

Construction Environmental Management Plan

**Demolition of Existing House and
Construction of Replacement Dwelling**

at

**Dye House
Dye House Lane
Rushton Spencer
Staffordshire
SK11 0RS**

Issue No.1

30th August 2025

Document Author:

James Dean CMIOSH, CMaPS, C.Build E MCABE, TIFSM

DOCUMENT CONTROL SHEET

Issue 1	30.08.2025	Author: James Dean		H&S Advisor
The Construction Environmental Management Plan (CEMP) is a live document that will remain under review throughout the construction phase. It may require revision to reflect changes in legislation, standards, best practice guidance, site operations, or in response to complaints or unforeseen issues. Any significant revisions to the CEMP will be submitted to and agreed with the Local Planning Authority prior to implementation.				
Date	Section Amended	Details of the Amendment	Amended By	

1.	<i>Introduction</i>	3
2.	<i>Location & Context</i>	3
3.	<i>Proposed Work</i>	5
4.	<i>Community Relations, Complaints Procedure & Site Contact Details</i>	6
5.	<i>Working Hours</i>	8
6.	<i>Method Statement for Site Set-Up and Traffic Management</i>	8
6.1	General Site Establishment	8
6.2	Traffic Management and Vehicle Movements	8
6.3	Wheel Washing Facilities (Planning Condition 9 ii)	9
6.4	Parking for Site Operatives and Visitors (Planning Condition 9 viii)	9
6.5	Loading and Unloading of Plant and Materials (Planning Condition 9 ix)	9
6.6	Storage of Plant and Materials (Planning Condition 9 x)	9
7.	<i>Pollution Risk Assessment</i>	10
8.	<i>Environmental Protection and Pollution Control Scheme</i>	12
8.1	Dust Emission Minimisation (Condition 9 i)	12
8.2	Wheel Washing Facilities (Condition 9 ii)	12
8.3	Protection of Surface and Groundwater Resources (Condition 9 v)	13
8.4	Pollution Risk During Demolition and Demolition Waste Storage (Condition 9 vi)	13
8.5	Best Practice for Fuels, Oils and Chemicals (Condition 9 vii)	13
9.	<i>Waste Management & Recycling</i>	14
9.1	Overview	14
9.2	Waste Segregation and Storage	14
9.3	Measures to Reduce Waste During Construction	14
9.4	Waste Monitoring and Documentation	15
9.5	Site Security	15
9.6	Training and Communication	15
9.7	Hazardous and Contaminated Waste (Demolition Phase)	15
9.8	Final Disposal Hierarchy	15
10.	<i>Summary and Conclusion</i>	16

1. Introduction

The Construction Environmental Management Plan is a live document during the construction phase. It may require revision during the development to reflect any changes in legislation, standards, guidance, or other issues, such as complaints. Any revisions will need to be agreed upon with the local planning authority.

This CEMP has been prepared in relation to Planning Application **SMD/2018/0770** and to take into account the following;

Planning Application SMD/2018/0770 Condition 9:

No development shall take place, including any works of demolition, until a Construction Environment Management Plan, including Pollution Risk Assessments and Method Statements, has been submitted to, and approved in writing by the local planning authority.

The Statement shall provide for:

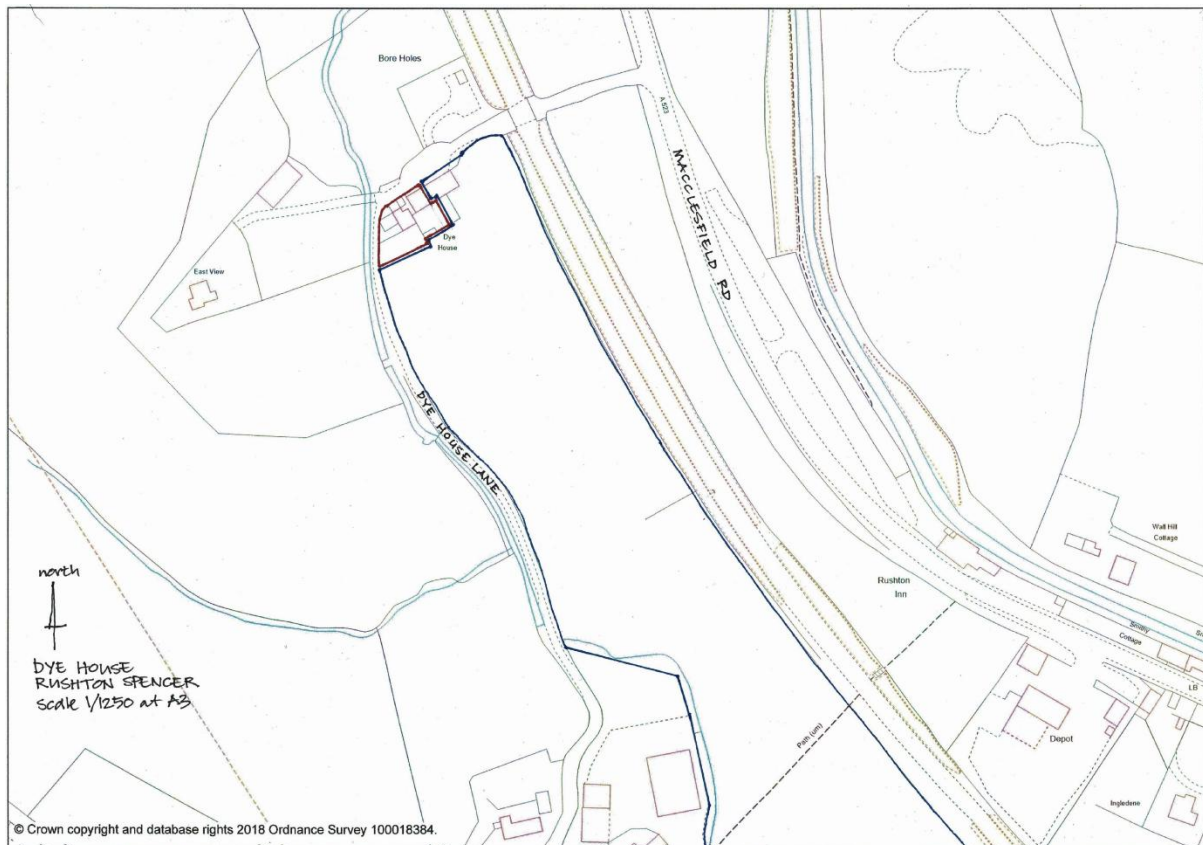
- i. A scheme to minimise dust emissions arising from demolition/construction activities on the site. The scheme shall include details of all dust suppression measures and the methods to monitor emissions of dust arising from the development, with controlled disposal of the washwater;*
- ii. Details of wheel washing facilities. All demolition/construction vehicles shall have their wheels cleaned before leaving the site with controlled disposal of the washwater;*
- iii. a scheme for recycling/disposing of waste resulting from demolition and construction works;*
- iv. the responsible person (e.g. site manager/office) who could be contacted in the event of complaint;*
- v. Protection of surface and groundwater resources;*
- vi. Pollution risk during demolition and appropriate storage of demolition waste;*
- vii. Best practice on the use and storage of fuels, oils and chemicals, to remove the risk of causing pollution during construction;*
- viii. the parking of vehicles of site operatives and visitors;*
- ix. loading and unloading of plant and materials;*
- x. storage of plant and materials used in constructing the development.*

The approved Construction Environment Management Plan shall be adhered to throughout the construction period for the development.

2. Location & Context

The site is located at Dye House, Dye House Lane, Rushton Spencer, Staffordshire, SK11 0RS, situated just off Macclesfield Road and immediately adjacent to Dye House Lane. The plot occupies a semi-rural location to the east of Rushton Spencer, within close proximity to existing industrial premises known as the Silk Mill, and is bordered to the south and east by open fields and minor watercourses.

The land has a historical industrial legacy, having previously formed part of a dye works operation. Although currently in residential use, the site retains environmental sensitivities due to its designation as a Source Protection Zone 1 (SPZ1) for public water supply and its position within Flood Zone 3, which is classified as having a high probability of flooding.



Location plan

The development involves the demolition of the existing residential dwelling and two bays of the adjacent industrial building, followed by the construction of a replacement dwelling and the rationalisation of the site boundary. According to the Plot Plan as Proposed (drawing TDH-02), the demolition of part of the industrial unit allows that land to be incorporated into the domestic curtilage, with a portion of the current curtilage to the rear reverting to industrial use.

The site is accessed directly from Dye House Lane, with vehicle movements constrained by a narrow lane entrance and limited visibility. The proposed site layout includes a formalised parking area created on the former footprint of the demolished industrial bays, accommodating up to three vehicles, as shown in the Ground Floor & Site Plan (TDH-03).

Topographically, the land rises from the western roadside boundary up towards the rear of the site, and the new dwelling has been positioned on elevated ground, set back from the highway to avoid encroachment into the flood-prone area adjacent to the road. External levels vary across the site, and retaining structures and planting zones are indicated to accommodate the level changes and maintain stability.

The wider setting comprises a mix of residential and light industrial uses, surrounded by open countryside. The sensitive nature of the environment, combined with the site's former industrial use, proximity to controlled waters, and flood designation, make it a priority for robust environmental protection and pollution control during all phases of the works.

3. Proposed Work

Scope of Work – Demolition Phase

Overview

The demolition phase involves the complete removal of the existing residential dwelling and the selective demolition of two bays from the adjacent industrial unit. These works are necessary to prepare the site for the construction of a replacement dwelling and the rationalisation of domestic curtilage as permitted under Planning Application SMD/2018/0770.

Key Elements of Work

-  Site set-up including fencing, signage, welfare facilities, and establishment of wheel-wash station.
-  Asbestos Refurbishment and Demolition (R&D) Survey to be completed in accordance with HSE guidance (HSG264).
-  Soft-strip of internal fixtures, fittings, and non-structural elements.
-  Mechanical demolition of the existing two-storey stone dwelling and attached outbuildings.
-  Mechanical and manual demolition of two bays of the adjacent Silk Mill industrial building as shown on the *Proposed Site Plan* (TDH-02).
-  Removal of all resulting demolition arisings, including masonry, timber, and roofing materials.
-  Segregation of materials for reuse or disposal in accordance with the Site Waste Management Plan (SWMP).
-  Identification and controlled removal of any contaminated materials in line with the Phase 1 Land Contamination Risk Assessment.
-  Site clearance, making good to the remaining industrial structure and surfacing of the future parking area.
-  Temporary works as required to stabilise any retained structures or boundary features in accordance with BS 5975:2024.

Environmental Sensitivities

-  The site lies within Source Protection Zone 1 (SPZ1) and is adjacent to watercourses.
-  The area is within Flood Zone 3 – protection of surface water and flood routes is critical.
-  Potential contamination risks from historic dye works use require pollution prevention measures.

Relevant Standards and Guidance

-  BS 6187:2011 Code of practice for full and partial demolition
-  HSG264 Asbestos: The Survey Guide (HSE)
-  CIRIA C741 Environmental good practice on site
-  Environment Agency Pollution Prevention Guidance

Scope of Work – Construction Phase

Overview

The construction phase entails the erection of a new two-and-a-half-storey dwelling, site landscaping, hard surfacing, and integration of services, in accordance with the approved architectural plans and planning conditions. Works include the formation of new parking areas and alterations to site boundaries.

Key Elements of Work

-  Site establishment and traffic management provisions for deliveries, parking, and material storage.
-  Groundworks including reduced-level excavation, foundations, and drainage installations. All drainage works are to comply with BS 6297:2007+A1:2008 due to proximity to SPZ1 and the absence of a mains connection.
-  Construction of the replacement dwelling, incorporating:
 - Traditional masonry cavity walls with natural stone facing.
 - Concrete floors and engineered timber or steel-supported upper levels.
 - Roof structure with dormers, finished in Staffordshire blue slate (as per *Elevations Drawing* TDH-05).
-  Internal fit-out including plumbing, electrical, insulation, glazing and joinery.
-  Formation of patio areas and stone screen wall (shown on *Ground Floor & Site Plan*, TDH-03).
-  Construction of hardstanding parking area where industrial bays have been demolished.
-  Formation of a new boundary fence to separate the domestic from the retained industrial curtilage.
-  Installation of treatment plant or approved foul water solution in line with EA requirements.
-  Final landscaping, planting, and restoration of disturbed ground.

Environmental Sensitivities

-  Construction works are to be carried out in a controlled manner to prevent any discharge of silt, cement washout or chemicals to ground or watercourses.
-  Pollution controls will be in place for all fuel, oil, and chemical storage.
-  Construction traffic will be controlled to prevent mud tracking and dust emissions.

Relevant Standards and Guidance

-  BS 5975-1:2024 Temporary works procedures and the control of temporary works
-  BS 8233:2014 Sound insulation and noise reduction for buildings
-  Building Regulations Approved Documents A–Q
-  EA Groundwater Protection Principles

4. Community Relations, Complaints Procedure & Site Contact Details

The Developer and appointed contractors are committed to maintaining positive relationships with the local community and stakeholders throughout the demolition and construction phases of the project at Dye House, Rushton Spencer.

Responsible Contacts

Demolition Phase

Cheshire Demolition will act as the Principal Contractor for the demolition phase and will be responsible for site activity management, community engagement, and responding to any complaints or incidents.

-  **Company:** Cheshire Demolition
-  **Site Contact:** Demolition Manager (TBC)
-  **Phone:** TBC
-  **Email:** TBC

Construction Phase

The appointed Principal Contractor will designate a Site Manager who will serve as the point of contact for all public and community concerns. Their name, mobile number, and email will be displayed on the site contact board prior to the commencement of construction.

-  **Company:** TBC
-  **Site Contact:** Site Manager (TBC)
-  **Phone:** TBC
-  **Email:** TBC

An out-of-hours emergency contact number will also be provided and clearly displayed on perimeter hoarding or fencing at the main entrance.

Complaints Procedure

-  A complaints register will be maintained in the site office to record any enquiries or complaints, whether received verbally, by email, or in writing. The register will include details of the complaint, the response, any corrective actions taken, and communication back to the complainant.
-  All trade contractors and subcontractors will be required to immediately report any complaints they receive to the Site Manager or Principal Contractor.
-  All complaints will be:
 - Investigated promptly
 - Logged formally
 - Addressed through appropriate corrective measures
 - Acknowledged with feedback to the complainant within one working day
-  Any serious complaints will be escalated to the Project Manager (Developer's Representative) within 24 hours and a resolution will be sought and agreed with the complainant within seven days, wherever reasonably practicable.

Monitoring and Community Impact Management

The Developer will monitor the Principal Contractor's performance to ensure:

-  The use of best-practice construction methods.
-  Adherence to dust and air quality management procedures as outlined in this CEMP.
-  Accurate recording of all complaints and responses.
-  Construction and delivery traffic does not obstruct access to neighbouring properties.
-  Deliveries and collections are scheduled to avoid local peak traffic periods, including school hours.
-  All vehicle drivers are advised of agreed traffic routes and access restrictions.

The **site information board**, located at the main entrance, will display:

-  Site contact name and phone number (daytime and emergency)
-  Principal Contractor's name and logo
-  Site address
-  Project description and anticipated duration
-  Health and safety notices
-  Working hours
-  Emergency contact procedures

5. Working Hours

All demolition and construction activities associated with the Dye House project will be strictly limited to the following permitted working hours:

-  Monday to Friday: 08:00 – 18:00
-  Saturday: 08:00 – 13:00
-  Sundays and Bank Holidays: No work permitted

These hours apply to all noisy operations, including deliveries, collections, demolition, site clearance, groundworks, plant movements, and construction activities.

No works will take place outside these times unless prior written consent is obtained from the Local Planning Authority. This includes emergency works, which must be reported retrospectively if carried out.

The appointed Principal Contractor and Demolition Contractor (Cheshire Demolition) shall ensure that:

-  All subcontractors are informed of these working hours.
-  Delivery and waste collection times are coordinated to occur within the permitted periods.
-  Site gates remain secured outside working hours to prevent unauthorised access or activity.

Adherence to these working hours will form part of ongoing compliance monitoring and community impact management throughout the duration of the works.

6. Method Statement for Site Set-Up and Traffic Management

6.1 General Site Establishment

The site will be securely established prior to the commencement of demolition and construction activities. The setup will include:

-  Installation of secure Heras-type perimeter fencing or timber hoarding, including lockable gates at the site access point from Dye House Lane.
-  A prominent site contact board displaying emergency contact details, working hours, and environmental information.
-  Installation of site welfare facilities, including office, mess, WC and washroom areas, compliant with CDM 2015 requirements.
-  Designated material storage zones, waste skip areas, and parking zones to be clearly demarcated using signage and barriers.

All site access, logistics, and circulation arrangements will be designed to minimise disruption to Dye House Lane, protect nearby receptors, and prevent environmental pollution.

6.2 Traffic Management and Vehicle Movements

A site-specific traffic management plan will be implemented and communicated to all contractors and delivery drivers.

-  All site traffic will enter and exit the site via Dye House Lane, with movements scheduled to avoid peak traffic periods where practicable.

-  A banksman will supervise all large vehicle movements, including turning, reversing, and deliveries.
-  Site operatives will be briefed on approved access routes, and HGV drivers will be instructed to use suitable roads and avoid narrow residential lanes or unsurfaced routes.
-  A delivery booking system will be operated to prevent multiple arrivals and reduce congestion.
-  All suppliers and contractors will be instructed to turn off engines when stationary to reduce noise and emissions.

6.3 Wheel Washing Facilities (Planning Condition 9 ii)

To prevent the tracking of mud and debris onto Dye House Lane:

-  A dedicated wheel washing facility will be installed at the site egress point, consisting of:
 - A ramped washdown area with spray bars and a pressure washer.
 - A sediment trap and silt interceptor, discharging into a sealed collection tank or settlement chamber.
 - Controlled disposal of washwater via a licensed waste contractor, in compliance with Environment Agency pollution prevention guidelines.

All vehicles will have their wheels, undercarriage and bodywork cleaned before leaving the site, especially during groundworks and wet conditions. A banksman will monitor compliance.

6.4 Parking for Site Operatives and Visitors (Planning Condition 9 viii)

To avoid off-site parking and highway obstruction:

-  A temporary on-site parking area will be formed on hardstanding created by the demolition of two bays of the industrial building, as shown on the Proposed Site Plan (TDH-02).
-  Parking provision will accommodate:
 - Construction operatives (minimum of 3 bays).
 - Site management.
 - Occasional visitor vehicles (e.g. inspectors, client).
-  No parking will be permitted on Dye House Lane or the surrounding verges.

6.5 Loading and Unloading of Plant and Materials (Planning Condition 9 ix)

-  A designated loading/unloading zone will be established within the main site compound area, accessed directly from Dye House Lane.
-  All unloading operations will be carried out within the confines of the site under the supervision of a trained banksman.
-  Deliveries will be scheduled for off-peak hours, where possible, to avoid conflict with commuter or school traffic.
-  Mechanical offload (e.g. Hiab or telehandler) will be used where necessary to prevent manual handling and ensure safe operation.

6.6 Storage of Plant and Materials (Planning Condition 9 x)

-  A dedicated plant and materials storage compound will be located on the hardstanding area to the rear of the site, outside of flood-prone areas.
-  Materials such as stone, sand, and cement will be:
 - Stored on pallets or raised platforms.
 - Covered with sheeting to prevent water ingress and windblown dust.
 - Bunded or contained to prevent runoff into the ground or surface water systems.

-  All fuels, oils, and chemicals will be:
 - Stored in bunded containers, 10m minimum from any watercourse.
 - Located on impermeable ground with signage and spill kits available.

All plant and equipment not in use will be stored within the site compound in a secure and designated area. Refuelling operations will be carried out in designated areas using drip trays and supervised by competent personnel.

7. Pollution Risk Assessment

Project Sensitivities

-  **Site Location:** Adjacent to watercourse, within Flood Zone 3
-  **Hydrogeological Sensitivity:** Within Source Protection Zone 1 (SPZ1) for a public water abstraction borehole
-  **Historical Use:** Former dye works/chemical manufacturing until the 1950s
-  **Contaminated Land:** Identified as Category 3 risk under Part IIA of the Environmental Protection Act 1990

1. Potential Pollution Sources and Activities

Activity/Source	Phase	Pollutants/Concerns
Demolition of the existing building and two industrial bays	Demolition	Release of dust, asbestos fibres, contaminated debris, silt runoff
Ground disturbance and earthworks	Both	Suspended solids, contaminated ground, siltation of nearby watercourses
Operation of plant and machinery	Both	Fuel spills, oil leaks, hydraulic fluid releases
Storage of fuel, oils, and lubricants	Both	Ground and water contamination risk from leakage or vandalism
Storage of cement, mortar, and chemicals	Construction	High-pH runoff, toxic substance risk if spilt
Washout of concrete or tools	Construction	Alkaline washwater entering the ground or drains
Delivery and unloading of materials	Both	Spills from vehicles, airborne dust, and diesel fumes
Waste management and skip storage	Both	Leachate from waste skips, windblown litter, and unauthorised waste handling
Temporary toilet facilities	Both	Effluent or chemical leak risk to groundwater if mismanaged

2. Receptors at Risk

-  Adjacent watercourse to the west of the site
-  Groundwater table within a highly permeable aquifer (SPZ1)
-  Public water abstraction borehole within 50m of the site
-  Local residents on Dye House Lane
-  Ecological receptors downstream (via watercourse)

3. Pollution Prevention and Control Measures

Site-wide Measures

- Spill kits with absorbent pads and booms located at key high-risk areas.
- All operatives to receive environmental training during induction.
- Regular toolbox talks covering pollution prevention and emergency spill response.
- All pollution incidents to be reported to the Site Manager and logged.

Demolition Phase

- Asbestos R&D Survey to be undertaken prior to any works. Licensed removal contractor to be engaged if ACMs are found.
- Debris containment with sheeted fencing and mist suppression during mechanical demolition.
- All runoff and washwater from demolition dust suppression and wheel washing to be directed to sealed settlement tanks or bunded areas with controlled disposal.
- Any potentially contaminated materials to be segregated and stored on impermeable ground under cover.
- Removal of demolition waste by licensed waste carrier to permitted facility. No burning of waste permitted.

Construction Phase

- Cement, plaster, and chemicals stored in waterproof, bunded containers at least 10m from watercourses.
- Concrete washout water to be contained in dedicated lined washout trays or tanks. No discharge to ground or surface water permitted.
- Temporary fuel storage in double-bunded tanks with locked fill points and emergency shut-off.
- Refuelling activities to occur on hardstanding with drip trays, under supervision.
- Silt fencing and ground protection mats to be used in proximity to any open excavations near the watercourse.
- Portable toilets to be self-contained chemical units, emptied weekly by licensed contractor.

4. Monitoring and Response

- The Site Manager will undertake daily visual inspections of fuel storage, waste management, and pollution control measures.
- A formal weekly environmental inspection checklist will be completed and retained in the site file.
- Any pollution incident will trigger an immediate spill response, with containment, reporting to the Environment Agency (EA), and remediation if required.

5. Compliance References

- EA Groundwater Protection Position Statements (GP3)
- BS 6031:2009 Code of Practice for Earthworks – Section on Pollution Control
- CIRIA C532 Control of water pollution from construction sites
- CIRIA C741 Environmental Good Practice on Site Guide (Fourth Edition)
- EA Environmental Permitting Regulations 2016 – for discharges or effluent storage
- EA Response (Ref: UT/2019/117711/02-L01) – confirmation of SPZ1 and nitrate vulnerability

8. Environmental Protection and Pollution Control Scheme

This section outlines the project-specific environmental controls to manage dust emissions, wheel washing, surface and groundwater protection, demolition waste, and the use of fuels, oils and chemicals, in accordance with Planning Application SMD/2018/0770 Condition 9.

8.1 Dust Emission Minimisation (Condition 9 i)

Key Risks:

-  Airborne particulates during the mechanical demolition of stone buildings and the bays of an industrial unit.
-  Dust generation during dry-weather excavation, handling of spoil, and stockpiling of materials.

Control Measures:

-  Water mist suppression will be deployed at all dust-generating activities, especially during mechanical demolition and material handling.
-  Demolition will be phased to limit exposed areas and avoid simultaneous activity in multiple zones.
-  Material stockpiles will be sheeted or dampened, particularly in dry or windy conditions.
-  On-site haul routes will be kept to a minimum, well-maintained, and damped down regularly.
-  Cutting, grinding, or sawing of masonry and concrete will be done using water-suppressed equipment.
-  Drop heights when loading into skips or wagons will be minimised.
-  Use of sealed skips and enclosed chutes to reduce dust spread.
-  Works will cease temporarily in high winds if dust control cannot be maintained.

Monitoring:

-  The Site Manager will conduct daily visual assessments of dust levels, with findings recorded in the site diary.
-  Any dust complaints will be recorded and investigated.
-  A review of dust control measures will be undertaken weekly or following any exceedance.

Washwater Disposal:

-  Dust suppression and tool washdown water will be collected in temporary settlement tanks or contained trays.
-  Washwater will be either filtered for reuse or disposed of off-site by a licensed waste contractor.

8.2 Wheel Washing Facilities (Condition 9 ii)

A dedicated wheel washing station will be installed at the site exit, comprising:

-  A concrete or gravelled ramp area with an integrated pressure washer or spray bars.
-  A silt interceptor and sediment tank to collect solids.
-  A sealed holding tank for washwater, to be emptied and removed by a licensed contractor.
-  Monitoring and maintenance logs will be retained in the site file.

All HGVs, plant and construction vehicles will be required to use the wheel wash prior to leaving the site. The wash area will be regularly inspected and maintained by the Site Manager.

8.3 Protection of Surface and Groundwater Resources (Condition 9 v)

The site lies within **Source Protection Zone 1 (SPZ1)** and is adjacent to a watercourse. The following measures will be strictly enforced:

-  No direct discharges to ground or watercourse will be permitted.
-  All surface water runoff from the compound and plant areas will be diverted to silt traps or settlement tanks.
-  Any accidental discharge will be reported to the Environment Agency immediately, and appropriate remediation will be initiated.
-  Portable chemical toilets will be used and maintained by a licensed waste contractor.
-  No mixing of cement, mortar or render is to occur directly on unprotected ground; a designated lined mixing area will be provided.

8.4 Pollution Risk During Demolition and Demolition Waste Storage (Condition 9 vi)

Due to the historic use of the site as a dye works, the demolition phase will be undertaken with enhanced controls:

-  A Refurbishment and Demolition Asbestos Survey will be undertaken prior to works.
-  Potentially contaminated demolition materials (e.g. masonry, flooring, residual chemical containers) will be:
 - Segregated from clean waste.
 - Stored on impermeable ground under sheeting or in lidded skips.
 - Collected and removed only by licensed waste carriers.
-  No waste will be stockpiled near the stream or within 10m of drains.
-  A Site Waste Management Plan (SWMP) will be prepared to track materials and destinations.

8.5 Best Practice for Fuels, Oils and Chemicals (Condition 9 vii)

All hazardous materials (fuels, lubricants, cement-based products, cleaning agents) will be managed to prevent the risk of pollution:

Fuel Storage:

-  Only permitted where required for plant operation.
-  Stored in double-bunded IBCs or tanks, positioned on impermeable ground with 110% secondary containment.
-  All containers to be clearly labelled, locked when not in use, and away from vehicle routes.

Refuelling Procedures:

-  Carried out by trained personnel only.
-  Refuelling will be undertaken on a designated hardstand with spill trays.
-  Spill kits (granules, pads, booms) available at all high-risk locations.

Chemical and COSHH Materials:

-  Stored in secure COSHH-approved containers.
-  Usage will follow the manufacturer's safety data sheets (SDS).
-  Mixing and decanting to occur over bunded trays with drip control.

Emergency Response:

-  Any spill will be contained immediately, and the Site Manager will be informed.

-  All spills, even minor ones, will be recorded in the Environmental Incident Log.
-  Major incidents reported to the EA via the pollution hotline (0800 80 70 60).

Summary Compliance References

-  Environment Agency Groundwater Protection Policy (GP3)
-  CIRIA C741 Environmental Good Practice on Site
-  CIRIA C532 Control of water pollution from construction sites
-  BS EN ISO 14001 Environmental Management Systems
-  HSE Guidance on the storage and use of hazardous substances
-  Planning Application File SMD/2018/0770 and associated EA consultation

9. Waste Management & Recycling

9.1 Overview

The Principal Contractor will ensure that all waste arising from the demolition and construction phases is managed in accordance with:

-  The Waste (England and Wales) Regulations 2011
-  Duty of Care under Section 34 of the Environmental Protection Act 1990
-  The Site Waste Management Plan (SWMP) prepared for the project
-  The waste hierarchy: Prevention, Reuse, Recycling, Recovery, Disposal

Given the site's location within a Source Protection Zone 1 and its former industrial use as a dye works, special attention will be paid to the safe handling, segregation, and disposal of any potentially hazardous or contaminated materials, particularly during demolition and subsequent activities.

9.2 Waste Segregation and Storage

-  On-site segregation will be carried out wherever practicable. A designated waste compound will include:
 - Clearly labelled skips and bins for general construction waste, inert materials, timber, metals, plastics, cardboard, and plasterboard
 - Lockable, enclosed containers for hazardous waste (e.g. paint tins, solvents, glues, sealants)
 - Impermeable, bunded storage for any demolition waste that may contain residual chemical or contaminated content
-  All skips and bins will be located at least 10m from watercourses or drains, in accordance with CIRIA guidance (C741).
-  Waste materials will be removed from the site only by licensed waste carriers, with waste transfer notes (WTNs) kept in the site office.

9.3 Measures to Reduce Waste During Construction

The Principal Contractor will implement the following waste reduction strategies:

Material Optimisation

-  Accurate ordering of materials to minimise over-purchasing and surplus.
-  Use of standard sizes and modular components to reduce offcuts and waste.

Reuse and Recycling

- 🌈 Salvage of demolition materials, including stone, slate, bricks, and timbers, where suitable for reuse.
- 🌈 On-site recycling of inert waste where possible.
- 🌈 Reuse of temporary works materials and timber hoardings.

Supplier Collaboration

- 🌈 Engage suppliers to minimise packaging and accept returns of surplus stock.
- 🌈 Prioritise locally sourced materials to reduce carbon impact and packaging waste.

Training and Awareness

- 🌈 Site induction will cover the waste management procedures.
- 🌈 Toolbox Talks will be delivered monthly on waste segregation, hazardous waste handling, and spill prevention.

9.4 Waste Monitoring and Documentation

- 🌈 A waste management log will be maintained by the Site Manager, recording:
 - Type and quantity of materials delivered
 - Type, weight, and destination of all waste streams removed from site
 - Evidence of recovery, recycling, or disposal (via WTNs and disposal site permits)
- 🌈 The Principal Contractor will review waste data monthly and adjust site practices accordingly.
- 🌈 Waste reports will be provided to the Developer and the Local Planning Authority upon request.

9.5 Site Security

- 🌈 The site will be secured with lockable gates and perimeter fencing.
- 🌈 Access will be controlled to prevent illegal waste tipping or unauthorised skip usage.
- 🌈 All waste storage containers will be secured and covered outside of working hours.

9.6 Training and Communication

- 🌈 All site operatives will be trained at induction on:
 - The waste segregation system
 - Locations of designated skips and hazardous waste bins
 - Reporting and handling procedures for unidentified or suspect waste
- 🌈 Subcontractors will receive briefings and toolbox talks on their responsibilities.

9.7 Hazardous and Contaminated Waste (Demolition Phase)

- 🌈 Due to the historic use of the site as a dye works, and its identification under Part IIA of the EPA, all demolition waste will be treated as potentially contaminated until proven otherwise.
- 🌈 A licensed contractor will remove any asbestos-containing materials identified during the R&D Survey in accordance with HSE Guidance (HSG248).
- 🌈 Suspected contaminated waste will be segregated, labelled, and removed to a suitably licensed hazardous waste facility, with full consignment note tracking.

9.8 Final Disposal Hierarchy

Where waste cannot be reused or recycled, disposal will follow these principles:

-  Recovery via authorised waste treatment or energy-from-waste plants
-  Landfill as a last resort, only for non-recoverable materials
-  All disposal operations will be conducted at sites with valid Environmental Permits

10. Summary and Conclusion

This Construction Environmental Management Plan (CEMP) outlines the systems and procedures that will be implemented during the demolition and construction phases of the Dye House development, Rushton Spencer, to protect the surrounding environment and community.

It includes detailed provisions to manage and control:

-  Dust emissions, noise, vibration, and traffic
-  Surface and groundwater protection, particularly within the Source Protection Zone 1 (SPZ1)
-  Safe storage and use of fuels, oils, and chemicals
-  Waste management, including segregation, recycling, and responsible disposal of hazardous materials

This document has been prepared to demonstrate that the Developer and their appointed Principal Contractors understand and will comply with their duties under the **Construction (Design and Management) Regulations 2015**, specifically:

-  **Part 3, Regulation 8 – General Duties**, relating to the planning, management, and monitoring of construction to protect workers and any person affected by the works.

Construction activities will be carefully coordinated to ensure:

-  The health, safety, and welfare of all site operatives
-  The prevention of pollution to land, air and water
-  The minimisation of disruption to residents and other users of Dye House Lane

The increase in construction traffic will be temporary and minor, with no significant impact anticipated on local traffic flow or pedestrian access. All construction and delivery vehicles will be managed under the site-specific traffic management plan to avoid obstruction or nuisance.

A designated Site Manager will be responsible for ensuring day-to-day compliance with this CEMP, including pollution prevention, environmental monitoring, and coordination of all subcontractors. Contact details for the Site Manager and Developer will be clearly displayed at the site entrance for use in the event of any public concern or complaint.

All operatives will receive a comprehensive site induction, which will include:

-  Health and safety procedures
-  Environmental protection measures
-  Waste handling, segregation, and recycling protocols
-  Emergency spill response

The Developer is committed to upholding the highest standards of environmental and safety performance throughout the duration of the project.