

Construction Environmental Management Plan (CEMP)

Unit 3 & 4

Former Cronton Colliery

Tritax Park, Merseyside

Doc Ref: 2567-TCG-ZZ-ZZ-RP-S-001_V01 (Unit 3&4)

30 March 2026

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1 ENVIRONMENTAL

2 INTRODUCTION

The aim of this Environmental Plan is to define our specific approach to Environmental management on this project. It details the Environmental controls to be implemented throughout the construction phase, in order to provide assurance that our work meets the agreed requirements.

This volume is a working document and shall be used as a reference when planning and executing work and to control Environmental management issues through to project completion.

This Management Plan has been developed in conjunction with the following elements of the Project Core Management Plan in line with ISO 14001 requirements:

• Project Description and Key Deliverables/Goals	Section B2
• Project Directory (including Key Contact Numbers)	Section B3
• Pre-Construction Risks & Existing Records and Plans	Section B2
• Management Structure and Responsibilities	Section B4
• General Project Health and Safety Responsibilities	Section B4
• SHE Goals for the Project	Section B2
• Project Induction	Section B9
• Training	Section B9
• Monitoring and Review	Section A3
• Regular Liaison between Parties on Site	Section B8
• Consultation with the Workforce	Section B8

EXISTING RECORDS AND PLANS

The pre-construction information has identified the following details of the extent and location of existing records and plans, and information about existing structures and services that are relevant to the environment on site.

Pre-Construction Risks, Records and Plans	
1	Symmetry Park Additions to Phase 1 & Phase 2
2	TE1163-TE-00-GE-EWS-006-001 - Enabling Works Strategy Units 3 & 4.
3	TE1163-TE-00-XX-RP-GE-001-V01 - Updated asbestos risk assessment
4	TE1163-TE-00-XX-RP-GE-005-V02 Unit 3&4 GIR1
5	TE1163-TE-00-XX-RP-GE-008-V01 - Country Park Earthworks Works Strategy
6	TE1816-TE-00-XX-RP-GE-001-V01 - Tier Gas Verification Plan
7	TE1816-TE-00-XX-RP-GE-002-V01 - Unit 4 Grouting Specification
8	TE1874-TE-00-XX-RP-GE-002-V01 - Earthworks Verification Report

3 MANAGEMENT OF THE WORK

The Management Structure and Responsibilities, and the general project environmental responsibilities are located in core section B4 of the Project Core Management Plan.

MANDATORY ENVIRONMENTAL RESPONSIBILITIES

Environmental Duty Holder	
Name(s)	TBC Interim - Peter Whittingham, Tritax Big Box
Deputy Name(s)	TBC
Contact Number	TBC +44 161 2973015
Area of Designated Responsibility	
• Monitoring construction works including the sub-contractors for compliance against Environmental Risk Assessment and Method Statement control measures • Ensuring environmental management plan is reviewed monthly and updated as required • Ensuring environmental aspects and impacts assessment is reviewed monthly and updated as required • Co-ordination of all environmental documentation • Monitoring environmental training, consultation, and implementation of sub-contractor procedures • Attending site SHEQ meetings • Monitoring of all site environmental incidents and ensuring they are reported and investigated • Ensuring weekly SHEQ inspections are undertaken	

PROJECT SPECIFIC ENVIRONMENTAL RESPONSIBILITIES

Waste Manager	
Name(s)	TBC Interim, Peter Whittingham - Tritax Big Box
Deputy Name(s)	TBC
Contact Number	TBC +44 161 297 3000
Area of Designated Responsibility	
• Compliance with duty of care, or any permits and/or exemptions • Minimisation, reuse, recycling or recovery of waste is implemented • Monitoring and measurement of waste	

ENVIRONMENTAL GOALS FOR THE PROJECT

Goal
To deliver a project which has minimal negative environmental impact and positively enhances the environment where possible.
Zero prosecutions, enforcement notices or notifications of contravention

Goal
Maximum % waste to landfill.
Zero complaints from members of the public regarding environmental noise or vibration.

COMMUNICATION BETWEEN PARTIES ON SITE

The principal communication lines between parties on site are detailed within core section B8 of the Project Core Management Plan.

COMMUNICATION WITH THE INTERESTED PARTIES

Environmental specific channels of communication are detailed below:

Interested Party	Communication Details	Frequency
Environment Agency	Telephone – 0370 850 6506 (Warrington)	Authority or incident
Client	Meeting, telephone	Monthly or incident
Public	Letter and notice board	As necessary
Project staff	Meeting, email, notice board, toolbox talk	Monthly minimum

IDENTIFICATION OF ENVIRONMENTALLY SENSITIVE RECEPTORS

The construction site is in close proximity to:

Feature / Issue	Details
Protected Sites e.g. SSSI	The site is not situated within any areas designated in recognition of their landscape quality or value at either a statutory national level (i.e. AONB's and National Parks) or at a non-statutory local levee. Mersey Estuary SPA/Ramsar lie 5.3km to the South but any development activity is highly unlikely to impact on this, while seven Local Wildlife sites lie within 500m of the site, of which two lie partially within the development site (Mine Waste Cronton LWS and Old Wood LWS).
Water course (Foxes Bank Brook)	Surface water run-off will be managed accordingly onsite. Any water pumping requirements will be completed with silt management controls (i.e. silt socks, witches hats, etc). Wheel wash processes and road sweepers will be established onsite to minimise the spread of solids and any contaminants external of the site. Concrete washout skips will be utilised and removed from site by a registered waste carrier. If bunding measures are required around such skips they will be established.
Ground water / aquifer	Refer to Tier Consult GIR. No risk from construction activities. <u>Prevention of Pooling:</u> As construction is being undertaken during 'wet months' it is likely that rainfall will cause temporary inundation on bare compacted ground and possibly cause localised pooling. Natural porosity in the soil and levels in design will result in water flowing into the drains but if any non-temporary pooling is obvious, perhaps because of an area of clay impeding water drainage, this will be noted and dealt with so it drains effectively.
Cultural Heritage	Adjacent listed buildings known as 'Old Halshead', whilst there are no specific mitigation measures to be adopted, we shall instigate early and thereafter regular dialogue with the occupants to ensure the impact of the works are minimised.
Archaeology	Archaeological evaluation trenching failed to find any archaeological features of significance and as such it is anticipated that no further archaeological work on site will be required.

Protected Species e.g. Bats, Badgers	6 species of bat have been identified as being present on site with common and soprano pipistrelle the most dominate on site. No bat roosts have been confirmed by the surveys completed to date. These will be managed through the appointed contractor's ecologist as the scheme progresses. Where possible these trees will be retained in order to maintain potential for bat activity. It is proposed that we install 18 bat boxes for this phase of works in addition to the 9 boxes being installed on phase 1. No Badger, great crested newts or common toad were recorded during the surveys completed to date. Should any of these species be found during construction works then work should stop immediately to gain specialist species advice.
Industrial units	Not applicable
Residential properties	Residential properties are in relative close proximity to the site vibration monitoring.
Educational establishment	Not applicable
Public buildings	Not applicable.
Woodland	Up to 36 species of breeding bird were recorded within the site including eight notable species as probable breeders. No tree felling, scrub clearance, hedgerow removal, vegetation management, ground clearance or building works will take place during the period 1 March to 31 August inclusive. If it is necessary to undertake works during the bird breeding season then all trees, scrub, hedgerows and vegetation will be checked first by an appropriately experienced ecologist to ensure no breeding birds are present. If present, details of how they will be protected will subsequently be submitted for approval. The proposal is to install further bird boxes in addition to the 20 and 22 being installed during Unit 2 and Unit 1 works respectively.
Tree Protection Orders (TPO)	Trees of High Quality and Value and Trees of Moderate Quality and Value are identified on UMC Architects Constraints Plan.
Invasive Species e.g. Japanese Knotweed	Japanese knotweed is present within the site boundary. Indian balsam is also present within the site boundary. These will be dealt with by a specialist contractor under a long term maintenance plan.
Rural / farmland	The site comprises agricultural arable fields to the North and West and a former colliery site to the south and east which supports a range of habitats. Other areas are not monitored but are contained by hoarding.
Parks / recreation areas	Not applicable

Other (please detail)	Bird management controls will be managed during the construction phase. Any temporary stockpiles of topsoil will have flutter tape installed to discourage birds from the area. Food waste will be managed in stored bins when external and good housekeeping management will be exercised across site areas. Weekly site inspections and Monthly welfare inspections will monitor this matter. Bluebells were found as part of the original ecological survey. Prior to site clearance, a suitably qualified TEP ecologist will undertake a detailed survey of the potential affected areas. Translocation of the bluebells will proceed as follows: - The ground at the receptor site will be prepared to receive bulbs. The area will be dug out to a depth suitable to receive the extracted plants and soil. - The bluebells requiring translocation will be moved by uprooting of the entire plants, including bulbs and surrounding soil to a depth of at least 200mm using hand tools only. - Plants and soil must be relocated immediately to the preprepared donor site that has been. - Plants must be watered immediately following translocation, if the translocation takes place during the growing season.

SITE PLAN

A copy of the site plan will be developed and will include:

- Surface water drains
- Combined drains/sewers
- Drainage interceptor
- Site services and shut off valves/points
- Raw material storage/bays
- Fuel & chemical storage
- Waste collection points/skips
- Spill kits/emergency response equipment

ENVIRONMENTAL INSPECTIONS AND AUDITS

Environmental inspections are carried out as part of the weekly SHEQ inspection using the company standard form. Records of the inspections are stored in the site office and will be made available for review if requested.

Audits will be carried out to check compliance with requirements and to ensure good site practices are in place. They may include:

- Customer
- External
- Internal

Internal audits may be conducted by the Project SHEQ Manager or SHEQ Lead. There will be a minimum of one system compliance audit per year or as directed by the appointed contractor, the Project Manager is responsible for ensuring that any non-conformances arising are closed out as soon as is practicable within the timeframe specified. Close out will be confirmed by the auditor.

Environmental records will include.

- Site SHEQ Inspections
 - Site visit records (by others)
 - Internal and external audit reports
 - Incident and Investigation reports
 - Waste carrier/management licenses
 - Waste transfer and disposal records
 - Subcontractor risk assessments and method statements
 - COSHH assessments
 - Noise monitoring records
 - Minutes of progress meetings
 - Correspondence including complaints and regulatory units
 - Permits, licenses and consents
 - Other Environmental data e.g. recycled aggregates, sustainable timber, etc.
- 

4 ARRANGEMENTS FOR CONTROLLING SIGNIFICANT ENVIRONMENTAL ASPECTS

ENVIRONMENTAL ASPECTS AND IMPACTS ASSESSMENT

An Environmental Aspects and Impacts Assessment has been conducted for the project and is appended to this Plan.

SURFACE WATER MANAGEMENT & CONSENTS

The ground water table is sited around 21.80m AOD below existing ground therefore no permanent dewatering will be required as part of the works. However, some locally perched water was recorded near the surface made ground during investigations between 1m and 5m BGL this will be monitored during construction activities.

As the project is being completed through the winter months there will likely be areas of surface water build up that will need to be pumped and discharged either direct to ground, or into the surface water drainage system. A Discharge Permit (surface water discharge approval) will be sought from Knowsley Council regarding the discharge of surface water into existing manholes. Sediment traps will be utilised by the project prior to discharge.

SITE SET UP AND PARKING

Selection and establishment of site compounds shall be undertaken mindful of site sensitivity, security, neighbours, storage and handling of chemicals (spill prevention), materials storage needs, drainage, vehicle access including employee commuting needs and nuisance potential, planning constraints, etc.

We will use the permanent car parking area of the development for the welfare compound, parking and storage purposes. This is notified to site personnel within the site induction process and pre-start interviews with contractors. Storage for bicycles will also be provided.

DELIVERIES

Delivery times are as detailed below. The project does not anticipate regular out of hours deliveries however there are exception may have to be made for complex deliveries, e.g. extra-large delivery vehicles. The project will operate a delivery booking in system that will be managed by our logistics partner to ensure all vehicles that come to the site can be managed efficiently. Advice and consideration will be given to any deliveries that are anticipated during rush hour and peak times. In line with anticipated noise restrictions as outlined by the EPA and for by Knowsley Council, no deliveries will be made outside of the following hours.

- Mon – Fri 8:00 - 17:00
 - Sat 8:00 - 13:00
 - Sun None
- 

PUMPING FROM EXCAVATIONS

During construction of the substructure, and where pumping of surface water is required, this will be undertaken whilst implementing appropriate silt control measures such as sediment socks or pumping via a stone filtration medium. This will predominantly be discharged to the permanent system following the aforementioned treatment methods.

The Contractor shall operate a Permit process to control pumping activities. Pollution from suspended solids is most likely to occur from pumping out excess rainwater from accumulations as a result of seepage or rainfall, or from uncontrolled rainwater run-off from the work site into a watercourse.

This type of pollution is preventable if the following guidelines are rigidly adhered to:

- No water will ever be pumped directly into a watercourse
- The minimum area of topsoil will be stripped at any one time
- Straw bales and Spill Kits will be stored at all sensitive receptors.
- All pumping operations will be carried out under the Permit Procedure
- Water will be pumped at low volume and treated as necessary. A settlement tank or interceptor and straw bales will be used if the quantity of water justifies this.

Where discharge to drainage is required, this will be into existing manholes located on site. Any discharge direct to the drainage system will be via a sedimentation sock to remove any suspended solids. Monitoring at the discharge point will also be carried out to confirm that any visual contaminants have been removed from the water prior to entering the drainage system.

CONCRETE WASHOUT

Various concrete activities will be taking place on site. After discharging, concrete wagons will wash out into a dedicated area lined with an impervious membrane. This will then be periodically removed from site to ensure no concrete contaminants are discharged to ground or the existing drainage system.

CONCRETE PUMP SPILLAGE

Concrete pumps will be required for piling works and construction of the concrete frame. The area below the pump hopper will be protected with visqueen to prevent run off or waste concrete from spreading to the wider area.

MUD AND DUST / FUMES CONTROL

When work activities are likely to create dust or fumes, specific control measures and protective clothing / equipment will be required. These precautions should be selected with advice from our specialist contractors, manufacturers and from COSHH assessments. When carrying out the risk assessments to establish suitable controls for dust and fumes the following will be considered:

- Type of material involved and the hazardous properties of the created dust/fumes
- Activity to be carried out
- Environment the activity will take place in
- Period of exposure
- Position of employee
- Sensitive environmental receptors

Following the risk assessments, effective control measures must be established, including how the work will be monitored and supervised by sub-contractors and the main contractor team and how the effectiveness of control measures will be maintained throughout the activity.

The following hierarchy of controls will be considered:

- Designing the activity to avoid processes which will cause dust or fumes
- Capturing dust or fumes by using local exhaust ventilation
- Using tools equipped with wet suppression or by keeping the work area damp, particularly in periods of dry weather and on sites close to housing or sensitive amenities
- Reducing the exposure of individuals by excluding non-essential personnel from the work area, and job rotation for those involved in the work
- Protect individuals by provision and use of respiratory protective equipment (RPE)

Where RPE is used as a control measure it is vital that it is adequate and suitable. RPE must reduce exposure to as low as reasonably practicable, and in any case to an acceptable level. To ensure that the selected RPE has the potential to provide adequate protection for individual wearers it must be fit tested as part of the selection process.

Spraying/dampening down of haul roads and areas of site where dust is likely to be created may be effective in reducing windblown dust, but it may be necessary to wear goggles on some sites to protect eyes. In drier weather, sweepers will regularly attend site to dampen down the haul roads. During groundwork activities when large amounts of mud are spread across site, the relevant contractors will be asked to regularly scrape the access routes and larger deposits. Road sweepers and wheel washing/boot washes on the gate will ensure mud does not encroach onto the public area. Sediment traps and other measures will be put in place to ensure large mud/silt deposits do not enter the drainage system. Lips or buns will be installed along Foxes Bank Brook if required to prevent run off into the canal.

PROJECT ASSESSMENT AND MITIGATION

The table below outlines the varying activities programmed to take place on the project and allocates each activity a risk rating in relation to its likelihood to cause 'nuisance' dust that would require a control measure being implemented.

Ref	Activity	Risk Rating	Specific Dust Element	Control Measure / Mitigation
1	Hoarding Erection	Low	N/A	N/A
2	Obstruction Removal	High	Breaking Out and Crushing Ground	Damping Down Activity Road sweeper
3	Cut and Fill Earthworks	High	Site Traffic in Dry Conditions	Road sweeper
4	Site Establishment	Low	Site Traffic in Dry Conditions	Road sweeper
5	CMC Ground Improvement	Low	Noise	Noise attenuation if deemed necessary
6	Foundations	Medium	Vehicle Traffic	Road sweeper
7	Mobile Crane	Low	Low	Designed operating platform
8	Steel Frame Erection	Low	Site Traffic in Dry Conditions	Damping Down Activity
9	Envelope	Low	Drilling	Damping Down Activity
10	1 st Fix Fit Out	High	Drilling/cutting concrete and plasterboard. Cutting timber Housekeeping Welding handrails in stair cores	LEV Wet cutting Vacuums Damping down RPE
11	2 nd Fix Fit Out	High	Drilling/cutting concrete and plasterboard. Cutting timber Housekeeping Welding handrails in stair cores	LEV Wet cutting Vacuums Damping down RPE
12	M&E Install	Medium	Drilling/cutting. concrete Housekeeping	LEV Wet cutting Vacuums RPE
13	Lift Install	High	Drilling/ cutting concrete	LEV Wet cutting RPE

14	External works	High	Cutting materials, vehicle traffic, dropping materials, waste disposal, storage of fine powdered material, tarmacking (in car park under croft)	Damping down activity Roadsweeper LEV Forced ventilation. Wet cutting Minimise drop heights from excavators into wagons/dumpers on dry days. Ensure powdered material stored externally is wrapped properly to prevent dispersal by wind
15	Decoration	Low	Rubbing Down Housekeeping	RPE Vacuums
16	278 Works	Medium	Cutting materials and vehicle traffic	LEV Wet Cutting RPE Road sweeper

NUISANCE NOISE CONTROL

The majority of occupied properties in the immediate vicinity of site are of a residential nature. Due to the nature of the works, the methods being employed and the site operating hours, it is not envisaged that nuisance noise will arise from the works therefore a Section 60 Consent has not been sought.

Baseline noise levels will be carried out prior to Enabling Works starting.

Noise monitoring locations, dates and times will be provided to Knowsley Borough for review/assessment prior to sign off.

A project noise assessment will be carried out to identify the site activities that may generate elevated noise levels which could impact on both site operatives and local neighbours. The following arrangements may be put into place as appropriate to ensure the risk of hearing damage and nuisance to neighbours because of elevated noise levels is managed effectively –

- A meeting with the local Environmental Health Officer (EHO) takes place prior to work starting on site as an introduction, to put forward nuisance mitigation proposals and understand the EHO's requirements. Advice is taken on the requirement for a Section 61 Prior Consent Application.
- Working time restrictions (8am-6pm Monday-Friday, 8am-1pm Saturday, no working on Sundays or Bank Holidays) will be strictly adhered to minimise the likelihood of nuisance noise affecting neighbours.
- Regular noise monitoring will be undertaken at the site boundary in proximity to potential receptors to provide a record of the noise levels arising from standard site activities. This will be supplemented by noise monitoring which will be undertaken for specific noisy activities in close proximity to potential receptors.
- Noise control measures e.g. Silencers, mufflers, acoustic covers etc. are fitted to "noisy" items of plant or machinery where practicable.
- Equipment and construction methods employed should be chosen with the objective of minimising noise
- All mechanical and mobile plant/equipment will be subject to regular inspection and maintenance to minimise the risk of elevated noise levels due to poor maintenance.
- All mechanical and mobile plant/equipment not in immediate use will be turned off where practicable.
- Access to and from site will be strictly via designated routes only.
- Haul roads will be kept as smooth as possible and carefully maintained to reduce vibration and noise impacts caused by heavy plant movements.
- Good relations with neighbours and advise them in advance of any specific noisy works scheduled to be carried out.

Should any complaints be received, these shall be logged by the project and Head Office detailing the reasons for complaint and how they have been dealt with.

Regular noise monitoring will be carried out for the duration of the works, the results of which will be recorded and compared against the baseline noise survey for the purposes of the identification of potential nuisance noise and the establishment of suitable control measures.

Particular care will be taken when loading and unloading vehicles to reduce impact noise. No work and ancillary operations that are audible at the site boundary will be undertaken outside of these hours without prior notification and agreement from Knowsley Council.

Hours of noise-generating work on site will be restricted to –

- Monday – Friday; 08:00hrs – 18:00hrs
 - Saturday; 08:00hrs – 13:00hrs
 - Sunday and Bank Holiday – none
- 

PROJECT ASSESSMENT AND MITIGATION

The table below outlines the varying activities programmed to take place on the Symmetry Park Merseyside Phase 2 Reserved Matters scheme and allocates each activity a risk rating in relation to its likelihood to cause 'nuisance' noise that would require a control measure being implemented.

Ref	Activity	Risk Rating	Specific Noise Element	Control Measure / Mitigation
1	Hoarding Erection	Low	Hand Tools	Timing of work
2	Obstruction Removal	High	Breaking Out and Crushing Ground	Noise monitoring Plant maintenance Timing of work
3	Cut and Fill	Low	Mobile plant	Timing of work Plant maintenance
4	Site Establishment	Low	N/A	N/A
5	CMC Plant	Medium	Operating Alarm	Timing of work Plant maintenance Noise monitoring
6	Foundations	Low	N/A	Noise monitoring Plant maintenance
7	Mobile Crane Activity	Low	Operating Alarm	Timing of works
8	Steel Frame Erection	Medium	Erecting formwork	Noise monitoring Plant maintenance Timing of work
9	Envelope	High	Cutting metal / cladding	Noise monitoring
10	1 st Fix Fit Out	Low	N/A	N/A
11	2 nd Fix Fit Out	Low	N/A	N/A
12	M&E Install	Low	N/A	N/A
13	Lift Install	Low	N/A	N/A
14	External works	Medium	Compacting ground levels	
15	Decoration	Low	N/A	N/A
16	278 Works	Medium	Cutting hard landscaping	Noise monitoring Plant maintenance Timing of work

Vibro piling will be used as part of the ground improvement strategy for the building footprint – with new and well-maintained plant used for the operation the vibration will be minimal and works are well away from any adjacent properties.

PLANT EMISSION CONTROL

Where feasible, electric plant will be used in preference to diesel- or petrol-powered units.

No plant will be allowed to idle for long periods when not in use. Plant operators are encouraged to switch off as soon as practically sensible.

Evidence of poor plant maintenance, such as black exhaust fumes, will be monitored by supervisory staff on a continuing basis. Plant with unacceptable performance is prohibited from work until rectified or replaced. Plant will be routinely inspected, in line with prescribed requirements and to include emissions as well as leaks and drops.

STORAGE OF PLANT AND MATERIALS

Storage of plant will develop with the project as different areas become accessible or inaccessible.

Plant (and their fuel) storage areas will be situated far from receptors and spill kits will be positioned in the vicinity.

Material storage will only be external to the buildings if required under special circumstances and approved by project management. The project materials strategy is to ensure materials are delivered just in time and taken into the building and stored safely.

STORAGE OF FUEL AND OTHER CHEMICALS

All fuel storage will be in bunded fuel tanks, and these will be positioned in designated refuelling points and positioned far from drainage gullies and the canal fencing. Spill kits will be positioned at the refuelling points. Regular monitoring of fuel storage should be carried out during site inspections and fire arrangement checks.

Oils, paints, solvents and other COSHH materials will be kept in lockable containers or compounds, with controlled access to keys, and in line with legal requirements e.g. oil storage regulations, bunding, use of drip trays, etc.

Spill kits will also be located in COSHH storage areas by the relevant contractors. Spill kit in their COSHH cabinet (location TBC) and a spare in the site office.

ENVIRONMENTAL INCIDENTS

Any site-based incident will be reported and investigated in line with the appointed contractors Incident Management Standard. Any spillage / pollution incidents will be managed as per the measures detailed in the Specific Project & Site Emergency Procedures detailed within the Project Health and Safety Management Plan.

WASTE MANAGEMENT

See Site Waste Management Arrangements in Appendix A



APPENDIX A

SITE WASTE MANAGEMENT ARRANGEMENTS



APPENDIX A

SITE WASTE MANAGEMENT ARRANGEMENTS

The validity of waste licences and permits held by carriers and sites of disposal has been checked by reference to the Environment Agency's public register. The contractor will as a minimum ensure the following information is understood:

- A valid waste management licence or copy from the transfer station / disposal site being used
- A copy of the waste carrier's registration or licence.
- Copies of all transfer notes for non-hazardous waste.
- Copies of all consignment notes for hazardous wastes.

Duty of Care records will be maintained within the contractors Project office and upon completion of the project, will be filed in archives. All skips and bins will be closed or sheeted where required to prevent the escape of wind-blown debris.

Waste removal strategy.

No significant volumes of waste will be allowed to accumulate at any points on site. The waste strategy for removing waste from site is:

- Excavation spoil to be removed by the substructure subcontractor.
- Any hard materials (broken out hard standings and concrete wash off material, etc) to be removed from site for re-processing.
- Office / canteen waste to be placed in euro-bins and removed from site at predetermined intervals by the appointed waste contractor.
- All non-hazardous waste is to be placed into skips located in the site compound and removed from site. The waste will be sorted at the appointed waste contractor's transfer station and recycled whenever possible – rates for recycling will be monitored and recorded.
- Hazardous waste will consist of empty aerosols, empty mastic containers, resin containers and other empty COSHH receptors. These will be placed within drums stored in a COSHH disposal compound (provided by waste contractor), sealed and removed from site. The project is not expected to generate hazardous waste beyond 500kgs and therefore is not registered with the EA.
- Waste from sweepers will be small and deemed to be inert. Wastes will either be taken to the operator's normal discharge location, for which there is a valid waste management licence or an exemption or discharged at a location designated point by site management

Preventing Vehicle Waste Leaving Site

Waste materials (such as mud, dust, concrete, etc.) will be prevented from inadvertently leaving site by way of vehicle transfer onto the public highways. All wagons leaving site transporting any potential loose material will have covers in place to prevent loss of material. The root cause will be focussed on by keeping any vehicles on site on good solid ground to prevent the chance of them being at risk of transferring mud/waste onto the public highway however when the need arises road sweepers will be on stand-by to clear any contamination. A road sweeper is being deployed on local roads to support the upkeep of the local road network and prevent excessive mud overspill.

APPENDIX B

LEGAL CONSENTS AND LICENSES



APPENDIX B

LEGAL CONSENTS AND LICENCES

The construction site has the following legal consents, licences and exemptions in place. All discharge consents for both foul and surface water are in place.



APPENDIX C

ENVIRONMENTAL ASPECTS AND IMPACTS ASSESSMENT



APPENDIX C

ENVIRONMENTAL ASPECTS AND IMPACTS ASSESSMENT – ALSO SEE COMBINED REGISTER

The Environmental Legal Register will be recorded and held in the appointed contractors Integrated Management System. A copy of such record can be requested from the appointed contractor as required.

The Project specific Environmental Aspects and Impacts Assessment will be appended here once completed.

Environmental considerations were included in the Pre-construction Information (Risk Register). Such considerations will be included in this document and the contractors project EIAR.

APPENDIX D
ADDENDUM CMP



Mr Peter Whittingham
Associate Planning Director
Tritax Big Box Developments Ltd

By email

Date: 1 March 2026
Reference: R11310-1 Rev 3

Dear Peter

**RE: Knowsley Council Planning Application Reference 24/00145/REM
Former Site of Cronton Colliery- Addendum Construction Management Plan**

Thank you for your recent instruction. Planning consent for the development of warehousing units was granted at the above site in August 2025 and you are currently working through the detailed design of units 3 and 4. Old Halsnead Hall is a grade 2 listed building located approximately 18 m east of the site boundary as shown below in Figure 1.

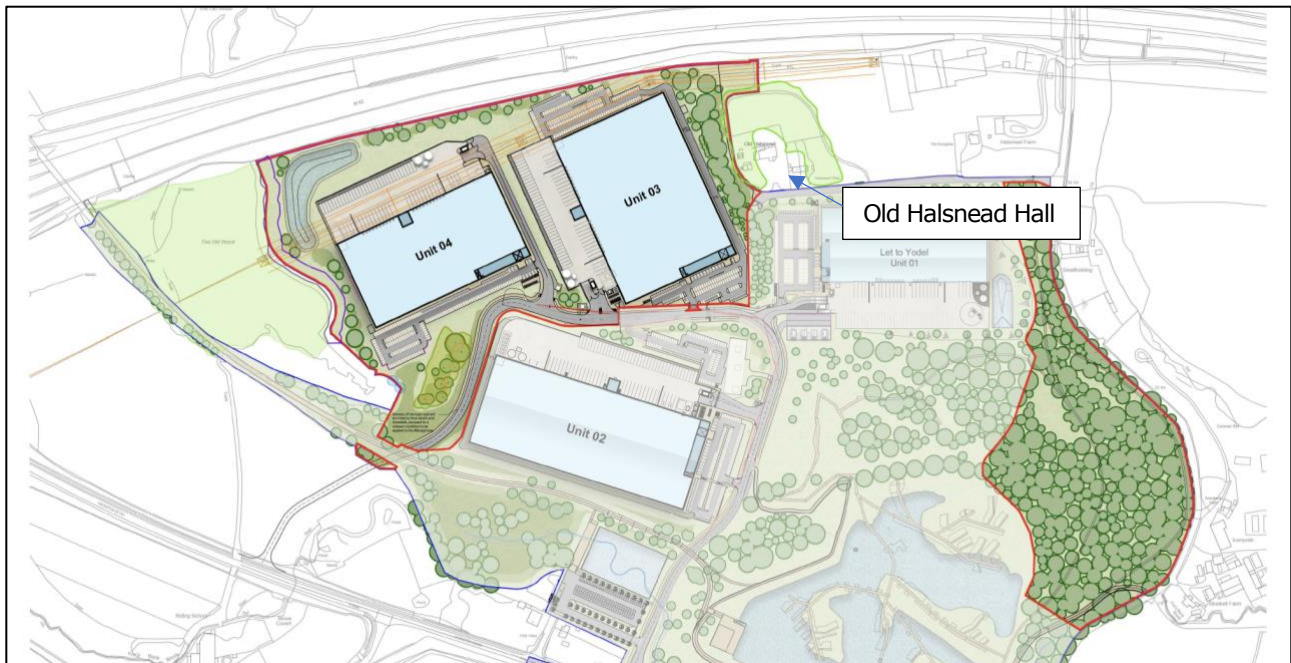


Figure 1: Site Masterplan

There is concern that vibration from the construction works may cause damage to Old Halsnead Hall. This has been addressed in Condition 2 of the planning consent, however, which states:

No part of the development hereby permitted shall be commenced until an addendum Construction Management Plan has been submitted to and agreed in writing by the Local Planning Authority that details the means of mitigation of construction effects in relation to the impacts of the development on the adjacent listed building. The addendum CMP shall include (but not be limited to) the following actions to be carried out throughout the construction process:

- *Pre-commencement survey of the listed building which includes assessment/recording of cosmetic damage as well as structural surveys which will establish a baseline of the current condition of the listed building and any other permanent structures within the listed building's curtilage;*
- *A system for monitoring the vibration level at the boundary of the application site nearest to Old Halsnead Hall and details of who will undertake the monitoring. These details shall include the vibration monitor type, monitoring positions, frequency of checks, the period of monitoring, settings and thresholds for ceasing works and how the listed building will be monitored in relation to structural movements and stresses and strains including who will carry out this monitoring;*
- *Procedure for the owner of the listed building to report damage which occurs during construction;*
- *A schedule to demonstrate what steps will be taken should damage occur during construction, details of how the damage will be assessed and timescales for repairing the damage. The schedule will include details of how working methods will be reviewed;*
- *A Post construction survey/assessment of the listed building to be submitted within four months of the construction works being completed and subject to the co-operation of the owner/permission to access the site being granted;*
- *A record demonstrating that reasonable steps have been taken to communicate with the owner of Old Halsnead Hall including notification of the proposed vibration and monitoring methods, opportunities to take into account any reasonable comments made by the owner in relation to monitoring methods only and to gain access to the listed building to undertake the surveys. Where the record demonstrates that access to the listed building has been denied or the owner does not respond within four weeks of first being contacted, the applicant will not be responsible for any survey or monitoring work or rectifying any damage to the listed building thereafter for the purposes of this condition only;*
- *Details of construction working methods relating to construction, foundations, floorplates, piling and earthworks and details of any specific machinery likely to result in vibration impacts. Such details shall also include: days / hours of work; duration of any pile driving operations, operations likely to cause low level vibration, and earthworks (expected start date and completion date); and vibration monitoring details, including the number of monitors and the monitoring locations;*
- *Details of how survey, consultation and monitoring information will be reported to the Local Planning Authority;*
- *All site works shall then proceed only in accordance with the approved addendum Construction Management Plan (and any timescales therein) and any Construction Environmental Management Plan approved under condition 37 of the hybrid consent reference 20/00494/HYB, unless otherwise agreed in writing beforehand with the Local Planning Authority.*

Our addendum Construction Management Plan, written in order to discharge Condition 2, is appended overleaf.

I trust you will find the above of interest to you. Should you have any queries please do not hesitate to contact me.

Yours sincerely,
For 24 Acoustics Ltd

A handwritten signature in black ink that reads "Reuben Peckham".

Reuben Peckham BEng MPhil CEng MIOA
Director & Principal Consultant

Enc.

RE: Knowsley Council Planning Application Reference 24/00145/REM Former Site of Cronton Colliery- Addendum Construction Management Plan

This addendum construction management plan has been written in order to ensure that the building works proposed at the site of the former Cronton Colliery are adequately managed in order to prevent damage or harm to the neighbouring Old Halsnead Hall. It is also produced in order to discharge Condition 2 of the reserved matters planning consent for the development.

Condition Surveys of Old Halsnead Hall

Prior to the commencement of any building works a Chartered Surveyor will be appointed to undertake a full structural survey and assessment of cosmetic damage of the building and any other permanent structures within its curtilage.

Upon completion of all works (and within 4 months of the date of completion) a post construction survey/ assessment of Old Halsnead Hall and associated buildings will be undertaken

Please note that these surveys are condition on the co-operation of the owner to allow access.

Vibration Monitoring

Prior to the start of the building works a vibration monitoring system will be set up with accelerometers installed at the boundary locations shown in Figure 2 below. This will be undertaken by a third party consultant on behalf of the contractor. The consultant will be a full corporate member of the Institute of Acoustics and will be employed by a company which is a full member of the Association of Noise Consultants.

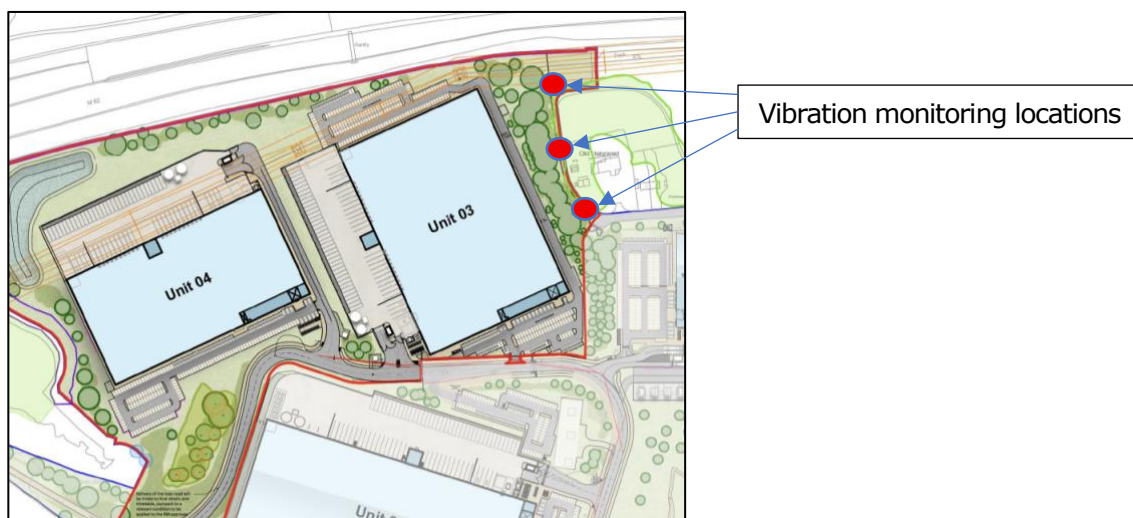


Figure 2: Vibration Monitoring Locations

The monitor shall continuously log vibration levels in terms of the peak particle velocity (PPV) in the three orthogonal axes of motion in samples of 1 minute. The surveys will be undertaken in accordance with British Standards 5228-2 (Code of practice for noise and vibration control in buildings- vibration) and 7385-2 (Guide to damage levels from groundborne vibration).

The monitoring systems will provide real-time data via a web interface so that the data may be interrogated at any time. In addition the system will be configured to generate alerts of exceedances of defined vibration thresholds. Alerts will be sent to key stakeholders including the site manager by SMS and email enabling site staff to act accordingly in the event of excess vibration. Table 1 below shows the trigger values and the action to be taken.

Trigger Alert	Trigger Value	Action to be taken on site
Amber	1 mm/s PPV	Warning. Investigate cause of vibration exceedance. Modify working practices if necessary to prevent further alerts.
Red	1.5 mm/s PPV	Stop work immediately. Investigate cause of vibration exceedance. If necessary change working methodology prior to continuing.

Table 1: Vibration Monitoring Alert Values

The monitoring shall be undertaken throughout the construction period. A member of the site construction team shall check the instrumentation on a weekly basis and the company responsible for undertaking the monitoring shall attend on a monthly basis to check the ongoing integrity and calibration of the systems.

The vibration monitoring at the boundary and the limits set will ensure that there is no excessive stress/strain on the listed building.

In the event that the monitoring system stops working an alert will be provided to site operatives.

The monitoring system will be inspected daily by a member of the site team and these checks logged.

Management of Damage to Old Halsnead Hall

The owner of Old Halsnead Hall shall be provided with a phone number and email address which may be used to report any damage during the construction works to Tritax Big Box Developments Ltd.

Upon receipt of complaints of damage the following actions will occur:

- The contractor will be notified immediately;
- The contractor will request an interim technical report from the monitoring company. This will be provided within 5 working days of the request and will identify any periods of excessive vibration;
- The contractor will appoint the Chartered Surveyor to assess the reported damage and provide an opinion on whether this is new or historic;
- In the event that it is determined that damage has occurred as a result of the building works (beyond reasonable doubt) the contractor will review and amend the construction methodology as appropriate to reduce the impact;
- The contractor will then undertake to repair the damage within 3 months of the date of the initial report.

Record of Communications with Old Halsnead Hall

The contractor will keep a schedule of communications within the site office which will include, but not be limited to:

- Request to enter the property to undertake the pre-commencement condition surveys;
- Notification of proposed vibration monitoring;
- Details of all complaints showing the contractor's investigation and response to each;
- Request to enter the property to investigate any complaints of building damage
- Request to enter the property to undertake the post-completion condition surveys.

Construction Methodology

The information below provides details of the proposed construction methodology.

Site set-up & clearance:

- Topsoil strip, formation of haul roads, fencing, welfare.
- Key plant: 13–30 t excavators, dozers, dumpers, rollers.
- Vibration: Minimal vibration; visual checks of adjacent structures, monitoring at boundary to Old Halsnead Hall.
- Dust: Water bowser with continuous supply; speed limits on haul roads of 10 mph; sheeting of wagons.
- Noise: Works limited to normal hours (e.g. 08:00–18:00); plant with silencers.

Earthworks Cut and Fill:

- Excavate subsoils to formation levels in accordance with the earthworks model and prepare formations to 5% cbr ready to accept capping/sub base to buildings and hardstanding areas. Use stabilisation techniques such as lime/cement where permitted by the design specification. All works undertaken in accordance with Materials management Plan (MMP)
- Dispose of unwanted sub soils on to the County park approximately 85,000 cube plus 20,000 cube of stripped top soil. Retain 20,000 cube of topsoil as stockpile for soft landscaping.
- Where rock is encountered adopt strategy to minimise vibration, consider the use of chemical grenades
- Develop irrigation techniques to control ground water- Discharge to attenuation lagoons through existing arterial drainage system through silt busters or on site settlement lagoons. Consider the use of the attenuation lagoon to Unit 4 s a temporary measure for collection as this will eventually form part of the permanent works
- Crushing of materials to be undertaken using appropriate plant at suitable distance from the boundary to Old Halsnead to limit affects of noise and vibration
- Key plant: 13–30 t excavators, dozers, 28-40 tonne capacity dump truck, rollers, breakers, water bowzers
- Silt busters water pumps to control ground and rainwater
- Noise: Works limited to normal hours (e.g. 08:00–18:00); plant with silencers;
- Dust: Water bowser with continuous supply; speed limits on haul roads of 10 mph; sheeting of wagons.

Ground improvement (CMC):

- Continuous Modular Columns also known as rigid inclusions, ground improvement technique. Installed by bespoke operating machinery with minimal vibration
- Key plant: CMC/soil mixing rig, grout pumps, support excavators.
- Vibration: Non-displacement method minimises vibration; pre-condition surveys if required; vibration monitoring near receptors.
- Dust: Dampening of arisings; immediate removal of spoil; enclosed mixing systems, water bowser with continuous supply; speed limits on haul roads of 10 mph; sheeting of wagons.
- Noise: Modern rigs with acoustic engine covers; sequencing away from sensitive boundaries.

Bulk excavation & foundations:

- Excavation for pads, trimming, blinding.
- Key plant: Excavators, breakers (local), dumpers.
- Vibration: Use hydraulic breakers sparingly; avoid percussive methods where possible.
- Dust:

- Dust: Water suppression: stockpiles kept damp and covered; road sweeping, water bowser with continuous supply; speed limits on haul roads of 10 mph; sheeting of wagons.
- Noise: Temporary acoustic screens; avoid concurrent noisy operations.

Concrete works (pads & slab):

- Reinforced concrete pad foundations and slab on grade.
- Key plant: Concrete wagons, pumps, laser screeds, power floats.
- Vibration: Low vibration activity; vibratory pokers controlled and brief.
- Dust: Ready-mix deliveries to reduce on-site batching dust, water bowser with continuous supply; speed limits on haul roads of 10 mph; sheeting of wagons.
- Noise: Electric equipment where possible; plant engines shut down when idle.

Steel frame erection:

- Portal frame erection, bracing, purlins.
- Key plant: Mobile cranes (50–120 t), MEWPs, telehandlers.
- Vibration: Negligible vibration; crane mats reduce ground transmission.
- Dust: Minimal dust; local suppression during drilling, water bowsers on continuous supply, speed limits on haul roads of 10 mph;
- Noise: Crane operations during standard hours; radios instead of horns.

Cladding & roofing:

- Metal composite wall panels and roof sheets.
- Key plant: MEWPs, scissor lifts, drills, fixings.
- Vibration: None of significance.
- Dust: Dust extraction on cutting; cutting stations located away from boundaries, water bowsers on continuous supply, speed limits on haul roads of 10 mph;
- Noise: Use low-noise tools; limit cutting/grinding duration.

External works & drainage:

- Drainage, yards, pavements.
- Key plant: Mini-excavators, rollers, pavers.
- Vibration: Vibratory rollers controlled; distance from boundaries.
- Dust: Water suppression; wheel wash to prevent mud/dust tracking, water bowsers on continuous supply, speed limits on haul roads of 10 mph;
- Noise: Scheduling of roller use; broadband reversing alarms.

Reporting to the Local Planning Authority

The contractor's monitoring consultant will provide a quarterly technical report detailing the results of the surveys (unless complaints are received in which case interim reports will be requested). These will all be forwarded to a nominated point of contact at the local planning authority.

In addition survey reports will be forward to the nominated contact together with the schedule of communications with the owner of Old Halnstead Hall.

The local planning authority may request any other information needed during the course of the works, giving the contractor up to 7 working days to respond.