan

Appendix I

Guidance on applying the Waste Hierarchy

