

Design / Access Statement

Proposed C8 storage extension and associated works @ Olympic Foods Ltd, Fallows Ways, Whiston, Prescot, L35 1RZ

Friday, 13 October 2023



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Contents

1. Background information
2. Introduction
3. Ownership
4. Location & Site plan
5. Site and area appraisals
6. Planning History
7. Consultations
8. Programme
9. Design principles
10. Design solution
11. Sustainability / Energy efficiency
12. Recycling and Reclamation
13. Summary
14. Access Statement
15. Appendix A – Construction management plan
16. Appendix B – Pest Management plan

1.0 Background information

1.1 Name of the scheme

Proposed C8 storage extension and associated works @ Olympic Foods Ltd, Fallows Ways, Whiston, Prescot, L35 1RZ

1.2 Applicant

Olympic Foods Ltd, Shaw Road, Liverpool, L24 9GS

1.3 Architect

SMITH . YOUNG
23 Roscoe Street
Liverpool, L1 2SX

1.4 Date

13 October 2023

2.0 Introduction

The design and Access Statement has been prepared to satisfy the requirements under PPS 4 and as a description of the design process to accompany the proposed drawings submitted for full planning consent.

The report presents a case to redevelop the site in line with the necessary aspirations of the client.

3.0 Background & Ownership

The current owners are Olympic Foods Ltd.

Olympic Foods Ltd is one of the leading independent suppliers of vegetable oils, sauces, curry pastes and other food products in the UK and European markets, supplying Caterers, Wholesalers and Food Manufacturers and is a member of the National Edible Oil Distributors Association.

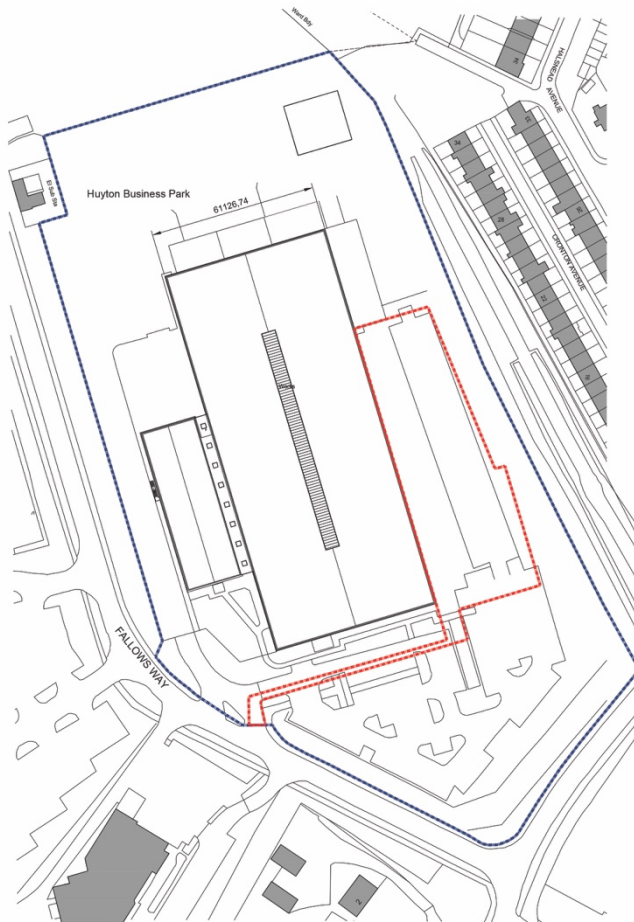


Olympic Foods Ltd has been trading since 1990 and is currently located at Shaw Road in Speke and distributes products throughout the UK and to export to all parts of the world.

The current site employs locally 85 employees.

Due to increase demand Olympic Foods Ltd has purchased the application site to expand its operations. The Whiston site is located at the junction 1 of the M57 and junction 6 of the M62 with easy access to the motorway network Olympic Foods is ideally placed to deliver quality products, service and support to our customer, whilst ensuring a stable environment for continued growth and investment in company and employees. It is intended that the move to Whiston and the expansion will employ an additional 25no. Local new employees.

4.0 Location and site plan



Location Plan

4.1 Site Details

The existing site area is 37341m² (3.7341 Hectarces). The development site area is 4055m² and the current use is B2 General Industrial.

5.0 Site and Area Appraisals

5.1 Status of Site

The site comprises of one main industrial production / storage building. The site is located on Falls Way, Whiston accessed via Windy Arbor Road with immediate access to Junction 1 of the M57 and Junction 6 of the M62. The main site is access via Falls way with the staff and visitors car park to the southern and eastern side of Whiston 1. The main site access is also shared with Delivery lorries which accesses the Northern part of the site with the loading bay and lorry storage to the rear. To the north and eastern part of the site to the boundary there is extensive screening of tree and planting. West of the site is industrial use buildings, south of the site is Devere Village Hotel and associated parking and north east of the site is primarily residential use.

The site was originally developed for Cable and Wireless and subsequently occupied by JCM Media Ltd and then Yodel Parcel Delivery Company until recently purchased last year by Olympics Foods Ltd.

Refer to drawing no. 001-006 for plan layouts.

5.2 Topography - contours on the site

The site being located within a industrial complex, the topography is approximately level.

5.3 Surrounding buildings

Generally 20th Century Industrial units comprising mainly of materials such as brick and metal cladding for both roof and walls.

5.4 Heritage conservation - listed buildings

After research there are no current listed buildings for the development site and the site is not within a conservation area.

5.5 Focal points / Landmarks / Listed Buildings

There are no Focal, Landmark or Listed building near the site.

5.6 Noise

Noise is limited to the busy arterial routes along Windy Arbor Road and the M57 and M62 located south and west of the application site.

5.7 Services

In reference to Public utilities, within the site there exists the usual services e.g. underground services, drainage systems, electric, gas and water, there are no overhead power lines near the site. There would be no need for new connections as the proposal is for storage container's which will have no services to each.

5.8 Adjacent land uses, and relevant planning proposals

The site is primarily located in a B2 general Industrial use.

5.9 Pedestrian / Vehicular movement

The development site is access from Fallows Way via Windy Arbor Road. The development site currently has on site parking and this has been retained within this proposed scheme.

There are good road links with the M57 and M62, 5 minutes away by car.

6.0 Planning history

Refer to table below:

Application No.	Location	Application Type	Development Type	Authority Decision
19/00166/FUL	Olympic Food Ltd Fallows Way Whiston Knowsley	Full Planning	APPLICATION TO VARY CONDITION NO.2 TO PLANNING PERMISSION 16/00661/FUL (ERECTION OF SINGLE STOREY EXTENSION TO SAUCE PRODUCTION AREA EXTENSION OF EXISTING HARDSTANDING, RELOCATION OF 2 NO EXISTING STORAGE UNITS/TANKS AND 1 NO	Approved

	L35 1RZ		EXISTING CHILLER UNIT TOGETHER WITH AMENDMENTS TO EXISTING CAR PARK) VARIATION SOUGHT TO APPROVED PLANS AS LISTED IN SCHEDULE 1 TO ALLOW FOR ALTERATIONS TO EXTENSION.	
16/00661/FUL	Olympic Food Ltd Fallows Way Whiston Knowsley L35 1RZ	Full Planning	ERECTION OF SINGLE STOREY EXTENSION TO SAUCE PRODUCTION AREA EXTENSION OF EXISTING HARDSTANDING, RE-LOCATION OF 2 NO EXISTING STORAGE UNITS/TANKS AND 1 NO EXISTING CHILLER UNIT TOGETHER WITH AMENDMENTS TO EXISTING CAR PARK	Approved
14/00090/FUL	Olympic Food Ltd Fallows Way Whiston Knowsley L35 1RZ	Full Planning	ERECTION OF DETACHED GARAGE/STORAGE BUILD ING TOGETHER WITH ERECTION OF NEW TWO STOREY LINK BUILDING BETWEEN EXISTING INDUSTRIAL UNITS	Approved
03/00449/FUL	Former Corning Cables Systems Fallows Way Whiston Knowsley L35 1RZ	Planning-Full (Building Works)	ERECTION OF REDUCED LEVEL EXTENSION TO EXISTING LOADING BAY, NEW PUMPHOUSE, EXTENSION TO EXISTING TOILET BLOCK, NEW ROLLER SHUTTER DOORS AND RELOCATION OF WEIGHBRIDGE	Approved
01/00641/FUL	Former Corning Cables Systems Fallows Way Whiston Knowsley L35 1RZ	Planning-Full (Building Works)	ERECTION OF WATER STORAGE TANK AND PUMP HOUSE	Approved
96/00084/APP	JCM Media Ltd, CDMS Fallows Way Whiston Knowsley L35 1RZ	Planning-Full (Building Works)	ERECTION OF EXTENSION TO EXISTING PREMISES	Approved
97/00504/APP	JCM Media Ltd, CDMS Fallows Way Whiston Knowsley L35 1RZ	Planning-Full (Building Works)	ERECTION OF CANOPY TO REAR ELEVATION OF EXISTING FACTORY	Approved
74/14595/HIS	Former Corning Cables Systems Fallows Way Whiston Knowsley L35 1RZ	Planning-Full (Building Works)	BICC CABLES LTD FALLOWS WAY WHISTON :- ERECTION OF NEW BUILDING TO HOUSE MANUFACTURING ASSEMBLY AND ASSOCIATED SUPERVISORY OFFICES	Approved

7.0 Consultations

No consultations have been made and public consultations will form part by virtue of the current planning consultation process.

8.0 Programme

If and once approval has been granted it is envisaged that the project will commence in June 2024 and completed March 2025. The successful contractor would be selected only if they were a member of the Considerate Contractor Scheme.

The three main areas that the Scheme's Code covers are:

- **The environment**

Registered sites should do all they can to reduce any negative effect they have on the environment. They should work in an environmentally conscious, sustainable manner.

- **The workforce**

Registered sites should provide clean, appropriate facilities for those who work on them. Facilities should be comparable to any other working environment.

- **The general public**

Registered sites should do all they can to reduce any negative impact they may have on the area in which they are working. Sites should aim to leave a positive impression on those they affect



The contractor will be instructed to work within reasonable hours 8.30am – 5.00pm weekdays, any weekend work or disturbance, the contractor will have to notify residents of any disruption.

9.0 Design principles

Proposal Drawings

This section is to be read in conjunction with the following drawings:

- 23.021 - 001 Existing Site Plan & Location plan.
- 23.021 - 002 Proposed Site Plan
- 23.021 - 003 Existing Context elevations / sections
- 23.021 - 004 Existing & Proposed floor plans
- 23.021 - 005 Proposed Context elevations / sections
- 23.021 - 006 Proposed Elevations

10.1 Design Objectives

Our proposal is for the extension of the existing single storey sauce production area and extending of existing hardstanding area for vehicular delivery, storage and turning, all necessary for the increase in demand in sauce production.

The proposal is intended to give a cohesive identity to the industrial units and the wider site as a whole.

Our principle Design Objectives are as follows:

- The design proposal is to create a distinctive, safe and pleasant, welcoming, adaptable, efficient and bring joy and delight to all occupants and public alike.
- The plan form will respond to the site and the character of the existing building's original layout.
- The form, scale and massing will respond and respect the geometry of the surrounding buildings.
- In elevation terms the design should respect the scale and materials of the surrounding buildings.
- To use new sustainable technologies

The classification of use within the scheme will be B8.

10.2 Strategy

Our proposal is for the and extension that will provide necessary storage facilities under B8 Use .

10.3 Plan form/ layout

Refer to drawing no. 001-006 for details of the plans.

10.4 Access, Vehicular Access and Car Parking

The proposed development does not affect pedestrian or vehicular access and existing visitor and staff parking is maintained.

10.5 Landscaping

Not applicable, all existing landscaping works will be retained and continuously maintained.

10.6 Streetscape/Massing / Scale

The proposed extension has been designed to match the original massing and scale of the buildings existing building.

10.7 Details and materials

The concept of the detail and materials is to keep the detailing simple and to match the existing materials as listed and detailed below. Colours to match existing.

10.8 Drainage

In regard to the extension, it is intended to discharge the surface water drainage into the existing rainwater pipes thus no requirement for new drainage.

11.0 Sustainability / Energy efficiency

The brief for the site is summarised as follows:

- Sustainable clean technologies in renewable energy, water re-use.
- Design and specification for low energy/super insulation, 25% higher insulation over and above the current Building regulations standards.
- Consideration and incorporation of sustainable construction issues and construction methods.

12.0 Recycling and Reclamation

As design is developed, opportunities to utilise reclaimed materials will be monitored and included where practicable. Incorporation of reclaimed materials will be market dependent, and is hence wholly subject to the successful sourcing and availability of quality and quantity within the overall budget and programme parameters. The key proposed imported materials currently under consideration are:

The key proposed direct salvaged materials under consideration are:

- Concrete and masonry for crushing and re-use as bulk-fill, back-fill and hardcore, or prescription of export for re-use with net import of similar salvaged material.
- Use of reclaimed crushed inert material as aggregate, subject to detail technical support and assurance, and to commercial support from concrete supplier.

13.0 Summary

In summary, the above information and drawings provided as part of this application we hope illustrates that the proposed design would maintain the character and appearance of the area and the existing buildings.

The proposal has been informed by the setting and context of its surrounding.

14.0 Accessibility – Access Statement

15.1 Approach

Not Applicable

15.2 Car Parking

There is sufficient off street parking to provide full disabled access to the site.

15.3 Entrances

Not Applicable

15.4 Internal Doors

Not Applicable

15.5 Internal Ramps

Not Applicable

15.6 Internal Stairs / Means of Escape in Case of Fire

Not Applicable

15.7 Passenger Lift

Not Applicable

15.8 Platform Lifts and Stair Lifts

Not Applicable

15.9 WCs / Bathrooms - General Provision

Not Applicable

15.10 Wayfinding

Not Applicable

15.11 References

- BS 8300:2009 Design of Buildings and their Approaches to meet the needs of Disabled People
- BS 9999 Part 8 Fire Precautions in the Design, Construction and use of Buildings, Code of Practice for means of Escape for Disabled People
- Approved Document M to the Buildings Regulations 2016

16.0 Appendix A – Construction Management Plan

Construction Method Statement

1.0 INTRODUCTION

- 1.1 The purposed of this Method Statement is directed at the need to safeguard pollution. It is not intended to be a Method Statement for Health & Safety purposes; such a statement will be the responsibility of the appointed main Contractor.

2.0 METHOD STATEMENT

2.1 Proposal of Works

ERECTION OF SINGLE STOREY EXTENSION B8 STORAGE UNIT

2.2 Areas of Potential Risk

The following operations have been identified as potentially affecting the surround area:

1. Hazardous/excavated material being washed into the ground locally.
2. Run-off from construction operations carrying silt towards the adjacent public highway.
3. Tracking of concrete/cement-based materials entering groundwater areas.
4. Leakage of fuel, paints, liquid coatings entering groundwater areas.
5. Burning or inconsiderate disposal of materials from demolition.

2.3 Noise Control

- Employ normal working hours of 8am to 6pm Monday to Friday and 8am to 1pm Saturday
- Select the quietest plant which is appropriate for the job and ensure that it is properly maintained, particularly with respect to any noise reduction measures
- Ensure that plant is operated so as to minimise noise, including shutting off plant when not in use, keeping covers in place, etc.
- Site noisy plant away from noise sensitive buildings or make use of barriers to shield such buildings.
- Ensure that mains power is available at the earliest opportunity where temporary generators are used overnight
- Take care when loading/unloading materials and plant Keep deliveries to within normal working hours
- Ensure that radios are not used unless they are kept to a low level which does not cause annoyance

2.4 Dust Control

- Any regularly used routes across the site shall be hard surfaced so that they can be kept clean by regular brushing and water spraying if necessary
- Vehicle movements and speeds across unsurfaced sites shall be minimized
- Effective wheel cleaning arrangements must be made so that mud (and subsequently dust) is not tracked out of the site. In any event road cleaning with a vacuum sweeper may still be required.
- All stockpiles of potentially dusty material shall be stored away from the boundary with existing dwellings, within enclosures and damped down using suitable water sprays during dry weather.

- Cutting or grinding of materials on site shall be done with plant equipped with an effective water suppression system.
- No burning of materials or rubbish shall take place on site.
- Static plant powered by internal combustion engines shall be sited away from dwellings, offices, etc.

2.5 On-Site Car Parking

In order to mitigate disruption to the adjacent properties, the existing car park will be utilized for temporary off street parking will be provided within the curtilage of the site for all associated construction personnel. The location of the off street parking will be contained within the proposed hard standing of the scheme as detailed on Drawing 002.

2.6 Measures of Prevention

The Main Contractor is to take into account the Environment Agency – Pollution Prevention Guidelines (PPG).

1. Operations will be closely supervised with any potential hazardous materials identified prior to works commencing. Any area of work considered to contain 'hazardous' materials will be ceased until agreed in writing with the Contract Administrator. NB. The new building will not contain any hazardous materials (i.e. asbestos etc.)
2. All aggregates are to be stored in large carry sacks (1-tonne) and stored in a secured covered area.
3. If in the unlikely event that dewatering of the foundations is required, the water shall be pumped into a settlement tank to prevent contamination of the groundwater areas.
4. Regular checks shall be carried out by the Site Forman and the Contract Administrator to ensure that the construction area shall be kept clean at all times and materials stored in their correct locations.
5. Excavated material shall be removed from site as soon as practically possible and disposed of in a considerate manner (i.e. registered waste disposal site).
6. Concrete shall not be poured in wet conditions to ensure that cement leaching does not affect the groundwater areas.
7. Fuel storage for construction vehicles shall not be permitted on the site.
8. All plant and construction traffic shall be properly maintained, with machinery only being used by suitably trained personnel.
9. All new construction materials will be factory finished (i.e. g steel, Upvc windows) to remove the need for the storage and application of paints, preservatives etc. on site.
10. No burning of construction materials will be permitted.
11. As identified in the 'Considerate Constructors Scheme' provision on site will be made for wheel washing facilities located on the driveway of No.26 meaning all traffic to and from the site will be forced to use the facilities on exit from the site. This will be implemented via jet wash facility
12. Due to the size and proposed layout of the site adequate off street car parking will be available to all construction personnel.

Site Induction

Before any operatives commence on site they will attend an induction briefing where the site rules together with safety and environmental issues on site are discussed. The induction will include the explanation of the various safety procedures on site, emergency escape routes and evacuation procedures in the event of a fire.

Other topics covered will be identifying the welfare facilities explaining the main areas of risk on the project where the possibility of injury is likely to occur, discussing PPE and reviewing standards of good housekeeping which are required on site. This will include specific issues raised within the H&S plan. It will be explained that there is to be no parking off site.

Operatives will also be informed of any specific tasks or restrictions on day-to-day operations. It is policy that trades foremen will attend supervisor's induction and hold a supervisor's CSCS card.

Fire Precautions

The Construction Health & Safety Plan will have a dedicated section on fire prevention. We propose that the plan will include, but not be limited to, the following:
The identification of potential fire risks together with risk control measures:

- Consultation with the local fire authority regarding access for emergency vehicles.
- Continual review of the fire plan and regular meetings and agree any changes to the fire plan.
- Bespoke fire training for operatives.
- Installation of fire/smoke alarms throughout the working area, offices and stores.
- Installation of fire fighting equipment.
- Fire plan strategy posted throughout the site showing escape routes and the location of fire muster points. Our logistic drawings show the location of our proposed muster points and access routes.
- The installation and maintenance of protected fire escape routes during the construction phase.
- A good housekeeping plan which will reduce the risk of fire.
- The use of LPC materials for protection and covering.
- Strict adherence to a Hot Works Permit system for all hot work anywhere on site.
- Temporary electrical supplies will be wired to 110v through a trip switch which will lessen the risk of shorting out circuits.

Site fire precautions and emergency procedures on this plan and all subsequent variations will be conveyed to the workforce during the induction meeting or at tool box talks.

Security

The main site area will be completely fenced off using a combination of timber hoardings and block and mesh fence panels.

Security warning notices will be displayed on and around the site boundary in prominent position. Site name boards will be positioned adjacent to the contractor's access point off Queens Drive. All staff will be required to be CRB checked. All fencing will be checked daily and a record of the check will be entered into the weekly monitoring sheet.

We will liaise closely with the Community Safety Officer, local police and the School and additional measures that may be implemented will include recordings of the web cams, visiting security patrols and on-site security operatives.

We have allowed for our own security outside normal working hours for the new build duration of the project. The site will be protected by secure fencing/ hoarding and all access gates will be secure and lockable.

Deliveries

Full instructions and directions will be sent to all suppliers with strict instructions to ensure that the all protocols are adhered to. Traffic signs and fingerboards will direct delivery vehicles to the site from the surrounding approach roads.

We are aware that there are peak times for local roads and we will advise suppliers **not** to deliver during rush hour periods. A gateman will be situated at the entrance to the new site. His duties will include the constant monitoring of site traffic to ensure that any delivery vehicles appearing at peak time are directed to a holding area away from local residential areas.

Welfare Facilities

The welfare facilities will consist of toilets, mess/drying room, site offices, canteen, meeting room, washing facilities. Information and directional signage will be agreed in advance of the works commencing. Signage will be clear and concise to separate public from site traffic.

The site office will be the main point of contact and all visitors and operatives will need to sign a visitor log book each day, and be inducted prior to being allowed access to the site.

COMMENCEMENT AND COMPLETION DATES

18th July 2021 commencement and completion December 2021

HOURS OF OPERATION FOR CONSTRUCTION WORK

Employ normal working hours of 8am to 6pm Monday to Friday and 8am to 1pm Saturday

DETAILS OF SITE COMPOUNDS, STORAGE OF PLANT AND MATERIALS, refer to drawing no. 16.028 – 100 for further details

TEMPORARY HIGHWAY WORKS OR CLOSURES –

It is envisaged that there will be no temporary footpath closures

ACCESS FOR CONSTRUCTION TRAFFIC

refer to drawing no. 23.011-100 for further details

SITE ENVIRONMENTAL CONTROL PLAN

IMPACT – Dust and general nuisance

1.0 ASPECT/ACTIVITIES

- Compound set up – location of skips, cabins and welfare facilities
- Transportation of materials
- Mobile plant and equipment
- Movement of vehicles
- General construction activities

2.0 RESPONSIBILITIES

Project Director	Overall responsibility
Geotechnical Services	Dust monitoring
Engineer	Visual dust monitoring
Section Managers and Works Managers	Day-to-day implementation of RAMS and mitigation measures

3.0 CONSENT REQUIREMENTS

Planning Conditions

5.0 GENERAL CONTROL MEASURES

Monitor weather reports to ensure appropriate dust suppression or road cleaning is available when Required.

Mud on Roads

- Sweepers to be employed to clean roads where appropriate
- Banksmen to clear large debris immediately
- Only designated routes are to be used (not via local towns) – site directions to be provided
- to supplier and sub contractors
- Wagons to be covered to prevent material being blown to road during transport.

Dust & Emissions

Haul Routes

- Select suitable haul routes away from sensitive area
- Good quality access track to be provided
- Set vehicle speed limits and enforce them
- Damping down using water bowsters and sprays if required – however consideration must be given to proximity of drains
- All vehicles transporting materials to and from site will be sheeted to prevent dust and debris escape during transport

Demolition

- Consider additional screening if dust is perceived to be a problem
- Damping down of dusty activities – consideration should be given to proximity of works to drains and water

Plant

- All plant to be maintained and checked on a daily basis
- Ensure exhausts do not discharge directly at the ground
- Ensure engines are switched off when not in use

- Keep refuelling areas away from public

Crushing of hardstanding (WRAP Quality Protocol)

- Shielded crushing area
- Shielded, separate areas for crushed concrete and graded material stockpiles
- Dust suppression system used when crushing material

Materials handling and storage

- Locate stockpiles out of the wind where possible
- Keep stockpiles to a minimum practicable height and use gentle slopes
- Damp down stockpiles using water misting/sprays as appropriate
- Store materials away from the site boundaries and downwind of sensitive areas. Note:
- Materials should not be stored in close proximity to drains or water
- Minimise the height of all fall materials (demolition works)
- Waste will be stored in a designated area within the identified compound
- Use covered containers for waste wherever possible
- NO burning of materials on site.

6.0 SPECIFIC CONTROL MEASURES

WheelWash Facilities will be provided at the site exit to ensure vehicles do not track mud or debris onto roads and public highways

WHEEL WASH SPECIFICATION

MODEL: - FX1400-D

STANDARD DIESEL



SPECIFICATION

Wash pump: - 1400 ltr/min, Kubota diesel engine

(No Generator required)

Submersible pump: - 3" hydraulic

22,000 Litre Recycle tank.

DIMENSIONS

Platform: - 6 metre long, 4 metre wide **(Gives two full wheel revolutions)**

Entry ramps: - 2,648 metre long, Exit ramps: - 3,973 metre long

Water tank: - 7 metre long, 2.2 metre wide

Sump tank: - 1 metre long, 1 metre wide

WEIGHTS

Platform: - 6,330 KG

Tank: - 3,790 KG (Dry)

Site Waste Management Plan (SWMP)

3. NATURE OF PROJECT:

Proposed 34 bedroom student accommodation @ 3-5 Lower Gill Street, Liverpool.

4. PROJECT AIM

We are committed to implement the project environmental plan and the SWMP so that it is effective, accurate and economical and ensure that the procedures put into place are working and are maintained.

5. MANAGEMENT

The Contracts Manager is the SWMP co-ordinator of the project and as such is responsible for ensuring the instruction of workers, implementation and overseeing of the SWMP. The Architect SMITH YOUNG Architecture will monitor the effectiveness and accuracy during the routine site visits. Independent audits will also be completed by our safety consultancy via site inspections. Copies of these reports are forwarded to the GHSQE Manager for monitoring.

Position	Name	Contact Details
Client	Old Swan Developments Ltd	TBC
Construction Director	G Currie	TBC
Contracts Manager	TBA	
Site Manager	TBA	
HSQE Manager	TBA	
Document Controller	TBA	

6. DISTRIBUTION

The Contract Manager shall distribute copies of this plan to the CDM Co-ordinator, Client, Site Manager and each Subcontractor where relevant/applicable. This will be undertaken every time the plan is updated.

7. INSTRUCTION and TRAINING

The Contract Manager will provide on-site briefing via induction of appropriate separation, handling, recycling, reuse and return methods to be used by all parties and at appropriate stages of the Project where applicable. Toolbox talks will be carried out regularly on waste issues and all subcontractors will be expected to attend. This will

ensure that everyone feels they are included and that their participation is meaningful.

8. WASTE MANAGEMENT ON SITE

Surplus or waste materials arise from either the materials imported to site or from those generated on site. Imported materials are those, which are brought to the project for inclusion into the permanent works. Generated materials are those, which exist on the project such as topsoil, sub-soil, trees and materials from demolition works etc. However, there are other considerations to waste management such as waste reduction, segregation of waste, disposal of waste, financial impacts of waste disposal and recording, monitoring, education and reviewing. This plan outlines the procedures that have been put in to place and demonstrate how they benefit the environment, how we can measure the effects and how these procedures and practices are sustainable.

Site Waste Management Plan (SWMP)

PRIORITISING WASTES REQUIRING WASTE MANAGEMENT ENABLING WORKS

(including DEMOLITION): Waste Type, Category and Origin

Waste Types eg bricks	Waste Category	European Waste Codes EWC	Colour Codes	Origin of Waste
Concrete	Inert	17 01 06	 Inert	Site Strip & Demolition
Tarmac	Inert	17 03 01	 Inert	Site Strip
Brick/Block	Inert	17 01 06	 Inert	Site Strip & Demolition
Timber	Active/bio	17 02 01	 Wood	Demolition Works
Subsoils	Inert	17 05 04	 Inert	Site Strip
Metals	Active/Bio	17 04 07	 Metal	Site Strip & Demolition
Plasterboard	Active/Bio	17 08 02	 Gypsum	Demolition Works
Packaging 15 01 03 see note 3		15 01 01 see note 1 15 01 02 see note 2	 Packaging Plastics • Cardboard • Timber	Construction
Mixed Demolition		17 09 04	 Mixed	Construction &

NOTE 1 15 01 01 is the EWC code for paper & cardboard packaging

NOTE 2 15 01 02 is the EWC code for plastic packaging

NOTE 3 15 01 03 is the EWC code for wooden packaging

9. WAYS OF MINIMISING WASTE

We have, from a very early stage, looked at how we can minimise the waste produced, thereby reducing the amount of waste to be removed from the project. Trade

Contractors, Design Team and Suppliers are all being encouraged to look at ways to minimize the amount of waste produced at the work face.

Current Actions Table

Action	Responsibility	Date	How notified	environmental risk & actions identified in the CPHSP
Plasterboard sheets are made to standard sizes to suit the wall heights and to reduce the amount of off cuts/waste.	Design Team		CPHSP/ Meetings	
The wash down point for the concrete wagons is in a suitable location so that the washed out aggregates formed part of the fill.	Principal Contractor		Construction Phase Health & Safety Plan	
Substructure - when the bases are being poured that we had other bases excavated Manager so that any surplus concrete could be utilised as blinding	Construction Manager Principal Contractor			
Materials, which arrive on pallets, are unloaded and the pallets are stored neatly and removed from site once the numbers are sufficient to make collection economical.	Site Foreman Principal Contractor		Method statements Contractors	
Apply all identified	Operatives Site		Method	

All of the above act to reduce the amount of waste and surplus materials, which traditionally would be skipped and sent to landfill. We are continually identifying waste minimisation actions and these will be updated in the above table.

10. SEGREGATION

A specific area shall be laid out and labelled to facilitate the separation of materials for potential recycling, salvage, reuse and return. Recycling and waste bins are to be kept clean and clearly marked in order to avoid contamination of materials. The labelling systems shall be the Waste Awareness Colour Coding Scheme. If the skips are clearly identified the bulk of the workforce will deposit the correct materials into the correct skip. Skips for segregation of waste identified will be:

- Wood
- Metal
- Brick/rubble
- Canteen waste

As works progress and other trades come to site other skips will be placed to enable certain waste to be removed from site. This is likely to include:

- Plasterboard
- Paper and cardboard (bagged up)

11. MANAGEMENT

Waste materials fall into three categories for management, these are:

- Re-use
- Recycle
- Landfill

Re-used

If surplus materials can be used in the permanent works they are classified as materials, which have been re-used. If they are surplus to requirements and need to be removed from site and they can be removed and used in their present form, they can be removed from site for reuse.

Recycling

If the surplus material cannot be re-used in its present form but could be used in a different form, it is sent for recycling such as 50x50 timber to make chipboard.

Landfill

If either of the above cannot be satisfied then the only option left is to send the surplus Materials to landfill. Fleet Lane landfill is always a last resort.

WASTE MANAGEMENT CYCLE

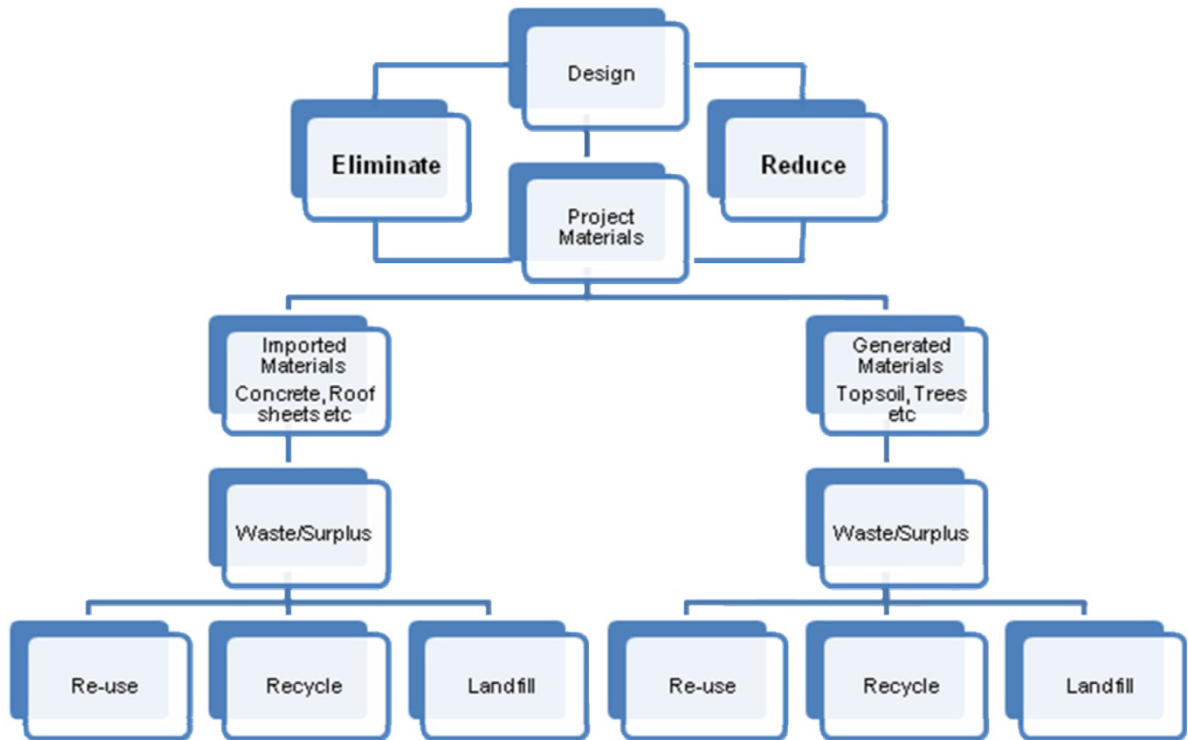


TABLE FOR WASTE TYPES & WASTE MANAGEMENT PACKAGES

Waste Types	Waste Stream
Enabling Works (including Demolition)	
Concrete	Re-use onsite
Tarmac	Re-use onsite/dry
Bricks/blocks	Re-use onsite
Timber	Recycle
Subsoils	Re-use onsite/recycle
Metals	Scrap Value
Asbestos	No usage/Landfill
Plasterboard	Return/recycle/Landfill
Construction Works	
Plasterboard	Return/recycle
Bricks/blocks	Recycle
Timber	Recycle
Cardboard	Recycle
Mortar	No usage/dry to skip
Metals	Recycle
Paints	Recycle
Soils	Use/sell

The skips need to be monitored to ensure that contamination of segregated skips does not occur. Therefore we will advise regularly on how the waste management system is working and point out that an uncontaminated skip for recycling costs typically £55 but should it get contaminated then it has to go direct to landfill at a cost of typically £89 per skip and this price is continually increasing.

We will continually review the type of surplus materials being produced and where we can change the site set up to maximise on re-use or recycling and the use of landfill will be the last resort.

The plan will be communicated to the whole project team (including the client) at the regularly. Business wide updates including the KPIs will be communicated and discussed at IMS and Management meetings

The plan will also be analysed by the Group HSQE Manager to produce KPIs and will be responsible for transferring and advising any best practice and solutions throughout the company. Our prequalification process identifies compliant waste management companies with records maintained on file.

SITE WASTE MANAGEMENT PLAN (SWMP) IMPLEMENTATION CHECKLIST

Checks – please tick ✓ yes or no	Yes	No
Have terms and commercial rates been agreed with contractor(s)?		✓
For offsite or disposal are all the waste destination details verified?		✓
Has a waste segregation / collection area been prepared?		✓
Has the waste area been adequately sign posted?		✓
Has the SWMP document control / filing system been set up (site safety pack)?		✓
Have all necessary staff and contractors had the SWMP transmitted?		✓
Have all the SWMP training / induction procedures for staff been met?		✓
Have all the SWMP training / induction procedures for contractor/s been met?		✓
Has the SWMP been approved by the Contracts Manager		✓
Comments / Further Actions:		
Include Waste Management Plan within Tender Documentation/ CPHSP		

RELEVANT SIGNATURES

Contracts Manager:

Date:

Site Manager:

Date:

SSD6000

6.0kVA Super Silent Diesel Generator

GENERATOR SPECIFICATION	
Voltage	230V - Earth/Neutral bond 115V - Centre Tap Earth (CTE)
Phase	1
Frequency	50Hz
Prime Power (PRP)	6.0 kVA / 4.8 kW
Alternator	NSM C100 SG
Fuel tank capacity	24.0 Litres
Autonomy 75% load	17.0 Hours
LWA	91
dBA @ 7M	66

ENGINE SPECIFICATION	
Engine	Yanmar L100V
Emissions certified	EU Stage V
Cylinders	Single
Distribution	O.H.V.
Aspiration	Naturally aspirated
Cooling	Air
Displacement	0.435 Litres
Rpm	3000



YANMAR

3 Year Engine Warranty
(Limited)



DIMENSIONS (mm)				WEIGHT (KG)
Status	Length	Width	Height	
Trolley Dry	1270	785	890	193
Trolley Wet	1270	785	890	214
Skid Dry	980	640	890	180
Skid Wet	980	640	890	201



CONTROL PANEL

- Key start complete with low oil pressure, high engine temperature, low fuel level & battery charge shutdown/warning lamps.
- MCB overload protection.
- RCD earth leakage protection - 230V output.
- AC voltage selector switch.
- 230V : 1 x 32A & 1 x 16A BS4343 sockets.
- 115V : 1 x 32A & 2 x 16A BS4343 sockets.
- Overload protection for each individual socket.
- Hours run meter.

STANDARD FEATURES

- Industrial two wheeled trolley kit.
- Lifting eye.
- Self bleeding.
- 12V fuel lift pump.
- Gas strut canopy roof.
- Acoustic canopy complete with large access roof.
- Low oil pressure, high engine temperature & low fuel level shutdowns.

POWER DEFINITION

Prime Power (PRP) : Applicable for supplying power to varying electrical load for unlimited hours in accordance with ISO 8528-1 under the agreed operating conditions with the maintenance intervals and procedures being carried out as prescribed by the manufacturers.

OPTIONS

- Skid version available.
- Customised socket arrangement on request.
- AVR (Automatic Voltage Regulator).
- DSE 3110 start/stop control module - *see below for details*
- ATS Panel (Automatic Transfer Switch - DSE 3110 control module required).
- Chalwyn valve/Spark arrestor.
- Mains battery charger.
- Auto start/stop programmable 7-day timer (DSE 3110 control module required).
- DSE 4510 control module upgrade available.
- Telemetry remote communication available (DSE 4510 & DSE 890 required).

DEEP SEA ELECTRONICS 3110 START/STOP CONTROL MODULE OPTION

- The module will display warnings, shutdowns & engine status information on the back-lit LCD screen.
- Engine shutdowns include, high engine temperature & low oil pressure. low fuel level warning.
- Monitoring & protecting AC volts & frequency (Hz).
- Hours run counter.
- Battery voltage monitoring.
- 2-wire remote start function.



Appendix B – Pest Management Plan

Pests Management Plan

1.0	INTRODUCTION
	This Pests Management Plan (PMP) addresses the risk of attracting rats, flies and scavenging birds, hereafter known as pests in this report, and the control measures employed to mitigate the impact. These are supported through monitoring procedures to identify both elevated levels and review complaints should they arise. The complaints management procedure including the management responsibilities are also addressed.
1.1	Pest Management Planning
	A Pest Management Plan decision shall consist of the following steps: Identify pest species. Estimate pest populations and compare to established action thresholds. Select the appropriate management tactics based on current on-site information. Assess effectiveness of pest management. Keep appropriate records. Decisions concerning whether or not pesticides should be applied in a given situation will be based on a review of all available options. Efforts will be made to avoid the use of pesticides by adequate pest proofing of facilities, good sanitation practices, selection of pest-resistant plant materials, and appropriate horticultural practices.
1.2	Reporting and Responsibilities
	All operational staff will be responsible for reporting any vermin, insect or scavenging bird problems immediately to the Site Manager (or designated responsible person). As identified in subsequent sections, regular site inspections will identify any signs of infestation. A record of any identified infestations will be kept in the Site Diary and the record sheets within this PMP, along with records of the use of vermin or insect control measures.
1.3	References
	This Pests Management Plan has been developed in line with industry best practice including technical monitoring techniques and management processes from the following sources: Randall, C (1998) General Pest Management: A guide to commercial applicators. Environment Agency (2013) Fly management: how to comply with your environmental permit.
2.0	Fly Prevention Management Techniques
	Monitor adult fly and larval numbers in key areas of site Ensure site staff are trained in fly monitoring, and aware of the importance of fly prevention.
2.1	Fly Control Methods
	Even if proactive fly prevention measures are in place, it is likely that some flies will still occur and need to be controlled. Under the COSHH Regulations operators must consider nonchemical techniques first. The selection of the appropriate control method considers the space in which the infestation may take place (internal and external) and appropriate method considering the final destination of compost products (agriculture and horticulture).

Pests Management Plan

	The contractor will contract an appropriately licensed service provider to undertake emergency fly control methods. Control methods are varied and choice of method will be determined by external contractor but would consider internal and external methods such as insecticide baits and ULV sprays.
3.0	RATS
	Most successful rat control programs use a combination of tools and procedures to control the rat population and to keep it down. Methods used combine habitat alteration and pesticide application.
3.1	Rat Monitoring
	It is not easy to tell how many rats are infesting a site. As a rough guide, the use of rat indicators are used to characterise the population as low, medium, or high: Low: In rat-free or low-infestation conditions, no signs are seen. The area is free of rats or was invaded recently by a few. Medium: With medium infestation, old droppings and gnawings can be observed or more rats are seen at night; no rats are seen during the day. High: When there is a high infestation, fresh droppings, tracks, and gnawing are common. Three or more rats are seen at night; rats may be seen in the daytime.
3.2	Rat Prevention Management Techniques
	The prevention of rat infestation can be managed through good practice where habitat management discourages rat populations through: improved sanitation, access exclusion, eliminating harbourage and use of bait boxes.
3.3	Access Exclusion
	Building Exterior: The extension is constructed from materials that cannot be gnawed by rats i.e. concrete and metal components. All cracks and holes in building foundations and exterior walls are immediately sealed. Any openings around water and sewer pipes, electric lines, air vents, and telephone wires are blocked Air vents are grated to prevent access. Roller shutter doors are fast action and sealed to ensure a tight fit, especially between door and floor threshold. Building Interior: Broken blocks and holes around pipes are sealed upon detection. Any gnaw holes are repaired immediately upon detection. Floor drains are equipped with sturdy metal grates held firmly in place.
3.4	Eliminating Harbourage
	Preventing the establishment of a rat population can be effective by eliminating areas suitable as a habitat for burrows and rat movements. This can be difficult in some circumstances such as on site where the agricultural location can provide habitat outside of direct control. However, several on site management techniques are deployed to minimise harbourage: Remove plant ground covers such as ivy near buildings. Regular grounds maintenance to trim high grasses and weeds within the site boundary.

Pests Management Plan

	Remove any piles of waste materials or construction debris that permit rats to live and hide adjacent to a building. Reduce clutter and storage of any materials within the site compound or immediately adjacent to the extension building.
3.5	Bait Boxes
	In support of general management techniques for the prevention of rat infestation, given the nature of the material being processed on site, bait boxes are deployed in order to control and count rat numbers. Bait boxes are situated against the exterior wall of the building and baited and inspected regularly. The bait stations are checked weekly to make sure that rats are taking the bait and that the bait is fresh. Entries are made in the site diary of the weekly inspections to ensure that bait is regularly maintained and number of dead rats are recorded. Upon detection, bait packs are placed in burrows, in wall voids, and similar protected sites. If a site is damp, then paraffin bait blocks or other water-resistant formulations are used. Once bait is taken, the box is left in place for some time as the rats will consider it to be part of their normal surroundings.
4.0	Reactive Measures
	Given the nature of the site we aim to keep the rat population to a low infestation. If signs of a high infestation are observed, then a rat controller will be employed to control the population.
5.0	Complaint Investigation
	As part of the PEST Management System, a complaints procedure has been implemented. The complaints procedure applies to all complaints, feedback and requests made by third parties regarding operational activities, environmental, health and safety performance or quality of service/product. All complaints from third parties including external customers, potential customers, statutory authorities, statutory consultees, members of the general public and internal clients will be forwarded to the Site Manager (or designated responsible person) to action as below and record. Complaints received are logged in the site diary. Records are stored at the site office. The Site Manager (or designated responsible person) will ensure that: The complaint is investigated to identify the cause, if necessary this may involve direct communication with the complainant In the event of elevated levels of pests being detected, the presence of 'abnormal' onsite activity is assessed and if necessary immediate reactive measures will be implemented and corrective action taken that will prevent a reoccurrence of the same problem. These actions must be documented. The Complainant will be contacted and given information on the investigations conducted and actions taken as appropriate. All complaints are also reported to Company Directors and discussed at site meetings. Details of other complaints are sent to the other Company personnel as appropriate. Once the issue has been resolved, the Action Required Report shall be completed and the issue will be closed.

Pests Management Plan

	Complaints involving a location with Local Authority Contracts will be reported in line with specific Contract requirements and timescales.
6.0	Site-identified Pest Infestations
	In the event of a pest infestation being identified by Olympic Oil personnel, the event will be reported to the Site Manager and it will be logged in the Site Diary and on an Action Required Report and then investigated and actioned in a similar manner as above.
7.0	Internal Review
	The completed Action Required Reports are distributed throughout the company for review at operational, management and health & safety meetings, as applicable. Any required updates to site procedures or activities covered within this Pests Management Plan will also require an immediate review and update to the PMP. In any circumstance, the PMP will always be reviewed annually from date of issue to ensure that controls described are current and sufficient.