



S&C SLATTER
TRUSTED SOLUTIONS FOR
SPORT LEISURE & EDUCATION

Demolition and Construction Environmental Method Statement

Construction of 2no Covered Padel Courts, with car parking, mini tennis court and improved vehicular access point.



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1. Introduction

The Construction & Environmental Management Plan (CEMP) has been prepared by S&C Slatter Limited on behalf of the client (Game4Padel) as part of their planning application for the Construction of 2no Covered Padel Courts, with car parking, mini tennis court and improved vehicular access point at Draycott Sports Centre, Cresswell Road, Draycott In The Moors, Stoke-On-Trent, ST11 9AF (hereafter referred to as the 'site').

The CEMP details the mitigation strategies required to avoid or minimise impacts to important and/or protected ecological features during the construction phase, and includes details regarding timing of works, requirements for ecological supervision, pollution control requirements and working methods.

This CEMP outlines the measures and controls that will be put in place to ensure the project complies with environmental regulations and best practices during the construction phase

2. Regulatory Framework and Planning Conditions

The CEMP is required to implement the core principles of the local planning policies which encompass environmental controls required with due consideration to relevant environmental legislation.

The proposal has been granted consent by Staffordshire Moorlands District Council (reference SMD/2021/0301) and this CEMP details the arrangements that will be implemented during the construction phase to discharge the pre- commencement planning Condition 9, which reads:

No phase of the development hereby permitted shall take place until a Demolition and Construction and Environmental Method Statement has been submitted to and approved in writing by the Local planning Authority, which shall include the following details:-

- i. the hours of work, which shall not exceed the following: Construction and associated deliveries to the site shall not take place outside 08:00 to 18:00 hours Mondays to Fridays, and 08:00 to 13:00 hours on Saturdays, nor at any time on Sundays or Bank Holiday;*
- ii. the responsible person (e.g. site manager / office) who could be contacted in the event of complaint;*
- iii. a scheme to minimise dust emissions arising from construction activities on the site. The scheme shall include details of all dust suppression measures and the methods to monitor emissions of dust arising from the development. The approved dust suppression measures shall be maintained in a fully functional condition for the duration of the construction phase;*
- iv. a scheme for recycling/disposal of waste resulting from the construction works;*

Reason: To protect the amenities of the area.

3. Site Location and Context

The site is within the grounds of Draycott Leisure Centre, to the west of the leisure centre building and south of the existing tennis courts. Site location and proposal drawings can be found in the appendices.

4. Site Operating Hours

The proposed operating hours are outlined below. During the construction period it may be necessary in exceptional circumstances to work outside the prescribed working hours. Should this occur the hours and duration of these works will be subject to consultation with the Local Authority/Council.

Official site working hours would be:

- Monday - Friday: 8:00am - 6:00pm
- Saturday 8:00 - 1 :00pm (if deemed necessary, and subject to agreement with the client)
- Sunday/Bank Holidays: No Work

In order to maintain these working hours, contractor(s) will require a period of 30 minutes before and at the end of the working shift to start up and close down the works activities.

5. Roles and Responsibilities

The success of this CEMP will depend on its implementation, which will be achieved by good leadership, management, communication, and training. Individuals responsible for commitments to this CEMP have been and will be involved in its preparation and, therefore, will be advocates for the process and measures included in this CEMP to be implemented.

An overview of S&C Slatter's key roles and responsibilities is provided below:

Job Role	Name and contact details	Responsibilities
Contracts Director	Jon Turnbull jturnbull@sandcslatter.com 07966740143	• Appoints and allocates a Senior Contracts Manager. • Holds overall responsibility for on-site activities and CEMP implementation.
Contracts Manager	Wayne Sexton wsexton@sandcslatter.com 07389 724574	• Oversees the construction phase, contractual appointments, and resource allocation. • Assigns responsibilities within the construction team and ensures communication with stakeholders. • Reviews monitoring results and directs the team accordingly.
Site Supervisor	Jaz Walder jwalder@sandcslatter.com 07778 137 192	• Coordinates daily construction activities and ensures compliance with the CEMP. • Collaborates with the Senior Contracts Manager and Contracts Supervisor on construction management. • Prepares method statements and ensures compliance with environmental protocols.
Head of SHEQ	Jordan Ostrowski CMIOSH jostrowski@sandcslatter.com	• Coordinates, monitors, and reports on the CEMP. • Audits the CEMP, ensures

		compliance, and liaises with contractors to address environmental concerns. • Investigates incidents and implements corrective actions. • Oversees communication between managers and stakeholders regarding environmental issues.
All Staff (Workforce/Site Workers/Subcontractors)	Durham GWS Game4Padel Favoretti	• Follow CEMP-approved plans, methods, and procedures to minimize environmental impacts. • Report incidents and potential risks and avoid pollution on-site.

6. Site Layout and Welfare Arrangements

A construction compound will be set up to the West of the new Padel court location. The compound surface will be formed using compacted aggregate, in order provide a suitable platform, capable of withstanding the site office, welfare accommodation, storage for plant and materials and contractors' vehicles for the duration of the project.

In accordance with Schedule 2 of the Construction (Design and Management) Regulations 2015, the welfare facilities will include the following:

- Adequate sanitary conveniences, kept in good repair and regularly cleaned.
- Adequate washing facilities, including hot and cold running water, soap, and towels.
- Clean, safe, and sufficient drinking water.
- A changing area, maintained in good repair, of appropriate size, and suitable for storing personal belongings.
- Sufficient rest facilities, conveniently located, clean, well-maintained, and free from noise and disturbance.
- The Site Manager is responsible for ensuring the proper maintenance of the welfare accommodation and for making it accessible to all workers on site.

Electricity for the welfare accommodation will be supplied by a "silenced" petrol generator. The generator's fuel supply will come from an in-built fuel tank, supplemented by a bunded fuel bowser with lockable fuel lines. All electrical supplies to the units will be of an approved design and tested for safety immediately after installation.

The electrical wiring within the accommodation units will be tested at the recommended intervals. Suppliers of hired units must provide evidence of electrical safety. A banksman facility will be provided to supervise all activities near these services. Potable water will be available via dispensers installed in the welfare accommodation, while non-potable water will be supplied from IBCs.

The arrangements can be seen on the site layout drawing ref S22-277 DWG TM PLAN 0001.02 in the appendices.

7. Mitigation

Environmental Aspect	Mitigation Measures	Monitoring Requirement	Responsibility
Air Quality (Dust Suppression & Emission Control)	• Use water spraying to suppress dust. • Cover stockpiles. Limit vehicle speeds to 5mph. • Use low-emission vehicles and equipment. • Enforce 'no-idling' policy for site vehicles.	• Daily visual checks for dust. • Weekly air quality assessments.	Site Manager
Noise and Vibration	• Limit noisy works to core hours (8am-6pm weekdays). • Use noise barriers around high-noise activities. • Employ quieter equipment where possible. • Restrict vibratory equipment near residential areas.	• Weekly noise and vibration monitoring. • Pre-construction surveys of sensitive areas.	Site Manager
Water Management (Surface Run-Off and Pollution Prevention)	• Install silt traps. Use bunding to control run-off. • Conduct regular drainage inspections. • Store hazardous materials in bunded areas. • Use spill kits during refueling.	• Regular inspection of drainage systems after heavy rain. • Spill kit audits monthly.	Site Manager
Waste Management	• Segregate waste on-site (general, hazardous, recyclable). • Store waste securely in labeled containers. • Use licensed waste carriers. • Minimize waste with recycling and reuse strategies.	• Monthly waste audits. • Track all waste movements with waste transfer notes.	Contracts Supervisor, Site Manager

Soil and Contaminated Land	- Protect soil from erosion with matting and silt fences. - Test soils before excavation for contamination. - Secure topsoil for reuse in later landscaping.	- Regular soil condition checks. - Monitor excavation areas for signs of contamination.	Site Manager, Head of SHEQ
Ecology and Biodiversity	- Avoid clearing vegetation during nesting season. - Install protective fencing around sensitive habitats. - Have Ecological Clerk of Works supervise high-risk works.	- Weekly checks by Ecological Clerk of Works (ECoW). - Supervision of site clearance activities.	Ecological Clerk of Works (ECoW), Site Supervisor
Lighting	- Use low-intensity, directional lighting to prevent light pollution. - Limit lighting to operational hours. - Use shields or hoods to reduce light spill.	Monthly lighting audits to ensure compliance.	Site Manager
Highway Safety	- Implement a Traffic Management Plan. - Use clear signage for routes. - Enforce one-way systems where feasible. - Ensure all vehicles meet safety standards.	- Daily traffic audits to ensure safe routes. - Regular maintenance checks on all vehicles.	Site Manager,

8. Monitoring, Reporting, and Complaints Procedure

CEMP Monitoring and Review

The Construction Environmental Management Plan (CEMP) is a dynamic document that will be regularly monitored and updated to ensure the effectiveness of its environmental controls. The project team is responsible for ensuring that all outlined measures are properly implemented. Should any control measures fail to meet their objectives, changes will be initiated, and the CEMP will be revised accordingly to maintain compliance with environmental regulations and planning conditions.

Environmental Monitoring and Safety Inspections

Regularly scheduled inspections will be conducted throughout the construction phase to assess environmental performance and compliance with the CEMP. These inspections will help identify any areas of underperformance and allow for corrective actions to improve environmental safeguards.

Periodic inspections of construction activities and work areas will be carried out to ensure

adherence to both the CEMP and health and safety regulations. These inspections will be documented as part of the Health and Safety auditing process.

Additional checks will be triggered by specific events such as heavy rainfall, high winds, environmental complaints, or non-conformance reports. These inspections will be documented in a separate report outlining the event, observations, findings, and any actions taken to address issues. All actions will be recorded and closed out appropriately.

Progress and Performance Meetings

Regular meetings will be held with stakeholders, subcontractors, and site personnel to review project progress, discuss updates, and evaluate the effectiveness of environmental and safety controls. These meetings will ensure ongoing communication and adaptation of measures as needed.

9. Complaints and Non-Conformances

A formal complaints procedure will be implemented to manage and address any environmental or community concerns. The procedure will include the following:

- Every complaint will be logged with the following details:
 - Time and date of the complaint
 - Nature of the complaint, categorized as: Noise, Dirt and Dust, Parking, Safety, Inconsiderate Behaviour, Road Conditions and Vehicle Movements, Environmental Concerns, Pedestrian Access Obstruction, Property Damage, Site Lighting, Working Hours, or Other.
 - Actions taken or investigations carried out in response to the complaint.
 - Communication updates provided to the complainant during the resolution process.
- The Project Manager and Site Management team will serve as the first point of contact for complaints. They will handle investigations, implement corrective actions, and provide timely responses to external complaints. All outcomes will be documented and monitored to ensure resolution.

10. Contingency Plans

A robust set of contingency plans will be implemented to minimize environmental impacts and mitigate risks during construction. These measures will be in place to manage unforeseen incidents, ensure site safety, and protect the environment.

Incident Type	Prevention Measures	Response Procedure	Monitoring/Responsibility
Pollution and Spills	• Spill kits located at high-risk areas (e.g., fuel storage, refueling stations) • Regular staff training on spill response procedures	• Immediately contain spill using spill kits • Report incident to SHEQ Manager • Dispose of contaminated material safely	• Site Supervisor • SHEQ Manager to oversee incident reporting
Weather-Related Risks	• Secure loose materials and scaffolding before high winds	• Stop high-risk activities during adverse weather (e.g., crane lifts)	• Site Manager to monitor weather • Contracts Supervisor for site safety

	Maintain drainage systems to prevent flooding	Control run-off to prevent watercourse pollution	
Unforeseen Delays	- Monitor supply chain and progress - Reschedule tasks as necessary to manage delays caused by weather or site conditions	- Project Manager assesses cause of delay - Reschedule and reallocate resources as needed - Inform stakeholders	- Project Manager to oversee scheduling - Communication with stakeholders
Wildlife and Habitat Incidents	- Install fencing around sensitive habitats - Ecological Clerk of Works (ECoW) to supervise sensitive work areas	- Stop work immediately if protected species are encountered - Contact ECoW for guidance - Obtain necessary permits	- ECoW supervises - Site Supervisor ensures work stops when wildlife is found
Vandalism	- Secure site with steel mesh fencing - Use anti-vandal equipment for plant and welfare units - Lock tools in secure containers	- Report incident to site management and SHEQ team - Record and assess any damage - Take immediate action to prevent environmental pollution	- Security team monitors - Project Manager to assess impact of vandalism

11. Waste Management

This table provides a forecast of the types and quantities of waste expected to be generated and removed from the site during the construction period. The forecast is based on the proposed design and historical data from S&C Slatter's construction of similar projects.

Source & type of Waste to be removed from site	Estimated volume
Excavation Wastes	
Excavated material (Soils)	<i>Any site won soils to be re-used for the soft landscaping element of the works.</i>
Demolition Wastes	
Mixed metals (Fencing and floodlighting)	3 x skips
Tarmac planings, Kerb edgings and concrete	3 x skips
Construction Wastes	
Timber / Wood	1 skips
Mixed metals	NA
Mixed Packaging, cardboard and paper	2 skips

Mixed construction waste	1 skip
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Recycle & Recovery Measures, steps to achieve the reuse and recycling

Material Reuse the site will have a material reuse area, where offcuts of suitable materials e.g. timber length no longer needed or excess from one trade can be placed here for use by other subcontractors/trades as the project progresses rather than buying new.

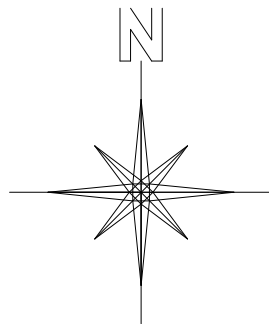
Segregation of waste for reuse, recycling and recovery. As the project progresses with different types of materials being used, waste will be segregated into well signed skips not limited to, but including inert; wood; metals; gypsum and in addition to a mixed construction skip.

Transfer Station to be used, at the time of writing this Waste Management Plan S&C Slatter have not chosen a waste management company for the construction waste. We will select a company who meets our duty of care quality and recycling rate diligence check requirements. Construction waste leaving this site will go direct a transfer station for further recovery and recycling of waste material.

12. Appendices



HEALTH AND SAFETY / WARNING SIGNAGE ERECTED AROUND DEVELOPMENT ENCLOSURE AT REGULAR INTERVALS THROUGHOUT THE ENTIRE CONSTRUCTION PERIOD TO COMPLY CONSTRUCTION (DESIGN AND MANAGEMENT) REGULATIONS 2015 (CDM 2015)



NOTES

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THIS DRAWING IS TO BE READ IN CONJUNCTION WITH CONTRACT DOCUMENTATION, SPECIFICATION AND ALL RELEVANT DETAILS.
ANY DISCREPANCIES BETWEEN DOCUMENTS TO BE REPORTED TO S&C SLATTER FOR REVIEW AND CLARIFICATION, PRIOR TO WORKS COMMENCING ON SITE.
ALL COORDINATES AND DIMENSIONS TO BE CHECKED AND CONFIRMED ON SITE, PRIOR TO WORKS COMMENCING.

GENERAL WORK PROVISIONS:

PROVISION OF SITE OFFICE AND WELFARE FACILITIES THROUGHOUT CONSTRUCTION PERIOD TO COMPLY WITH CONSTRUCTION (DESIGN AND MANAGEMENT) REGULATIONS 2015 (CDM 2015).

PROVISION OF SITE COMPOUND AND SITE ACCESS FOR THE DURATION OF THE WORKS.

PROVISION OF NECESSARY PREPARATION, MANAGEMENT, SUPERVISION AND ADMINISTRATION OF THE WORKS IN COMPLIANCE WITH CONSTRUCTION (DESIGN AND MANAGEMENT) REGULATIONS 2015 (CDM 2015)

PROVISION OF STORAGE FACILITIES FOR ALL FRAGILE / VULNERABLE BUILDING MATERIALS THROUGHOUT THE ENTIRE CONSTRUCTION PERIOD AS NECESSARY.

PROTECTION OF THE ENTIRE WORKS AGAINST ANY FORM OF DAMAGE OR DETERIORATION THROUGHOUT THE ENTIRE CONSTRUCTION PERIOD AS NECESSARY.

ADHERENCE OF TRAFFIC REGULATIONS AND CLEANING OF ROADS, PAVEMENTS AND FOOTPATHS DURING THE CONSTRUCTION PERIOD, AS NECESSARY.

PROVISION OF TEMPORARY FENCING AND HOARDING'S TO ENTIRE SITE BOUNDARY.

PROVISION OF ARTIFICIAL LIGHTING IF NECESSARY.

VEHICLE MARSHALS TO ESCORT ALL DELIVERIES AND REMOVALS AS NECESSARY

MAINTAINING AN EMERGENCY ACCESS AT ALL TIMES

UNDERGROUND SERVICES DETECTION SURVEY OF WORKING AREA AND TRANSPORT ROUTES PRIOR TO THE COMMENCEMENT OF EXCAVATION WORKS.

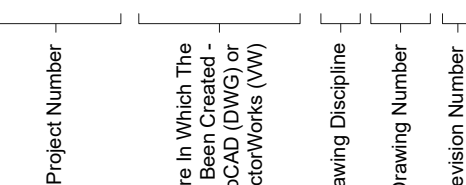
PROVIDE SUITABLE TEMPORARY PROTECTION AS NECESSARY TO VULNERABLE UTILITIES, SERVICES, MANHOLES AND INSPECTION CHAMBERS, ETC CAPABLE OF WITHSTANDING ALL TRAFFICKING AND HAULAGE DURING THE WORKS; TO AVOID DAMAGE FOR THE DURATION OF THE WORKS.

DRAWING DISCIPLINES EXPLAINED

- CD - CONSTRUCTION DETAILS
- CS - CROSS SECTIONAL (DRAWING)
- DIM - DIMENSIONED LAYOUT (DRAWING)
- DL - DRAINAGE LAYOUT
- DLP - DRAINAGE AND LEVEL PLAN
- DS - DRONE SURVEY
- ED - EARTHWORKS DRAWING
- EV - ELEVATIONS VIEWS
- FP - FENCING PLAN
- IP - ISOMETRIC PLAN
- LM - LINE MARKING (DETAILS)
- LP - LAYOUT PLAN
- SP - SITE PLAN
- TM - TRAFFIC MANAGEMENT (PLAN)
- TS - TOPOGRAPHICAL SURVEY

DRAWING NUMBERS EXPLAINED

SXX-XXX / DWG or VW / XX-0001.01

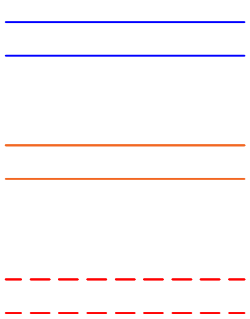


ALL DIMENSIONS EXPRESSED IN MILLIMETRES (MM).
ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO WORK COMMENCING.
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KEY



- SITE OFFICE & WELFARE
- CONTRACTOR PARKING
- MATERIAL STORAGE



- CONSTRUCTION ACCESS ROUTE
- ACCESS ROUTE FOR CAR PARK AND ROAD CONSTRUCTION
- 2m HIGH SECURITY FENCING

DRAWING APPROVAL SIGN OFF

Signature confirming acceptance of all details shown on this drawing.
(example: line marking, colours, fencing, sports, sizes, notes, etc.)

SIGNATURE

PRINT NAME

DATE

CLIENT

GAME4PADEL

PROJECT

DRAYCOTT SPORTS CENTRE

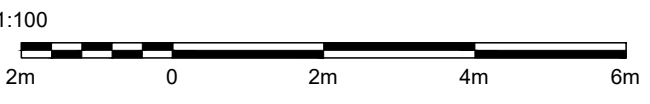
DRAWING TITLE

TRAFFIC MANAGEMENT PLAN



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CONSTRUCTION				
PROJECT NO.	SOFTWARE	DISCIPLINE	DRAWING NO.	REVISION NO.
S22-277	DWG	TM	0001	.02
SCALE	SIZE	DRAWN	CHECKED	
NTS	A1	JO	WS	



KEY

- Concrete foundation
- Courts carpet

NOTES

Canopy design based on Okatent Backspin 5.

C	Update canopy design	LS	28.03.22
REV:	DESCRIPTION:	BY:	DATE:
STATUS: PLANNING			
CLIENT: Game 4 Padel			
SITE: Draycott Sports Centre			
TITLE: SITE PLAN			
SCALE AT A1:	DATE:	DRAWN:	CHECKED:
1:100	26.05.21	LS	AP
PROJECT No:	DRAWING No:	REVISION:	
2101-09	003	A	

PADELECH

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S22-277 Draycott Sports Centre Indicative Programme

ID	Task Name	Duration	Start	Finish	27 May '24	03 Jun '24	10 Jun '24	17 Jun '24	24 Jun '24	01 Jul '24	08 Jul '24	15 Jul '24	22 Jul '24	29 Jul '24	05 Aug '24	12 Aug '24
					M	T	W	T	F	S	M	T	W	T	F	S
1	Site set up	1 day	Tue 28/05/24	Tue 28/05/24												
2	Prep / Clear area	3 days	Wed 29/05/24	Fri 31/05/24												
3	Excavation for Canopy Slab	2 days	Mon 03/06/24	Tue 04/06/24												
4	Cut & Fill	2 days	Wed 05/06/24	Thu 06/06/24												
5	Level Type1 Aggregate	1 day	Fri 07/06/24	Fri 07/06/24												
6	Concrete Slab inc. re-bar steel fixing	2 wks	Mon 10/06/24	Fri 21/06/24												
7	Installation of Canopy	15 days	Mon 24/06/24	Fri 12/07/24												
8	Install Padel court	5 days	Mon 15/07/24	Fri 19/07/24												
9	Groundworks to Mini Tennis & Car Parkinc. Drainage	10 days	Mon 08/07/24	Fri 19/07/24												
10	Electrical / Lighting works	5 days	Mon 15/07/24	Fri 19/07/24												
11	Construction of DDA Ramp	5 days	Mon 15/07/24	Fri 19/07/24												
12	278 works Access / Egress	5 days	Mon 15/07/24	Fri 19/07/24												
13	Tarmac to Car Park & Mni Tennis	3 days	Mon 22/07/24	Wed 24/07/24												
14	Colour Coating / Linemarking to Mini Tennis	1 day	Thu 15/08/24	Thu 15/08/24												
15	Linemarking Car Park	1 day	Fri 26/07/24	Fri 26/07/24												

Project: Programme Date: Mon 28/10/24	Task		Project Summary		Manual Task		Start-only		Deadline	
	Split		Inactive Task		Duration-only		Finish-only		Progress	
	Milestone		Inactive Milestone		Manual Summary Rollup		External Tasks		Manual Progress	
	Summary		Inactive Summary		Manual Summary		External Milestone			