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Construction Environmental Management Plan

Cleator Moor Innovation Quarter, Phase 2 – Industrial Solutions Hub (iSH)



Date: 08/07/2026
 Prepared by: Gary Irving – Morgan Sindall Construction
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Environmental Management Plan (EMP) – PEP Part 3

CONSTRUCTION PHASE

Environmental Management

Morgan Sindall business unit / region:	Northeast & Cumbria				
Project name:	iSH Hub				
Project no.:	38CE03				
Customer:	Cumberland Council				
Location:	Former Spida Site, Leconfield Industrial Estate, Cleator Moor				
Revision no.:	01	Date:	14/07/2026		

For full revision schedule see section one Project Execution Plan (PEP) (Part 1).

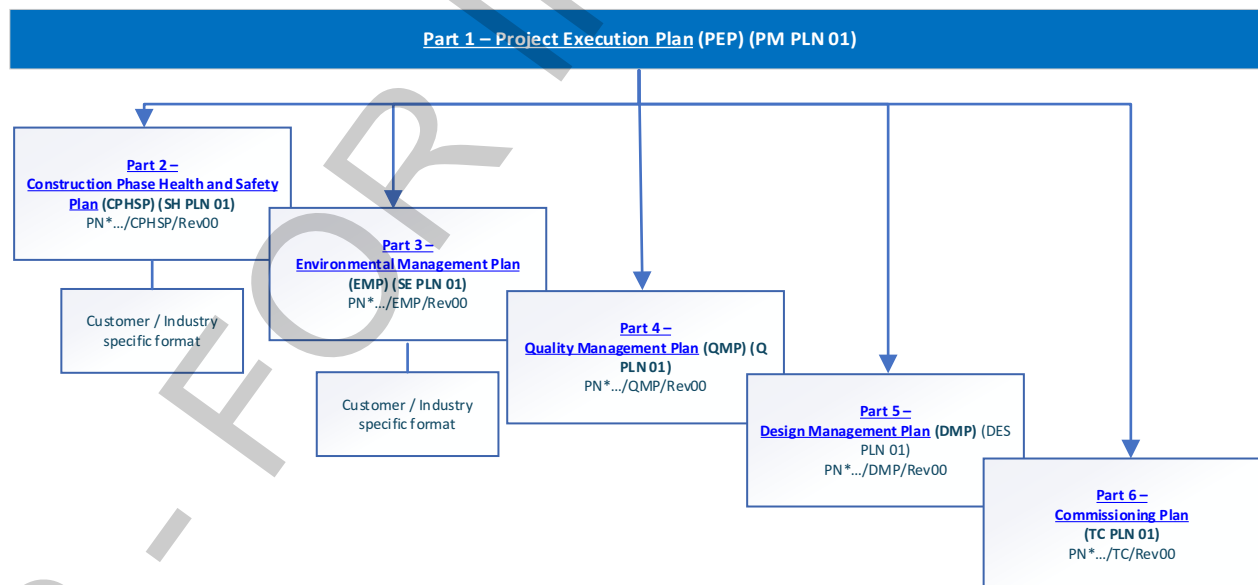
Environment Management Plan (EMP) - Overview

This document defines how specific environmental management elements of the contract are being delivered.

Each box represents the sections of the whole PEP. Only in exceptional circumstances will a PEP consist of less than four documents.

* PN = Contract or project no.

(Update revision nos. as required)



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1. Revision schedule

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Introduction

1.1. Pre-amble

The following information is contained within PEP Part 1

- Pre-construction information
- Project directory
- Contract organisation and staff responsibilities
- Communications
- Risk management
- Knowledge transfer – good practice / lessons learnt.

1.1.1. Pre-Commencement Planning Condition

Morgan Sindall Construction (MSC) are required to produce a Construction Environmental Management Plan (CEMP) to discharge planning Condition 9 with Copeland Borough Council in relation to planning application reference number: 4/26/2132/0F1.

MSC have been appointed by Cumberland Council to carry out works associated with the planning application that permits the construction of a new building including car parking, hard and soft landscaping and associated infrastructure and biodiversity.

The proposed development is to take place at the Former Spida Site, Leconfield Industrial Estate, Cumberland, Cleator Moor, CA25 5QB (hereafter 'the site').

As stipulated by Copeland Borough Council, prior to the commencement of any development, the CEMP will be submitted to and approved in writing by the local planning authority. The CEMP needs to satisfy Condition 9 which states:

'No development shall take place until a site-specific Construction Environmental Management Plan (CEMP) been submitted to and approved in writing by the Local Planning Authority. The plan must demonstrate the adoption and use of the best practicable means during the construction phase of the works:

- *To address pollution prevention control*
- *To reduce the effects of noise including excessive construction noise, vibration and dust,*
- *To reduce the effects on the local ecological environment during the demolition and construction phase of the works.*
- *To address impaction of habitats*
- *Provide a chapter incorporating Reasonable Avoidance Measures (RAMS).*

The development hereby approved shall be carried out in accordance with the approved CEMP'.

1.1.2. Development Proposals

Cumberland Council seek to redevelop Leconfield Industrial Estate. This redevelopment is in two phases:

- Phase 1 - Development of a new enterprise campus (the Hub)
- Phase 2 - Levelling Up Fund (LuF) Project which includes the 'Main Works', Unit 1 and Unit 1A boundaries.

This CEMP relates to the construction works for iSH Hub (Industrial Solutions Hub) only. The Proposed Development is at RIBA Stage 4, an assessment of potential significant effects has been undertaken and documented in various reports.

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1.1.3. Site Description

- 1.1.3.1** The Leconfield Industrial Estate has been utilised for industrial uses for many decades and was formally laid out as an Industrial Estate in the 1940s.

It has undergone an extended period of decline, culminating with the gradual demolition of circa 40-50% of the buildings on the site. The Estate currently accommodates approximately 20 industrial warehouse units of varying sizes of standard commercial construction, including brick, corrugated iron, and prefabricated steel frame.

- 1.1.3.2** The application site for the iSH Hub has an area of 1.316ha comprising of tarmac, concrete floorplates from earlier demolished units and areas of grass/scrub land. It is surrounded by industrial, commercial and residential buildings in addition to agricultural land with Nor Beck running around north and west of the whole industrial estate.

The site comprises hardstanding and modified grassland road verges, with a small area of brownfield Open Mosaic Habitat on Previously Developed Land (OMHoPDL) present in the west where it borders the Leconfield Main Site Plots 9 and 12 boundary. Other neutral grassland is also present in the south of the site.

- 1.1.3.3** The Industrial Estate site is accessed via the B5295 'Leconfield Street' at its southern boundary and is not fenced, resulting in public access not being fully restricted. The estate is bounded by the Leconfield Industrial Estate to the north, west and south and by a cycle route a treeline, woodland areas and open fields / grassland to the east. The wider area is characterised by a mix of residential uses (to the west, east and south), retail and leisure uses (to the south-east) and agricultural fields under arable production (to the north). There is also a public footpath and small watercourse called Nor Beck running to the northwest of the Industrial Estate which has the potential for surface water flooding. It should however be noted there have been no incidents of historical flooding on the Leconfield Industrial Estate.

- 1.1.3.4** The proposed Site layout is shown in Figure 1.1 below, including the wider owned land under Cumberland Council (CC) ownership.

- 1.1.3.5** Currently, CC does not have any declared Air Quality Management Area (AQMA) with the nearest AQMA to the Industrial Estate being located approximately 54 km to the east in Kendal. Air quality at the estate is regarded as being very good*. Cleator Moor resides in the Lake District and there are very few heavily trafficked pollutant sources in the western parts of the Lake District. Air pollution levels in the region are thus expected to be low.

*Air Quality Assessment for Leconfield Industrial Estate (2022).

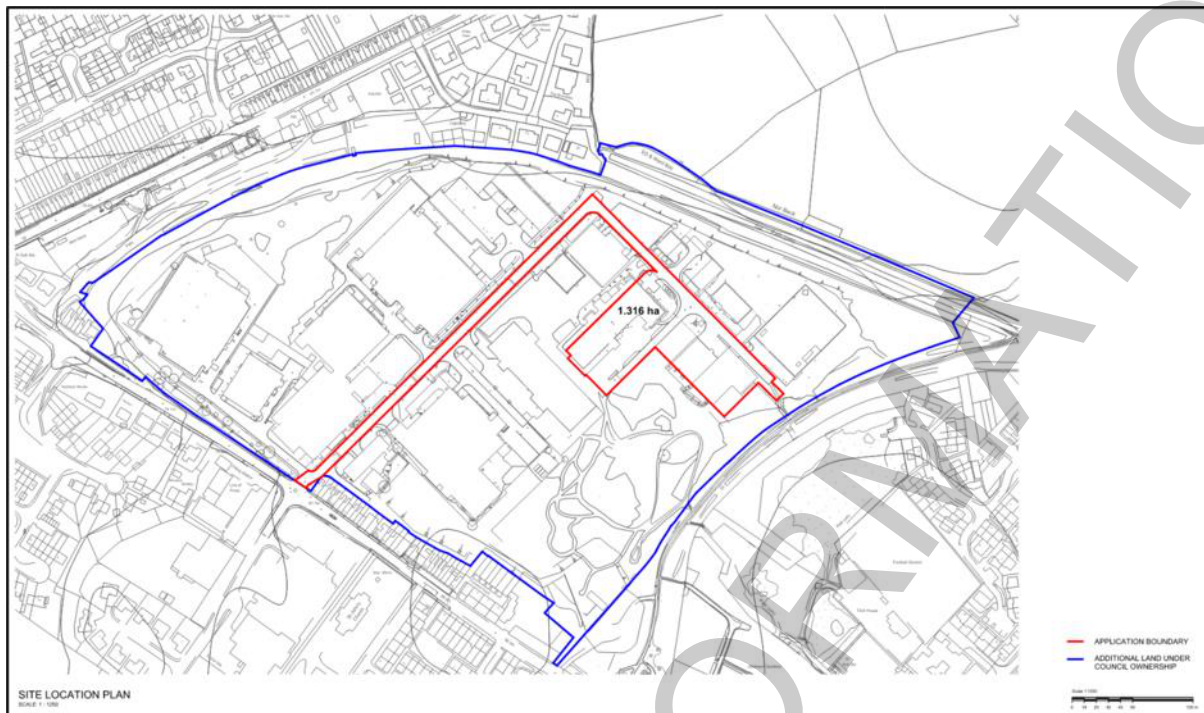
- 1.1.3.6** The Industrial Estate is located within Flood Zone 1** which indicates a low probability of flooding and there are no active surface water abstractions at or within 250m of the site. It is also not located within a source protection zone. There are two discharge consents operated by United Utilities Water Ltd relating to the discharge of public sewage into Nor Beck from a storm tank. There has been a pollution incident offsite (but within 250m of the site) where a minor incident occurred concerning oils/petrol polluting freshwater river/stream.

**This is according to the Environment Agency Flood Map.

- 1.1.3.7** The Site is approximately 100m south of the Nor Beck which runs in a western direction, joining Bowthorn Beck and is culverted under the wider Leconfield Industrial Estate in a southern direction.

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Figure 1.1 – Site Location Plan



1.1.4. Proposed Development

- 1.1.4.1 The iSH Hub site includes the construction of a new building primarily for general industrial, office and research and development, including associated car parking, hard and soft landscaping, associated infrastructure and biodiversity enhancements.
- 1.1.4.2 The proposed building is a duo-pitch construction and roughly rectangular on plan over an area of circa 47m x 33m. The building is split over a ground-floor and first-floor, with a double height space positioned centrally within the structure. Curtain walling / glazing comprises the building envelope.
- 1.1.4.3 The development proposals for landscape and biodiversity areas are shown in Figure 1.2 Landscape Site Plan.

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Figure 1.2 – Landscape Site Plan


1.1.5. Roles and responsibilities

The following people will act as the key contact for the development works which are to be carried out and they will be the main point of contact for any complaints which are received during the programme of works:

- Client: Cumberland Council
- Principal Contractor: Morgan Sindall Construction
- Project Manager: Gary Irving, Morgan Sindall Construction

1.2 Contract environmental plan

This EMP describes how environmental aspects of the contract are to be managed. It is a live document that is to be reviewed at regular intervals, at least bi-annually, by the project manager to reflect progress of the works and changes in environmental requirements.

It conforms to Morgan Sindall's SHE and responsibly business policies which will be clearly displayed in site offices.

It identifies those aspects of site activities with potentially significant effects on the environment and the controls in place to mitigate those effects. Subcontract works supervised by Morgan Sindall's project team are also subject to this EMP.

Morgan Sindall is certified to ISO 14001: 2015.

1.3 Authorisation

This EMP is authorised when the preparation, approval, authorisation and distribution section on the front cover of the PEP – Part 1 is completed.

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2 Environmental Management

Morgan Sindall has a series of standards and guidance that supplement this EMP. MSC Staff can visit the iMS, available through Digest, to review these.

2.1 Environmental aspects and effects

The project manager in line with the contract environmental advisor is to ensure that the register of environmental effects (SE FRM 01), specific to the project is completed before works begin and updated as circumstances occur, such as a change in scope, or a change in Morgan Sindall customer or legislative requirements. Note any legislative requirements in the register. The input of designers at pre-handover meetings will also be considered in developing the register.

It may be necessary to complete pre-start environmental surveys and record the details (SE FRM 10).

Legislative requirements should be assessed with reference to specific site conditions and requirements. The project environmental advisor is to advise on specific legal provisions. Additional checks can be made against the technical index, business environmental updates or in consultation with Head of Environment. A record of the assessment shall be maintained (SE FRM 06).

2.2 Objectives and targets

Morgan Sindall will develop contract specific objectives and targets that take into account:

- Morgan Sindall's Responsible Business and SHE functional strategies
- The environmental section of the Morgan Sindall Social Value Bank
- Customer Key Performance Indicators (KPIs) and other requirements.

(Company objectives and targets are referenced in the section 5).

The contract manager is to ensure that monitoring against the objectives and targets takes place and that the contract's senior management team in consultation with the contract environmental adviser reviews them periodically, generally not less than annually.

2.3 Roles and responsibilities

Good environmental practice will be achieved through the appointment of an environmental advisor for the contract. Specific environmental roles and responsibilities are described in other parts of this plan as well as in job descriptions.

2.4 Training

Training is to be given in accordance with the company's personnel development and training processes, operated at corporate level by HR. Further training will be given as identified in the contract specific training plan. Requests for training personnel on the contract will be coordinated by the project management team. Typically,

- All project operatives and supervisory staff will receive a contract induction that covers environmental issues and their roles and responsibilities including environment
- More detailed training, such as that required for waste management plans, will be given to staff as identified in the contract training plan
- Training on specific environmental topics will be given by suitably qualified personnel. This may be the contract environmental adviser.

Site supervisors and engineers will give toolbox talks to operatives on key issues such as spill response and waste management, drawing upon the full site of Toolbox Talk's (TBT's) (SE GUID 11) as relevant to the project condition.

2.5 Communication

Environmental information will be delivered to contract personnel in the following way:

- Including environmental issues as an agenda item on project progress meetings
- Inductions, topic-specific training, tool box talks
- Posting information on notice boards
- Monthly cascade briefings

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- Morgan Sindall magazine
- Morgan Sindall intranet.

Additionally, within the contract, information will be communicated through:

- SHEQ meetings
- Supply chain meetings
- Design meetings
- SHE/Quality pre-start meetings
- Weekly Subcontractor meetings

Where contact is made with any regulatory authorities, the SHEQ department will be informed, and records will be entered onto Eco-Online

In line with the Morgan Sindall responsible business requirements, all contracts are to be registered with the Considerate Constructors Scheme (CCS), subject to permitted exception.

Complaints and compliments will also be recorded on Eco-Online and resolved particularly when from regulators, the public and customers.

2.6 Environmental incident and emergency controls

Control measures to prevent and control environmental incidents and emergencies on sites are referenced in the register of environmental effects and detailed in site emergency plans.

Generally, pollution prevention will be achieved by adequate training, by the provision of containment measures such as drip trays, absorbent mats or materials, drain covers for preventing impact on sewers or watercourses and by complying with safe working methods.

Adequate and appropriately placed spill kits will be provided for rapid incident response when and where prevention fails. Incidents and emergencies will be reported in accordance with Morgan Sindall's and the customer's procedures.

Regular drills (either practical or desk top) shall be conducted and recorded to maintain competency levels of site personnel and adequacy of response plans.

An environmental emergency drill and record of same will be completed, within the first three months of a project and repeated at least annually thereafter.

2.7 Auditing

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

- Customer
- External – third party assessors to Morgan Sindall, British Standards Institute (BSI)
- Internal.

Internal audits may be conducted by the contract environmental adviser or by competent personnel from other Morgan Sindall business units / regions. In line with any audit programme and plans, system compliance audits will be conducted or as directed by the Head of Internal Audit, the Head of Environment, and the SHEQ Assurance and Development Manager. The contract manager is responsible for ensuring that any non-conformances arising are closed out as soon as is practicable within the time frame specified. Close out will confirmed by the auditor.

2.8 Monitoring

The Project Manager will be responsible for environmental inspections at site level to record on the company's Intranet database Eco-Online. Inspections may be carried out by the contract health and safety advisor.

Environmental performance at site level will be regularly monitored during weekly inspections carried out by delegated site personnel.

All monitoring equipment should undergo periodic maintenance checks to ensure efficient and accurate monitoring. This process should be included in the Planned Preventative Maintenance Scheme.

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Consents and other permissions

The project must follow SE STD 06 and this must be read in conjunction with Environmental Consents and Permitting Guidance (SE GUID 06), Environmental Consents and Pre-Notification Checklist (SE FRM 06) and Consent Application Authorisation (SE FRM 16). The checklist must be completed at tender stage, checked prior to start on site and forms part of this environmental management plan. Where there is any ambiguity, advice should be sought from the relevant Environmental Advisor.

2.9 Records

Environmental records will include

- Inspections
- Site visit records (by others)
- Internal and external audit reports
- Waste management records and plans
- Sub-project waste management plans
- Minutes of progress meetings
- Correspondence including complaints and regulatory units
- Incident and investigation reports
- Permits, licences and consents
- Environmental data e.g. recycled aggregates, sustainable timber, etc.

2.10 Carbon accounting

Requirements of the legal Carbon Reduction Commitment (CRC) necessitate the recording of energy consumption specifically gas and electricity consumption. Nonetheless, as a minimum the following fuel uses will be recorded (where appropriate to do so and where information is available and/or not recorded elsewhere):

- Electricity (direct purchase) kWh
- Electricity (customer supply) kWh
- Diesel consumption (generators) litre
- Diesel consumption (all other uses) litre
- Gas consumption kWh
- Other power sources if needed e.g. renewable.

In line with general requirements of Morgan Sindall, measures such as delivery miles, commuting mileage, car-share mileage, etc. will also be recorded.

2.11 Carbon and Social Value

Where the project is participating the Morgan Sindall Social Value Bank it is a requirement to select one of four options to contribute to Social Value. These are:

- Bronze – Undertake a carbon footprint of the project you are constructing
- Silver – where there is a design influence undertake a complete life cycle analysis of the scheme.
- Gold – Promote the lowest carbon option
- Platinum – Projects to influence their subcontractors and suppliers to report their Green House Gases via a credible reporting platform

This project selects option GOLD.

Further guidance can be found in SE GUID 14.

2.12 Water management

The quantity of potable water supplied to the project shall be monitored and recorded (in SIMS). Where practicable and appropriate, water conservation devices and practices shall be put in place.

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3 Operational and project specific controls

The following sections describe minimum controls. Site specific controls to be implemented by the site team will be detailed in the register of environmental effects and supporting method statements and risk assessments.

3.1 Construction working hours

The working hours for all construction activities, where reasonably practical, will be limited to the following times (excluding public holidays), unless otherwise agreed in writing by CC:

- Monday to Friday: 8:00 to 18:00;
- Saturday: 08:00 to 13:00;
- No working Sundays and/or Bank Holidays.

These hours will be followed unless otherwise agreed in writing by CC. Outside the above periods the following working is permitted:

- Emergency works; and,
- Works which do not cause noise that is audible at the boundary of the site and working area.

There may be exceptions to the above hours of working whereby construction operations outside of these hours may be agreed. In such circumstances the CEMP will need to highlight the process to be adopted to obtain the necessary agreement with CC in advance of the works being undertaken.

3.2 Site set up

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.

Site compounds, storage and construction areas will be fenced or have barriers to delimit areas of operation and separate them from other occupied work sites. Where appropriate, sub-project site plans will show site establishment and the locations of environmental facilities such as fuel tanks, spill kits and waste bins.

Gate personnel will control access through gates access, and they will manage traffic and logistics as per the MSC logistic Plan.

The construction compound will also implement the following measures:

- Wheel wash facilities will be located at the exit to gates.
- Spill kit will be in each gatehouse.
- Pedestrian access to the compound will be provided with routing clearly signed.
- Appropriate procedures will be in place for the safe marshalling of vehicles accessing and egressing the site as well vehicle operations within the site boundary.
- Warning signs will be displayed where construction vehicles are manoeuvring.
- Traffic marshals and banksmen, who will be appropriately trained in safe traffic management and control, will also be used to control vehicles when manoeuvring.

The following measures will be applied, as appropriate during construction works:

- Any office and welfare buildings shall be located within a secure compound.
- The site compound and maintenance compound (fuel storage and filling area) will be set within a secured compound.
- The site will provide a solid hoarding to reduce the visual intrusion into the site, noise effects from the construction works to nearest receptors and restrict access into the site.
- The top of the hoarding will have angled extensions (i.e., fans) if deemed necessary. This measure will make it more difficult to climb and throw unwanted material into the site.
- The boundary of the site will contain information to the public, such as health and safety information signs (e.g., deep excavations, construction accesses and routes, etc), contact details, telephone helpline number (for comments/complaints) and information on the works.
- Adequate lighting will be installed near the site boundaries.

3.3 Housekeeping - litter

Adequate waste bins will be placed in work areas, storage areas and temporary site compounds for the depositing of work-related waste and mixed welfare wastes.

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Regular inspections will be carried out to monitor housekeeping and initiate action to clear litter and debris.

Personnel are encouraged to avoid littering and to clear litter where it occurs within site boundaries.

3.4 Traffic management plan

A traffic management plan shall be developed for the project detailing deliveries, including abnormal loads, regular commuting, public transport options, parking, restrictions detailed in any local planning agreement or Section 61 consent, out of hours working and with the view to minimising local congestion and impact on local roads (CPHSP Appendix F).

Deliveries

- A designated area will be situated within the compound for the specific loading and unloading of materials and plant.
- All deliveries to the site will be carefully managed and timetabled throughout the day to avoid simultaneous arrivals and/or departures.
- No construction traffic or delivery vehicles will be permitted to park or reverse onto public roads for loading or unloading purposes and/or to reverse on site without a traffic marshal being present to control the operation.
- Where possible deliveries will occur outside the network AM and PM peak hours. The timing of deliveries will be controlled and enforced using a delivery booking system (Msite) which will be produced and operated by the Contactor's site traffic manager, with a view to managing the following potential issues:
 - Queuing of construction vehicles outside of the site;
 - Deliveries failing to arrive;
 - Proactive management of deliveries where practicable to reduce the number of movements (i.e. a single full load is delivered, instead of two half loads);
 - Providing greater control on the type of vehicles used wherever possible in order to improve sustainability;
 - Preventing vehicles from arriving early on the off chance that they can be unloaded early;
 - Spreading loads as evenly as possible to make the vehicle stable and verify that loads have not shifted during transit and are not likely to move or fall when restraints are removed;
 - Providing an area free of overhead cables, structures and other obstructions, as well as a firm level ground to loading and unloading purposes; and,
 - Making appropriate banksmen and personnel available to facilitate the delivery on site.

With the above in mind, the delivery booking system will contribute towards mitigating any negative potential transport related implications.

3.5 Mud and dust control

Wind-blown dust, generated from dry, exposed ground or soil and wastes stockpiles, will be prevented generally with the use of water sprays. Surfaces and stockpiles will be damped down to minimise dust as necessary.

In wetter conditions, deposits of mud on roads, pavements and areas of hard standing may need to be cleared. Installation of wheel washing devices may be required, preferably with water recycling equipment. Small occurrences will be cleared manually with a broom and shovel; elsewhere road sweepers will be called upon. The need to control mud and dust is covered in site inductions and in relevant task risk assessments, method statements and briefings.

In line with the above, it is imperative that measures are put in place to minimise the deposition of mud and debris on the local road network generated by vehicular movements.

The following mitigation measures will be implemented as outlined below in detail:

- Wheel wash facilities will be provided on site to ensure mud or other material is not transported onto the public highway or other areas adjacent to the site;
- The type of wheel washing facilities will be appropriate to the types of vehicles being used for the development, but as a minimum this should be onsite jet washing;
- If the delivery of materials or the collection of waste from the site or other site traffic leads to mud or other debris being deposited on the public highway, then these roads will be cleaned immediately;
- When significant spoil removal is taking place a road sweeper and jet wash are to be used throughout the operation to ensure no material is deposited on the public highway;

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- Lorries will be cleaned prior to leaving the site;
- Wheel wash areas will be contained and any debris appropriately disposed of to prevent suspended solids or contaminated waters from entering any nearby water courses or drains.
- All vehicles leaving the site will be subject to a visual inspection before accessing public highways to ensure that the level of dust/mud/debris on the vehicles has been minimised insofar as is practical;
- All road surfaces affected shall be swept clean upon completion of the works.
- All waste will be stored securely on site to prevent pollution and contamination. For this, a waste storage area will be provided with containers for the collection and segregation of waste. This will be clearly labelled and colour coded to facilitate re-use, recycling and recovery of waste. Waste will also be covered with sheeting or lids to prevent windblown or animal littering.

To prevent dust nuisance to sensitive areas and residential properties particularly during dry and windy weather, there will be adequate screening and damping down during all construction works and other site preparations (including storage of construction materials). The following mitigations will also be implemented;

- Increased frequency of site inspections by the person accountable for air quality and dust issues on site when activities with a high potential to produce dust are being carried out and during prolonged periods of dry or windy conditions;
- Plan site layout so that machinery and dust causing activities are located away from receptors, as far as is possible;
- Erect solid screens or barriers around dusty activities or the site boundary to the east that are at least as high as any stockpiles;
- Fully enclose site or specific operations where there is a high potential for dust production and the activities are being undertaken for an extensive period;
- Avoid site runoff of water or mud;
- Keep site fencing, barriers and scaffolding clean using wet methods;
- Remove materials that have a potential to produce dust from site as soon as possible, unless being re-used on site. If being re-used on site, cover as detailed below;
- Cover, seed or fence stockpiles to prevent wind whipping;
- Only use cutting, grinding or sawing equipment fitted or in conjunction with suitable dust suppression techniques such as water sprays or local extraction e.g., suitable local exhaust ventilation systems;
- Ensure an adequate water supply on site for effective dust/particulate matter suppression/mitigation, using non-potable water where possible and appropriate;
- Use enclosed chutes and conveyors and covered skips;
- Minimise drop heights from conveyors, loading shovels, hoppers and other loading or handling equipment and use fine water sprays on such equipment wherever appropriate;
- Ensure equipment is readily available on site to clean any dry spillages and clean up spillages as soon as reasonably practicable after the event using wet cleaning methods.
- Avoid scabbling (roughening of concrete surfaces) if possible;
- Ensure sand and other aggregates are stored in bunded areas and are not allowed to dry out, unless this is required for a particular process, in which case ensure that appropriate additional control measures are in place.

3.6 Noise & vibration control

Site works located in residential and other locations can create noise nuisance to neighbours and the general public, as well as posing an occupational risk. The presence of sensitive receptors will be identified and recorded on the register of environmental effects and the necessary control measures implemented.

In some instances, ambient baseline noise surveys will be carried out for comparison with noise levels during the works. If increases in noise are considered excessive, control measures will be adopted. Where possible noisy operations must be programmed for times when the least perceived nuisance will occur.

Contact will be made with neighbours likely to be affected by construction works informing them about the works and what mitigation measures have been implemented to reduce nuisance and disruption as much as practically feasible. Negotiation with local authorities may be required to establish and manage Control of Pollution Act Notices (S60 / S61).

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The Site construction works will be carried out in accordance with the mitigation measures recommended in the Noise Assessment (Miller Goodall February 2022), as well as the relevant legislation and policy.

'Best Practicable Means', and the guidance provided within BS:5228 will be employed to minimise construction impacts and nuisance to the surrounding areas when these works are being carried out.

Additional mitigation measures will also include the following:

- Traffic to the site should be routed away from the internal road close to existing dwellings on Sanderson Park;
- Any new service yards should be located away from and should not have a direct view to existing dwellings;
- No deliveries will occur outside of the hours identified within this document unless agreed with CC;
- Careful selection of working methods and programme and quietest working equipment available;
- Provision of acoustic bunds/fencing will be provided.
- Where practicable, positioning equipment behind physical barriers, i.e., existing features, hoarding, etc;
- Ensuring that regularly maintained and appropriately silenced equipment is used in accordance with the manufacturer's instructions and will comply with the Control of Noise at Work Regulations 2005;
- Handling all materials in a manner which minimises noise, such as minimising drop heights;
- Switching all audible warning systems to the minimum setting required by the Health and Safety Executive. Reverse warning alarms should be fitted with white noise (broadband) systems;
- Where processes could give rise to significant levels of noise for extended periods of time, noise levels should be monitored regularly by a suitably qualified person with the survey results kept on file; and,
- In terms of on-site employees, appropriate actions will be undertaken regarding the Control of Noise at Work Regulations (2005) including the requirement for the use of ear defenders and appropriate warning notices.

Further to the above, operatives should be trained to employ appropriate techniques to keep site noise to a minimum and should be effectively supervised to ensure that best working practice in respect of noise reduction is followed. All employees should be advised regularly of the following, as part of their training:

- The proper use and maintenance of tools and equipment;
- The positioning of machinery on site to reduce the emission of noise to the neighbourhood and to site personnel; and,
- The avoidance of unnecessary noise when carrying out manual operations and when operating plant and equipment.
- A toolbox talk will be delivered to contractors in respect to potential noise effects.

3.7 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 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 including emissions as well as leaks and drops.

Most of the vehicles will use Hydrotreated Vegetable Oil (HVO) on site.

3.8 Air Quality and Social Value

Where the project is participating in the Morgan Sindall Social Value Bank it is a requirement to select one of four options to contribute to Social Value. These are:

- Bronze – 3+ air quality improvement techniques employed on site
- Silver – 5+ air quality improvement techniques employed on site
- Gold – 7+ air quality improvement techniques employed on site

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- Platinum – 10+ air quality improvement techniques employed on site

This project selects option GOLD

Further guidance can be found in SE GUID 13.

3.9 Water management plan

Where there is risk of impact on controlled waters, a water management plan shall be developed setting out project specific controls for the management of any controlled or other waters during construction phase.

The plan shall include detail of regular inspection, sampling and contingency in the event of equipment failure, fire or another emergency.

A Surface Water Management Plan has been completed and is to be adhered to during the project.

3.10 Water Management and Social Value

Where the project is participating the Morgan Sindall Social Value Bank it is a requirement to select one of four options to contribute to Social Value. These are:

- Bronze – 3+ water management techniques employed on site
- Silver – 5+ water management techniques employed on site
- Gold – 7+ water management techniques employed on site

This project selects option GOLD.

Further guidance can be found in SE GUID 15.

3.11 Site drainage

Drainage systems can act as rapid pathways for the spread of pollutants. Small quantities of pollutants such as oil can spread over large areas and cause significant harm.

Both storm and foul drainage systems should be identified and shown on plans. It is good practice to colour code drain covers; surface water – blue, foul water - red and combined – red.

Interceptors and cut-off valves, and other pollution control equipment must be maintained, inspected and clearly identified.

3.12 Pumping from excavations

Greater or lesser quantities of surface and ground waters that occasionally require to be cleared from excavations and exposed surfaces will be discharged to sewer, to land or to controlled waters either directly or indirectly via minor drainage systems. The need for approvals or consents will be determined on a case-by-case basis. Priorities will be to prevent

- Ingress of surface waters
- As far as is practical, disturbance to clean waters needing to be cleared from excavations and exposed surfaces.

Generally, discharges to sewers will require the consent of the relevant statutory undertaker. If necessary, silty water will be passed through a settlement tank of appropriate capacity before discharge to the receiving medium.

Water known to be contaminated with hydrocarbons or other hazardous substances will be handled in accordance with specific risk assessments and method statements (RAMS).

Pumping operations and working in waters lead to the largest number of environmental incidents for the construction industry. Control measures must include detailed requirements being set out in risk assessments and method statements as well as use of the "permit to pump" system.

3.13 Storage of fuels, oils and COSHH materials

Fuels, oils, paints, solvents and other Control of Substances Hazardous to Health (COSHH) materials will be kept in lockable containers, with controlled access to keys, and in line with legal requirements e.g. oil storage regulations, 110% bunding, use of drip trays, etc.

Fuelling operations will be planned to minimise the risk of spillage and environmental risk. This may be the subject of a specific plan for high-risk operations and sensitive areas.

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3.14 Resource and energy management

In line with Morgan Sindall strategy, the contract will plan and carry out operations with due regard to energy (CO₂e emissions), as well as resource efficiency, e.g. efficiency using WRAP or Claire protocols, storage of materials, delivery management, etc.

3.15 Contaminated land

Contaminated land identified prior to or during the contract will be managed in line with Morgan Sindall standards and guidance.

A contaminated land checklist is available for use on the forms section of the IMS (SE FRM 04).

3.16 Waste management

Waste services may be provided by a number of licensed carriers or brokers, transferring wastes to a variety of receiving sites. The selection of services will depend on location, nature of the wastes and the availability of receiving sites. In all cases, the priority is to avoid disposal to landfill wherever possible. The waste hierarchy 'Prevention – reduce – reuse – recover – dispose' must always be implemented (legal requirement).

The validity of waste licences and permits held by carriers and sites of disposal will be checked by reference to the Environment Agency's / Scottish Environment Protection Agency public register.

Hazardous wastes will be either transported by road to the waste hub or disposed of in accordance with waste regulations and approved contractors.

Where sites produce hazardous waste, they will be registered with the Environment Agency. Without a hazardous waste premises number, waste carriers may refuse to remove the waste.

All skips and bins will be closed or sheeted where required to prevent the escape of wind-blown debris.

Duty of care records will be maintained and filed in archives on completion.

A site waste management plan will be maintained and recorded. All projects may consider a SWMP in place irrespective of scale or value. A Morgan Sindall form (SE FRM 03) is available to use where other systems such as BRE Smart Waste or WRAP, or customer specific versions are not being used. Details of waste, carriers and disposal sites will be recorded, including evidence of checks made on licences, permits and inspections.

3.17 Wastes from road sweepers

The volumes of sweeper wastes are 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 by site management.

3.18 Ecology and biodiversity

Protection and enhancement of biodiversity and ecology is a legal requirement. Plans should be developed, if not already in place at tender stage, to conduct pre-construction surveys, and during construction phase to continue monitoring for protected and/or invasive species.

Specific ecological and biodiversity risk assessments will be completed as part of normal completion of the Register of Environmental Effects, and where mitigation measures are required; they shall be detailed either below or in site-specific plans.

It is expected that projects of over £1m in value will complete the risk assessment (Register of effects) with specific focus on biodiversity and ecology, record its completion on Tracker and establish mitigation and control plans where required. (Smaller projects should focus on biodiversity and ecology where there is a direct project need.)

Biodiversity and ecological sensitive areas have been identified via the Tetra Tech Biodiversity Net Gain (BNG) Assessment undertaken in February 2026.

The following habitats were recorded onsite:

- Modified grassland
- Other neutral grassland
- Developed land; sealed surface
- Sparsely vegetated land; Ruderal/ ephemeral
- Open Mosaic Habitats on Previously Developed Land

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No irreplaceable habitats were recorded on site.

No watercourses are present on site.

The site itself has the potential to contain –

- Common amphibians and reptiles;
- Bats
- Badgers
- Red squirrel
- Invertebrates
- Invasive species

Project potential impact

The potential effects upon the existing biodiversity on this project are –

- Removal of trees
- Removal of grassland
- Removal of scrub
- Impact on other habitats

Project Specific mitigation

To minimise the effects of this construction project or to mitigate for unavoidable effects upon the local biodiversity the project team will consider all opportunities to improve biodiversity. These may include:

- Consider build design to incorporate habitat or features to accommodate local species – bat access bricks, bird nest boxes, ponds, etc.
- Consider inclusion of additional features not in design – bird tables, insect hotel, etc.
- Consider off-site local enhancements in conjunction with local wildlife groups, etc.

The proposed significant on-site enhancements for the site are:

- Creation of semi-natural habitat and habitats of medium or higher distinctiveness within the site landscaping (including areas of open mosaic habitat, other neutral grassland and urban trees).

The following habitat types will be created within the site:

- modified grassland,
- developed land; sealed surface,
- the iSH Hub building,
- OMHoPDL habitat,
- introduced shrub,
- non-native hedgerows,
- urban trees and
- other neutral grassland.

Responsibilities

The *iSH Hub* Project/Site Manager is responsible for the implementation of this Biodiversity Plan. The PM/SM shall communicate all management techniques to relevant subcontractors during site specific inductions.

If protected species are encountered during the project, the sighting should be recorded and forwarded on to the local Biodiversity Records Centre.

3.18.1. Reasonable Avoidance Measures

It is recommended that the below Reasonable Avoidance Measures are monitored by the Biodiversity Champion appointed:

- Contractors must be fully aware of the extent of working area, ensuring that all works are contained within the footprint of the Site;
- Contractors should be aware that protected species such as amphibians and reptiles may be found sheltering amongst refugia such as rubble, wood, spoil, chippings or rubbish. As a result, all machinery, materials and chemicals should be stored safely and securely to prevent foraging and commuting animals coming in to contact with these, and to prevent spillage of chemicals;
- Contractors should be aware of Invasive Non-Native Species on site and adhere to the

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appropriate buffer depending on the species.

- Implementation of the site waste management plan in order to avoid causing death or injury to wildlife
- All excavations should be either covered at the end of the day (preferable) to prevent access and if this is not possible, a means of egress (i.e. a wooden plank or soil ramp) shall be provided to ensure that anything that may access these excavations (e.g. badgers) has a means of escape;
- All pipes over 200mm in diameter should be capped at night, to prevent animals, such as badgers, from entering;
- Any areas of loose spoil must be fully compacted, to ensure no cracks or crevices remain;
- A safe system for the correct storage of materials/chemicals on site should be implemented to ensure that materials are stored in a suitable manner as to avoid potential impacts on vegetation and fauna. This is particularly important with liquids/chemicals, which should not be stored near vegetated areas but stored on an impermeable base and used in strict accordance with manufactures instructions with appropriate spill kits provided and site personnel appropriately trained to use these;
- Daily checks of any excavations should be made prior to commencing work to ensure that no animals have become trapped in the excavations. Should a trapped protected/notable species be found within the works area, advice should be sought immediately;
- Fuel should be stored in appropriate capacity bunded tanks/bowzers, and drip trays used beneath equipment such as generators;
- Appropriate best-practice pollution prevention and run-off control measures should be employed;
- Any obvious mammal trails through the site should remain clear of obstruction;
- In the unlikely event that a protected species is found, then the Project Manager will seek immediate advice, and all works in that area would cease. The Project Manager will then await further instruction before proceeding with works. Although these measures are necessary specifically in relation to protected and/or notable species, contractors should treat any animals with similar due care and attention.
- Construction works will avoid the unnecessary removal of trees and vegetation;
- An arboriculturist will assess and oversee works to retained trees, as required;
- Consider the legal protection given to roosting bats and breeding birds;
- Planting and other landscape measures will be implemented as early as is reasonably practicable, and within the appropriate planting season, where there is no conflict with construction activities or other requirements;
- Relevant local authorities and adjacent landowners will be consulted, as appropriate, regarding

Toolbox talks and briefings will be required so that construction workers are fully aware of the environmental sensitivities of the development site.

Toolbox talks will provide a basic overview of the ecological constraints and legal protection granted to the protected species / other species of conservation concern present on site that may be encountered during the works.

Toolbox talks will be provided to subcontractors in advance of works commencing (including site clearance and preparatory works).

The talks will specifically include:

- Identification of badger signs;
- Identification of bats;
- Identification of red squirrel;
- Procedure if animals are found;
- Identification of cinnabar and dingy skipper caterpillars and their foodplant;
- Biosecurity measures (e.g. skin irritation associated with cinnabar) and alerting the contractors to any invasive species identified on site and their buffer zones. The toolbox talks will cover the mitigation measures that need to be adhered to in order to safeguard ecological receptors.

Toolbox talks will be repeated as required through the work programme.

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3.19 Biodiversity and Social Value

Where the project is participating the Morgan Sindall Social Value Bank it is a requirement to select one of four options to contribute to Social Value. These are:

- Bronze – compliance with the Morgan Sindall Group Biodiversity Position Statement
- Silver – provide enhancements for wildlife involving the local community
- Gold – undertake a volunteering project with a local Wildlife Trust of Wild Fowl and Wetlands Trust
- Platinum – leave a net gain in biodiversity on the project

This project selects option GOLD.

Further guidance can be found in SE GUID 16

3.20 Subcontractors

Subcontractors and suppliers are required to comply with the EMP in its entirety. Site inductions, toolbox talks, training and task briefings will be given to all site personnel with relevant information from the EMP.

This EMP will be provided to subcontractors, along with the contract specific environmental details, where their works package can have a potential detrimental impact on the environment. Subcontractors will be required to develop their own environmental plans specific to work packages where appropriate and to comply with the content and direction of this and other applicable supporting documentation.

3.21 Incidents and emergencies

Actions in response to environmental incidents and emergencies will be communicated at inductions and task briefings. Spill response posters will be displayed on office and welfare facility notice boards.

Site plans showing the locations of spill kits and waste facilities, in addition to the locations of health and safety facilities, will be available on site office and welfare cabin notice boards. Plans will include the names of personnel with specific environmental responsibilities, and actions to be taken. Cross reference will be made to contingency planning requirements.

3.22 Incident reporting and investigation

Incidents are to be reported through the management hierarchy as soon as practically possible after they have been identified. Site management will assess the significance of the incident and determine the level of investigation. All incidents must be reported to the SHEQ department and entered onto Eco-Online

3.23 BREEAM / CEEQUAL / CCS / other registrations

Where customer requirements specify the project may need to register with BRE Environmental Assessment Method (BREEAM), Civil Engineering Environmental Quality Assessment (CEEQUAL), DREAM, etc.

Such registrations should be completed in a timely manner and responsibility allocated to a project individual to manage the relevant processes, registrations, filing, document collection, etc. and to facilitate audits and site inspections where required.

All projects are required under the terms of the company Associate Membership to register with the CCS, other than for very short duration projects (typically less than six weeks).

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4 Register of environmental effects

Office / depot / site:	iSH Hub	Prepared by:	Gary Irving	Date	14/07/2026
Assisted by:	-				
		Reviewed by:	-	Date	-
NOTES					

In the table below, under Environmental Impacts, assess levels of impact significance for each Development Activity and Aspect, as L, M or H, in accordance with following risk matrix. Mitigation measures are required where significance of impact is assessed as M or H.

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Assessment of Significance

Likelihood of Activity resulting in impact.	Severity of Subsequent Impact				
	Low (1)	Moderate (2)	Moderate (3)	High (4)	High (5)
Negligible (1)	Low (1)	Low (2)	Low (3)	Low (4)	Low (5)
Unlikely (2)	Low (2)	Low (4)	Moderate (6)	Moderate (8)	Moderate (10)
Unlikely (3)	Low (3)	Moderate (6)	Moderate (9)	Moderate (12)	Moderate (15)
Likely (4)	Low (4)	Moderate (8)	Moderate (12)	High (16)	High (20)
Likely (5)	Low (5)	Moderate (10)	Moderate (15)	High (20)	High (25)
Certain (6)	Moderate (6)	Moderate (12)	High (18)	High (24)	High (30)

Definitions:

Activity: generic definition relating to works being completed and medium that may be impacted

Aspect: element of an activity that can interact with the environment

Impact: any change to the environment, whether adverse or beneficial, wholly or partially resulting from an aspect

Likelihood: the chance or probability of an event occurring. Negligible – rare, occurs less than 0.1% of the time/case through to Certain – almost inevitable, 99.9% chance of occurrence

Severity: the impact that an event might have on the environment. Low – minor in inconsequential impact with no or short-term duration through to High - major impact or destruction to the environment with potential long-term consequence.

Significance: the product of likelihood and severity according to the above table.

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Guidance**Likelihood of an Environmental Impact Occurring**

Likelihood	Description	L Score
Certain	Occurs repeatedly / event 'only to be expected'	6
Likely	'No surprise' / will occur several times	5
Likely	Could occur sometimes	4
Unlikely	Unlikely, though conceivable	3
Unlikely	So unlikely that probability is close to zero	2
Negligible	Not going to occur	1

Environmental Consequences of an Impact Occurring

Consequence	Description of environmental impact	C Score
High	Major damage on & off site, national reputation damage, prosecution inevitable	5
High	Considerable environmental damage, prosecution and national reputation damage likely	4
Moderate	Moderate impact, contamination or damage recoverable, local reputation damage, prosecution possible	3
Moderate	Slight impact, small scale event contained on site, possible local media interest, prosecution unlikely	2
Low	No measurable environmental consequence, no reputation damage, zero likelihood of prosecution	1

Risk Rating Categories

Risk Rating	Action to be taken
High (16-30)	Work can only continue if control measures reduce the risk rating to an acceptable level
Moderate (6-15)	Introduce control measures to reduce risk as low as reasonably practicable
Low (1-5)	Risk broadly acceptable, but situation needs to be monitored for changes and action to reduce risk

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			Likelihood	Severity	Resulting Significance		
			1 - Negligible 2-3 - Unlikely 4-5 - Likely 6 - Certain	1-2 - Low 2-3 - Moderate 4-5 - High	1-5 - Low 6-15 - Moderate 16-30 - High		
Works associated with office operations	Operation of air-conditioning and refrigerant units containing ozone depleting substances	Escape of gases and impact associated with ozone layer and climate change.	6	3	18	Commissioning plan will be in place to safely manage commissioning works, including charging of the Air-Con / Refrigerant units	Mitigated from High to Low
Works affecting Water resources	Abstraction of surface or groundwater	Deterioration in water resource quantity and quality	4	4	16	Surface Water Management Plan to be implemented.	Mitigated from Moderate to Low
	Dewatering of surface or groundwater	Deterioration in water resource quantity and quality	4	4	16	Surface Water Management Plan to be implemented.	Mitigated from High to Low
	Impoundment of watercourses	Deterioration in water resource quantity and quality	N/A	N/A	N/A	N/A	N/A
	Discharge of effluent	Deterioration in water resource quality	4	3	12	Surface Water Management Plan to be implemented.	Mitigated from Moderate to Low
	Discharge of site drainage	Deterioration in water resource quality	4	3	12	Surface Water Management	Mitigated from Moderate to Low

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			Likelihood	Severity	Resulting Significance		
			1 - Negligible 2-3 - Unlikely 4-5 - Likely 6 - Certain	1-2 - Low 2-3 - Moderate 4-5 - High	1-5 - Low 6-15 - Moderate 16-30 - High		
						Plan to be implemented.	
	Discharge of foul drainage	Deterioration in water resource quality	1	3	3	Site welfare will be connected to main foul drainage network.	Low
	Physical (temp and perm) works to watercourses and Rivers	Deterioration in water resource quality	N/A	N/A	N/A	N/A	N/A
	Physical (temp and perm) works to watercourses and Rivers	Change in flow regime	N/A	N/A	N/A	N/A	N/A
	Physical (temp and perm) works to watercourses and Rivers	Loss of Biodiversity	N/A	N/A	N/A	N/A	N/A
	Physical (temp and perm) works to flood defence works	Deterioration in water resource quantity and quality	N/A	N/A	N/A	N/A	N/A
	Physical (temp and perm) works to estuaries	Deterioration in water resource quantity and quality	N/A	N/A	N/A	N/A	N/A
	Spillages of hazardous substances	Deterioration in water resource quantity and quality	3	4	12	COSHH assessments, spill kits and training provided.	Mitigated from Moderate to Low

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Activity	Aspect	Impact	Impact Significance			Control and Mitigation	Residual Impact Significance
			Likelihood	Severity	Resulting Significance		
			1 - Negligible 2-3 - Unlikely 4-5 - Likely 6 - Certain	1-2 - Low 2-3 - Moderate 4-5 - High	1-5 - Low 6-15 - Moderate 16-30 - High		
	Use and Storage of Construction Hazardous substances including Oils/ Diesels and Petroleum	Deterioration in water resource quality	3	4	12	COSHH assessments, spill kits and training provided.	Mitigated from Moderate to Low
	Use and Storage of Process Commissioning Hazardous substances	Deterioration in water resource quality	3	4	12	COSHH assessments, spill kits and training provided.	Mitigated from Moderate to Low
	Concrete Washout	Deterioration in water resource quality	3	3	9	Use of proprietary concrete washout Bio-tank	Mitigated from Moderate to Low
	Use of potable water	Deterioration in water resource quality	3	1	3	Site to have temp mains clean water supply as soon as practicable.	Low
Works affecting Ecological Habitat and Species (Note: completing this risk assessment and	Works affecting Ecological Important Habitat	Loss of biodiversity	3	3	12	Biodiversity and ecological controls as detailed in PEP. Refer to Tetra Tech Biodiversity	Mitigated from Moderate to Low

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			Likelihood	Severity	Resulting Significance		
			1 - Negligible 2-3 - Unlikely 4-5 - Likely 6 - Certain	1-2 - Low 2-3 - Moderate 4-5 - High	1-5 - Low 6-15 - Moderate 16-30 - High		
<i>including mitigation measures and controls within the project environmental plan (PEP) will address the Planet target on biodiversity.</i>						Net Gain Assessment	
	Works removing Ecological Important Habitat	Loss of biodiversity	3	3	12	Biodiversity and ecological controls as detailed in PEP. Refer to Tetra Tech Biodiversity Net Gain Assessment	Mitigated from Moderate to Low
	Works affecting ecological protected species	Loss of biodiversity	3	3	12	Biodiversity and ecological controls as detailed in PEP. Refer to Tetra Tech Biodiversity Net Gain Assessment	Mitigated from Moderate to Low
	Works removing ecological protected species	Loss of biodiversity	3	3	12	Biodiversity and ecological controls as detailed in PEP.	Mitigated from Moderate to Low

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Activity	Aspect	Impact	Impact Significance			Control and Mitigation	Residual Impact Significance
			Likelihood	Severity	Resulting Significance		
			1 - Negligible 2-3 - Unlikely 4-5 - Likely 6 - Certain	1-2 - Low 2-3 - Moderate 4-5 - High	1-5 - Low 6-15 - Moderate 16-30 - High		
						Refer to Tetra Tech Biodiversity Net Gain Assessment	
	Works affecting invasive plants	Land contamination by non-native species	2	3	6	Biodiversity and ecological controls as detailed in PEP. Refer to Tetra Tech Biodiversity Net Gain Assessment	Mitigated from Moderate to Low
	Works removing invasive plants	Land contamination by non-native species	2	3	6	Biodiversity and ecological controls as detailed in PEP. Refer to Tetra Tech Biodiversity Net Gain Assessment	Mitigated from Moderate to Low
	Direct impact	Loss of historic/archaeological value	N/A	N/A	N/A	N/A	N/A

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Activity	Aspect	Impact	Impact Significance			Control and Mitigation	Residual Impact Significance
			Likelihood	Severity	Resulting Significance		
			1 - Negligible 2-3 - Unlikely 4-5 - Likely 6 - Certain	1-2 - Low 2-3 - Moderate 4-5 - High	1-5 - Low 6-15 - Moderate 16-30 - High		
Works affecting historic (e.g. listed) or archaeological important sites and structures	Near area	Loss of historic/archaeological value Subsidence vibration	N/A	N/A	N/A	N/A	N/A
	Adjacent to area	Encroachment	N/A	N/A	N/A	N/A	N/A
Working on and disturbance of contaminated land	Physical disturbance	Potential spread of contaminated land and pollution	4	4	16	Investigating Surveys and Testing completed and a Hazardous Waste Management Plan to be implemented. Utilise MSC contaminated land checklist	Mitigated from High to Low
	Disposal	Potential spread of contaminated land and pollution	4	4	16	Hazardous Waste Management Plan to be implemented. Utilise MSC contaminated land checklist	Mitigated from High to Low

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Activity	Aspect	Impact	Impact Significance			Control and Mitigation	Residual Impact Significance
			Likelihood	Severity	Resulting Significance		
			1 - Negligible 2-3 - Unlikely 4-5 - Likely 6 - Certain	1-2 - Low 2-3 - Moderate 4-5 - High	1-5 - Low 6-15 - Moderate 16-30 - High		
General construction activities that may lead to Nuisance	Mud on road	Nuisance to local population	4	3	12	Utilisation of wheel wash upon exit of site. Hazardous Waste Management Plan to be implemented and disposal in place. Road sweeper as last resort.	Mitigated from Moderate to Low
	Atmospheric emissions	Nuisance to local population	4	1	4	To be monitored as required	Low
	Construction dust	Nuisance to local population	4	1	4	Use of water sprays. Installation of tarmac surfaces ASAP	Low
	Batching dust and silo emissions	Nuisance to local population	N/A	N/A	N/A	N/A	N/A
	Process atmospheric emissions	Nuisance to local population	N/A	N/A	N/A	N/A	N/A

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Activity	Aspect	Impact	Impact Significance			Control and Mitigation	Residual Impact Significance
			Likelihood	Severity	Resulting Significance		
			1 - Negligible 2-3 - Unlikely 4-5 - Likely 6 - Certain	1-2 - Low 2-3 - Moderate 4-5 - High	1-5 - Low 6-15 - Moderate 16-30 - High		
	Noise emissions	Nuisance to local population	4	1	4	Noise & Vibration monitors to be utilised (whether fixed or handheld)	Low
	Light emissions	Nuisance to local population	3	1	3	Security lighting to face in to the compound and external lighting to light pavement routes only.	Low
	Vibration	Nuisance to local population	4	1	4	Vibration monitoring to be considered on specific construction activities (eg piling)	Low
	Odour emissions	Nuisance to local population	2	2	4	To be monitored	Low
	Road congestion	Nuisance to local population	4	2	8	Deliveries to be booked and managed via Msite system	Mitigated from Moderate to Low

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Activity	Aspect	Impact	Impact Significance			Control and Mitigation	Residual Impact Significance
			Likelihood	Severity	Resulting Significance		
			1 - Negligible 2-3 - Unlikely 4-5 - Likely 6 - Certain	1-2 - Low 2-3 - Moderate 4-5 - High	1-5 - Low 6-15 - Moderate 16-30 - High		
	Other public rights of way	Loss of amenity value Disruption	4	1	4	Those surrounding footpaths / roadways not within site boundary will be maintained for public use.	Low
	Visual amenity	Loss of amenity value	4	1	4	Site will be enclosed by solid sign written hoarding to present a tidy, secure & professional site to the public.	Low
	Unsociable working hours	Nuisance to local population	3	2	6	Working hours will be limited to 0800 – 1800. No working on Sat/Sun/Bank Holidays unless agreed in writing by CC.	Low

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Activity	Aspect	Impact	Impact Significance			Control and Mitigation	Residual Impact Significance
			Likelihood	Severity	Resulting Significance		
			1 - Negligible 2-3 - Unlikely 4-5 - Likely 6 - Certain	1-2 - Low 2-3 - Moderate 4-5 - High	1-5 - Low 6-15 - Moderate 16-30 - High		
Works requiring the consumption of Energy and/or fossil fuels	Energy consumption/carbon management - Construction works	Direct: cost Indirect: atmospheric emissions Resource depletion	3	1	3	HVO fuel for all plant. Site to be powered from temp mains. Carbon	Low
	Energy consumption/carbon management - Site accommodation	Direct: cost Indirect: atmospheric emissions Resource depletion	3	1	3	Site welfare to be connected to temp power mains.	Low
	Energy consumption/carbon management - Transport and logistics	Direct: cost Indirect: atmospheric emissions Resource depletion	3	1	3	Logistics to be managed via Msite. All information logged and monitored against.	Low
	Energy consumption/carbon management - Material selection (embodied energy)	Direct: cost Indirect: atmospheric emissions Resource depletion	3	1	3	Renewable materials to be used where feasible.	Low
	Energy consumption / carbon management – generation of on-site power	Direct: cost Indirect: atmospheric emissions Resource depletion	3	1	3	PV panels to be installed as part of permanent scheme.	Low

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Activity	Aspect	Impact	Impact Significance			Control and Mitigation	Residual Impact Significance
			Likelihood	Severity	Resulting Significance		
			1 - Negligible 2-3 - Unlikely 4-5 - Likely 6 - Certain	1-2 - Low 2-3 - Moderate 4-5 - High	1-5 - Low 6-15 - Moderate 16-30 - High		
						ASHP MEP services.	
	Delivery and handling (transfer) of fuels (liquid or gas)	Direct pollution through spills, etc. Waste of resource and cost	4	1	4	Any fuel will be in double bunded containers. Spill kits / plant nappies located onsite.	Low
Works leading to the generation of Waste	Material storage and damage	Direct: cost Indirect: reduced sustainability	4	2	8	Just-in-time deliveries. Materials should not be stored for a significant period.	Mitigated from Moderate to Low
	Creation of litter	Nuisance	4	1	4	Bins/ Skip located in site welfare set-up. Cleaners on site daily.	Low
	Waste disposal (duty of care) Construction waste Sewage M&E decommissioning waste, etc.	Contamination Nuisance Pollution Legal compliance	3	2	6	SWMP to be in place to monitor all construction waste streams.	Mitigated from Moderate to Low

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Activity	Aspect	Impact	Impact Significance			Control and Mitigation	Residual Impact Significance
			Likelihood	Severity	Resulting Significance		
			1 - Negligible 2-3 - Unlikely 4-5 - Likely 6 - Certain	1-2 - Low 2-3 - Moderate 4-5 - High	1-5 - Low 6-15 - Moderate 16-30 - High		
	Surplus excavation/aggregate disposal	Increased cost Reduced sustainability	3	1	3	Surplus materials planned for remaining on site or re-use as feasible.	Low
	Packaging waste	Increased cost of disposal Depletion of resources	3	1	3	Just-in-time deliveries, packaging will be re-cycled by our waste carrier	Low
Works in sensitive location or where abnormal operating conditions arise e.g. Emergency response	Abnormal operating conditions e.g. pumping, filtration, water treatment, etc.	Pollution of environment Legal sanction	4	4	16	Concrete washout and filtration to be utilised before removal from site.	Mitigated from High to Low
	Unplanned event (Incidents e.g. spill, fire, etc.)	Pollution of environment Legal sanction	3	3	9	Spill response training for site operatives and spill kits near re-fueling areas etc.	Mitigated from Moderate to Low

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5 Environmental Consents and Pre-Notification Checklist

Contract no:	38CE03	Contract name:	iSH Hub	Completed by:	Gary Irving	Date:	14/07/2026
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Consent name	Description of the works requiring approval	Approx timescale to obtain consent	Enforcement agency			Consent / notification req'd Yes/No	Responsible party for application	Date applied	Consent received/comments
			England	Wales	Scotland				
Water resources									
Permit to discharge water to a watercourse	Effluent discharges of 5 to 20 cubic meters per day to a point source, i.e. pipe, outfall or soak-away, that enters directly or indirectly controlled waters. Any discharges exceeding 100 cubic meters per day will need to apply for a bespoke permit. Unless within 200m of a watercourse, then any discharges exceeding 50 cubic metres per day will need to apply for a bespoke permit.	EA – approx four months SEPA: Registration – one month License – approx. four months	EA	NRW	SEPA	N/A	N/A	N/A	N/A
Consent to discharge waste water to a Sewer	Consent or approval for discharge of effluent to sewer.	Two months	Water Company	Water Company	Water Company	Yes	MSC	-	Being completed as part of Plots 9 and 12.
S165 consent for temporary discharge from a pipe less than 229mm	Temporary consent to discharge to surface water from a pipe less than 229mm (9") or when the EA request a formal application. Application via water company	EA – Seven working days SEPA – Seven working days	EA	NRW	SEPA	N/A	N/A	N/A	N/A
S166 consent for temporary discharge from a pipe larger than 229mm	Temporary consent to discharge to surface water from a pipe greater than 229mm (9") or when the EA request a formal application.	EA Seven - working days SEPA – Seven working days	EA	NRW	SEPA	N/A	N/A	N/A	N/A
Abstraction licence	Abstraction of water from a controlled water resource Note: some dewatering activities will require an abstraction licence. If you plan to abstract more than	EA: four - six months SEPA:	EA	NRW	SEPA	N/A	N/A	N/A	N/A

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Consent name	Description of the works requiring approval	Approx timescale to obtain consent	Enforcement agency			Consent / notification req'd Yes/No	Responsible party for application	Date applied	Consent received/comments
			England	Wales	Scotland				
	20 cubic metres a day from a watercourse or underground water reserve, you will likely need a license. There are exemptions – dewatering of underground strata and abstractions of surface waters to prevent interference with building or engineering works where the abstraction lasts less than 6 consecutive months, subject to restrictions.	Registration - one month License – approx. four months							
Notification of removal of water from excavations	Removal of water from the ground or surface water to assist construction or the extraction of aggregates and minerals	N/A	EA	NRW	SEPA	Yes	MSC	-	Water will be removed to a settlement tank and treated before being discharged.
Works in proximity of a watercourse / land drainage / flood risk activity permit	Any temporary or permanent physical works in, adjacent or within 9m, under, or over a watercourse. Standard rules exemptions or bespoke permit.	LA (for ordinary watercourses): EA (for main rivers): two months IDB (where applicable): two months SEPA: registration – one month Licence approx. four months	LA / EA / IDB	LA / NRW	SEPA	N/A	N/A	N/A	N/A
Consent to use pesticide in close proximity to a watercourse	Any application of a pesticide (including herbicides, fungicides, insecticides, molluscicides, rodenticides, growth regulators and masonry and timber preservatives) within ten metres of a watercourse, including canal, ditch, river or estuary.	Two months	EA	NRW	SEPA	N/A	N/A	N/A	N/A
Consent to affect bed of an estuary or sea (FEPA consent, in Wales you will also	Any works that may deposit material onto the bed of an estuary or the sea, including cofferdams, erection of jetties, outfall structures	Four - 12 months	MMO	Marine Consents Unit: (MCU) – Welsh Assembly	Marine Scotland Licensing Operations Team –	N/A	N/A	N/A	N/A

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Consent name	Description of the works requiring approval	Approx timescale to obtain consent	Enforcement agency			Consent / notification req'd Yes/No	Responsible party for application	Date applied	Consent received/comments
			England	Wales	Scotland				
require a Coastal Protection Act consent (CPA))					Scottish Executive				
River works licence (within River Thames)	Under Section 66 of the Port of London Act, a river works licence is required for any works in the River Thames, riverward of the mean high water mark and regardless of ownership of the river bed, including any works under the river or overhanging the river.	Three months	Port of London Authority	-	-	N/A	N/A	N/A	N/A
Dredging licence (within River Thames)	Before any dredging work is undertaken on the tidal Thames it is a statutory requirement that a licence for such works is granted under Section 73 of the Port of London Act 1968 (as amended).	Three months	Port of London Authority	-	-	N/A	N/A	N/A	N/A
River works licence (within the Medway Port)	Any works which are to be carried out within the port limit must have a river works licence to ensure that all relevant consultations have been carried out and that there are no adverse effects on the safety of navigation within the port.	Three months	Peel Ports Medway	-	-	N/A	N/A	N/A	N/A
Dredging licence	Before any dredging work is undertaken within the port of Medway and dredging licence must be approved.	Three months	Peel Ports Medway	-	-	N/A	N/A	N/A	N/A
Installation of water fitting	Installation of new water supply e.g. batcher to be consented by water company.	One month	Water Company	Water Company	Water Company	Yes	MSC	-	Connection to permanent mains water by stat authority.
Discharge of hazardous substances and non-hazardous pollutants dangerous substance / groundwater regulations	Disposal / discharge of effluent containing hazardous substances or non-hazardous pollutants to ground or to surface water which is not covered by a Consent to Discharge.	Three months	EA	NRW	SEPA	N/A	N/A	N/A	N/A

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Consent name	Description of the works requiring approval	Approx timescale to obtain consent	Enforcement agency			Consent / notification req'd Yes/No	Responsible party for application	Date applied	Consent received/comments
			England	Wales	Scotland				
Groundwater Source Protection Zone (SPZ).	When working within a Groundwater Source Protection Zone (SPZ), you should contact your local regulator to discuss the work being undertaken. The SPZ is an area designated around a groundwater source, the maximum extent of which is the catchments area for the source and within which the Regulator seeks to limit the processes and activities that can occur within that area.	-	EA	NRW	SEPA	N/A	N/A	N/A	N/A
Water Protection Zones (WPZ) Consent	General construction works are exempt but any fixed premises e.g. depots in a WPZ where chemicals are stored will require a consent You must get consent if you store or use: • 200 litres of more of any controlled substance • 50 litres or more of any controlled substance if stored in a single container Controlled substances include fuel and oil, artificial fertilizer, and toxic, harmful or corrosive substances.	Four months	EA	NRW	NA	N/A	N/A	N/A	N/A
Piling work within a GWPZ approval	Any piling or penetrative foundation works that are scheduled to take place within a groundwater source protection zone must first be approved by the Environment Agency. A piling risk assessment must be undertaken including contaminated land tests – these can take four weeks to complete.	25 days	EA	NRW	SEPA	N/A	N/A	N/A	N/A
CAR License (Complex License)	Management of surface water run-off from a construction site, including access tracks, which: - Is more than 4 hectares - Is in excess of 5km or - Includes an area of more than 1 hectare or length of more than 500m on ground with a slope in excess of 25°	Four months	N/A	N/A	SEPA	N/A	N/A	N/A	N/A
Dust									

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			England	Wales	Scotland				
Prescribed processes	Use of mobile concrete crushers and screens - operator should have a licence from the planning authority local to its headquarters. Where Morgan Sindall own and operate concrete batching plant away from site the batching process may be a prescribed process requiring consent.	Three months 21 days for mobilisation authorisation	Planning Authority	Planning Authority	SEPA / Planning Authority	N/A	N/A	N/A	N/A
Noise									
S61 consent (noise and vibration)	S61 consent is only necessary if a planning or development order or the client requires the contractor to enter into the S61 process.	Two months to develop 28 days determination	Planning Authority	Planning Authority	Planning Authority	N/A	N/A	N/A	N/A
CRC (energy efficiency scheme) (formerly carbon reduction commitment)									
CRC energy efficiency scheme	Any organisation with at least one half hourly electricity meter settled on the half hourly market must register with CRC. Any organisation which uses less than 6,000Mwh must make an informed disclosure. CRC compliance is Morgan Sindall Group responsibility. Joint ventures must individually assess whether they qualify and must register for CRC energy efficiency scheme with reference to 'A guide to qualification and organisational structure'.	Registration not consent	EA	EA	EA	N/A	N/A	N/A	N/A
Energy Savings Opportunities Scheme (ESOS)	Qualifying organisations to undertake energy audits and identify energy savings. ESOS compliance is Morgan Sindall Group responsibility.	Registration not consent	EA	EA	EA	Yes	MSC	-	Morgan Sindall Group responsibility
Ozone depleting substances									

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Consent name	Description of the works requiring approval	Approx timescale to obtain consent	Enforcement agency			Consent / notification req'd Yes/No	Responsible party for application	Date applied	Consent received/comments
			England	Wales	Scotland				
<i>F-Gas and ODS regulations qualified person</i>	A qualified person needs to; carry out leak checking, recovery of fluorinated greenhouse gases, install, maintain and service any refrigeration equipment, air conditioning units, equipment containing fluorinated greenhouse gas based solvents, fire protection system, fire extinguisher or H.V switch gear containing more than 3kg of fluorinated greenhouse gas. An individual must be qualified for the relevant activity e.g. H.V switch gear will require a individual holding the H.V switch gear qualification. Qualifications include five day CITB/City and Guild.	Contractor to organise. Morgan Sindall to check qualifications.	EA	NRW	SEPA	Yes	Subcontractor	-	Full commissioning plan will be reviewed and implemented prior to commencement of this element of works.
Waste Management									
Environmental Permitting Regulations 2009 (England and Wales)	An environmental permit must be gained for a location where waste material requires disposal, storage or treatment on site or where the off site location does not have permitted licences. Any waste management licences in place before 6 April 2008 automatically became Environmental Permits.	Four months	EA	NRW	SEPA (WML)	N/A	N/A	N/A	N/A
Waste Management Licence 1994 (Scotland)	The Environmental Permitting Regulations do not apply in Scotland and a Waste Management Licence must still be obtained.								
Waste Exemptions	Environment Permitting Regulations (England and Wales) 2010	Online system in England and Wales. 21 days (Scotland)	EA	NRW	SEPA	N/A	N/A	N/A	N/A
Hazardous Waste Registration	The Hazardous Waste Regulations require any premises in Wales or Scotland that produce or hold hazardous waste in quantities of greater than 500kg to annually register. Note: this requirement in England was removed in April 2016.	Immediate (by phone and/or online)	-	NRW	Not applicable (Use / purchase Special Waste Consignment)	N/A	N/A	N/A	N/A

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			England	Wales	Scotland				
					Notes from SEPA)				
Ecology									
Control / Removal of Invasive Species	Submission of Invasive Species management plan to EA / SEPA		EA	NRW	SEPA	N/A	N/A	N/A	N/A
Licence to effect or translocation of protected species or habitats	Where protected species has been identified, a licence may be necessary to undertake mitigation or works in the area.	25 – 60 days	DEFRA English Nature	Welsh Assembly CCW	Scottish Executive SNH	N/A	N/A	N/A	N/A
Consent to work in a Site of Special Scientific Interest (SSSI) Special Areas of Conservation, Special Protection Areas, RAMSAR (wetland areas)	Where works will be undertaken in a protected habitat.	Four - six months	Natural England	CCW (CCGW)	SNH or regulatory Authority	N/A	N/A	N/A	N/A
Consent to work in a Site of Special Scientific Interest that is also a Special Area of Conservation, Special Protection Areas or RAMSAR (wetlands)	Where works would take place in or could affect the integrity of the protected site / or its species then an appropriate assessment may be required.	Four - six months	LPA / DEFRA Natural England	LPA / DEFRA CCW (CCGW)	LPA / DEFRA SNH	N/A	N/A	N/A	N/A
Felling licenses	Where more than 5m3 of timber is to be felled per quarter and no detailed planning permission is in place or other exemption applies.	Ten weeks	Forestry Commission	Forestry Commission	Forestry Commission	N/A	N/A	N/A	N/A
Archaeology and built heritage									

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			England	Wales	Scotland				
Listed Building Consent / Conservation Area Consent	Works affecting a listed building / conservation areas including installation of noise insulation and remedial works on structure(s).	One - two months	Planning Authority Historic England	Planning Authority Welsh Assembly	Planning Authority Scottish Executive	N/A	N/A	N/A	N/A
Scheduled Ancient Monuments	Works potentially affecting a scheduled ancient monument must be consented by English Heritage.	Three months	Historic England	Historic Wales	Historic Environment Scotland	N/A	N/A	N/A	N/A
Works affecting an area of archaeological importance	Where works affect an area where there is evidence and or potential for archaeological remains.	Six weeks	Planning Authority	Planning Authority	Planning Authority	N/A	N/A	N/A	N/A
Licence for removing human remains (archaeology)	Where human remains need removing.	One week	Home Office	Home Office	Home Office (Historic Scotland)	N/A	N/A	N/A	N/A
Licence which will affect a burial ground	Where works will affect a burial ground.	Three months	Home Office (Church of England)	Home Office	Home Office	N/A	N/A	N/A	N/A
Planning Permission / Development Order / Act conditions									
Planning Permission onto a classified road		12-16 weeks	Planning Authority	Planning Authority	Planning Authority	N/A	N/A	N/A	Roads are private / owned by Cumberland Council.
Planning conditions	Conditions may require certain controls and agreements to be in place and implemented prior to and during the works including demolition / dismantling.	Eight weeks	Planning Authority	Planning Authority	Planning Authority	Yes	MSC	Ongoing	As per planning tracker, a number of pre-commencement conditions apply.

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Consent name	Description of the works requiring approval	Approx timescale to obtain consent	Enforcement agency			Consent / notification req'd Yes/No	Responsible party for application	Date applied	Consent received/comments
			England	Wales	Scotland				
Development Consent Order		Four - 12 months	Infrastructure Planning Committee	Infrastructure Planning Committee	N/A	N/A	N/A	N/A	N/A
EIA Screening/ Scoping	Scoping opinion for EA, as per EIA regulations.	Six weeks (screen) Six weeks (scope)	Planning Authority / MMO	Planning Authority / MMO	Planning Authority / Scottish Executive / MMO	N/A	N/A	N/A	N/A
Town and Country Planning (Control of Advertisements) (England) Regulations 2007	Restrictions on site signage on hoardings, when in a conservation area.		Planning Authority	-	-	N/A	N/A	N/A	N/A
Town and Country Planning (Section 62A Applications)	When development is within ten metres of railway land (including sidings etc.) there is a requirement to notify the railway infrastructure owner.					N/A	N/A	N/A	N/A
EIA and Environmental Statement		Six - 12 months	Planning Authority / DEFRA	Planning Authority / DEFRA	Planning Authority / DEFRA	N/A	N/A	N/A	N/A
Wayleaves / Easements	For example, where new overhead lines (OHL), cables and pipelines will cross third party land.	Two - Six months	Landowner	Landowner	Landowner	Yes	MSC	-	Via stat authorities
Land Purchase / leasing	Where additional land is required permanently or temporarily for the works.	Six - 12 months	Landowner	Landowner	Landowner	N/A	N/A	N/A	N/A
Lease conditions	Conditions may require certain controls and agreements to be in place and implemented prior to and during the works.	Four weeks	Landlord	Landlord	Landlord	N/A	N/A	N/A	N/A

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			England	Wales	Scotland				
Port Authority consultation	Port Authorities may impose certain controls and require certain agreements to be in place and implemented prior to and during the works.	Four weeks	Port Authority	Port Authority	Port Authority	N/A	N/A	N/A	N/A
Public Rights of Way, Roads									
Closure and Diversion of Public Rights of Way and Roads	Temporary / permanent closures or diversions of public rights of way and roads require consent and notification of alterations prior to works commencing.	One - Two months	Planning Authority	Planning Authority	Planning Authority	Yes	MSC	-	Roads / pavements are privately owned / Cumberland Councils. However, notifications will still be required.
Closure and Diversion of Trunk Roads of Motorways	Temporary or permanent closures or diversions of trunk roads and motorways require consent and notification of alterations prior to works commencing.	One - two months	Highways England	Welsh Assembly	Scottish Executive	N/A	N/A	N/A	N/A
Radioactive Substances									
Licence for the use and storage of radioactive sources	Where on site laboratories or other areas use radioactive sources for measurement etc.	Four - five months	EA	NRW	SEPA	N/A	N/A	N/A	N/A
Other									

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			England	Wales	Scotland				
<i>Considerate Constructors Scheme</i>	Where the project is a non-JV project longer than six weeks duration it is to be registered with the Considerate Constructors Scheme, through Materials Desk.	Immediate online / two weeks	CCS	CCS	CCS	Yes	MSC	-	MSC will register with CCS scheme for this project.
<i>CEEQUAL (Civil Engineering Environmental Quality Assessment and Award) Scheme</i>	Where projects are required to complete CEEQUAL assessments. www.ceequal.com	Project duration	CEEQUAL	CEEQUAL	CEEQUAL	N/A	N/A	N/A	N/A
<i>BREEAM (Building Research Establishment Environmental Assessment Method)</i>	Where projects are required to complete BREEAM assessments. www.breeam.org	Project duration	BRE	BRE	BRE	N/A	N/A	N/A	N/A

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6 Company objectives and targets

Project specific environmental objectives and targets. Table given for illustrative purposes only and should be updated on a project-by-project basis.

Improving the Environment	Carbon emissions: report Scope 1, 2 and 3 carbon emission reductions to science-based targets (SBT)	Reduce Scope 1 and 2 emissions by 5% against 2016 baseline Reduce Scope 3 emissions by 2% 70% of the Group's subcontractors (by spend) will be required to disclose their own emissions	Reduce Scope 1 and 2 emissions by 11% against 2016 baseline 2023 target – reduce Scope 3 emissions by 9% 70% of the Group's subcontractors will have established their own SBTs	Long-term target (2050) Reduce Scope 1 and 2 emissions by 56% against 2016 baseline
	CO2e emissions generated by the Group's vehicle fleet	Reduce CO2e emissions by 5% against 2016 baseline	Reduce CO2e emissions by 11% against 2016 baseline	Reduce CO2e emissions by 56% against 2016 baseline
	Percentage of total waste generated and diverted from landfill	94% of waste diversion from landfill	98% of waste diverted from landfill	100% of waste diverted from landfill

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PROJECT SPECIFIC	Improving Air Quality			
	Dust Control	Wheel wash Road sweeping Dampening down sprays	Wheel wash to be used to mitigate dust and mud leaving the site. Road sweep equipment can be used to clean debris and dust from roadways around Leconfield. Dampening down sprays to be considered.	
		Barriers & Fencing	Powerclad sheeting to be used during Intumescent Spraying to help control overspray contamination outside the building footprint.	
		Reduce flow of traffic and speed	Reducing the number of journeys on site, to those only necessary along with lowering speed limits will reduce dust stir up and help to prevent dust clouds from occurring.	

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		Dust Extraction / Enclosures / Suppressants	Handheld tools / equipment that can generate dust via cutting or grinding shall be fitted with proprietary dust extraction systems. Where possible, proprietary enclosures shall be used and fitted with dust extraction systems. Where required, dust suppression via water will be used.
	Green Travel Plans	EV Charging Points	Minimum 1no. Dual EV Charger (2 charge points) installed within site compound area to allow for EV vehicle charging.
		Travel Plan	Travel Plan to be included within site inductions and displayed within welfare areas to show various ways and routes to travel to the site.

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	Plant / Fuel	HVO	All plant will be 100% HVO, reducing the carbon footprint and improving air quality.
		Plant Servicing	Plant shall be of good condition with regular serviced intervals.
PROJECT SPECIFIC	Water Reduction		
	Mains Water	Site to set up to Mains Water feed with meter.	Ensure recording of mains water usage is documented and recorded on SIMS monthly
	Builders Tap (External & Internal)	Dedicated builderswork taps	Fit a dedicated builderswork tap onsite for construction activities. To be fitted with auto shutoff valves to ensure they are not kept running.

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	Water Management Plan	Water Management Plan	Bespoke water management plan to be in place once water is being fed into the building. This will include an appointed person to ensure the water is turned off every night.
	Welfare	Toilets	Waterless urinals being utilised. Hot water taps in place. Duel flush toilets in place. Auto shut off taps.
	Drinking Water	Fresh water dispensers	Fresh water dispensers within welfare to encourage re-usable water bottles and eliminate the need for plastic water bottles.
	Site Inductions	Water Scarcity	Slides to be within site induction to include the importance of water reduction techniques and management.

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PROJECT SPECIFIC	Carbon Management		
	CarboniCa	CarboniCa	Report all site stats via CarboniCa so they can be recorded and verified.
	10t Challenges	10t Challenges	Take part in 10t challenges for the following packages of works; - Concrete Piles - Steel Frame - Concrete Foundations - Superstructure Concrete
PROJECT SPECIFIC	Leaving a Positive Biodiversity Legacy		
	Environmental Management	Litter Pick	Complete litter picking around the external of site on a weekly basis including the car park.

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7. Conclusions

7.1. Summary

This document sets out the CEMP for the site that Morgan Sindall Construction must adhere to when undertaking construction works. A description of the planned works and the recommended environmental mitigation measures are set out, although it should be noted that this document is a live document. It will be kept on site for compliance and will be constantly reviewed by Morgan Sindall Construction (i.e., every 6 months as a minimum) and updated following significant changes to the works, the working environment and/or as a result of an environmental incident.

The following people will act as the key contacts for the development works which are to be carried out and they will be the main point of contact for any complaints which are received during the programme of works:

- Client: Cumberland Council
- Principal Contractor: Morgan Sindall Construction
- Project Manager: Morgan Sindall Construction

7.2. Compliance with Planning

This CEMP meets with the requirements set out within planning Condition 9.

Revision 01

Name: Gary Irving

MSC Project Manager

Signature:

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