

Client: Alton Towers
Document: Construction Environmental Method Statement
Reference: Sunshine
Planning Ref: Alton Towers SMD/2024/0579
Version 1.5

Construction Environmental Method statement for the

The removal of an existing attraction and to replace it with a new attraction
and ancillary buildings.

Alton Towers

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Report Prepared by Paul Crosbie

Position: Principal Designer (CDM 2015)

Date: 29th September 2025

1 Introduction

This provisional Construction and Environmental Management method statement has been prepared by PCA Safety Limited the projects appointed Principal Designer. (CDM 2015). It is to assist our client Merlin Magic Making (MMM) to allow for compliance with Staffordshire Moorlands district council Policy High quality design and sustainable construction.

2 Provisional Construction Traffic Management Plan

During the initial site preparation, and construction phase of the project, materials, equipment, and personnel will require movement to and from the site. The provisional CEMP describes how these movements will be managed to protect the ecology habitat and existing site.

The traffic numbers quoted within the plan are based upon the experience and knowledge of previous developments within the Alton Towers site.

The construction period is projected to last approximately 34 weeks.

Principal Contractor. To be appointed

3 Primary Site Entrance off Farley Lane

The existing Employees and delivery entrance off Farley Lane will be used in compliance with current arrangements any relevant planning conditions to allow for the movement of construction traffic and plant. The Principal Contractor will ensure the upkeep of the entrance and verges affected at the entrance. They will ensure that all vehicles accessing, and egressing site are of the correct dimensions to safely access/egress the public highway.



4 Delivery Management and Routing

The onsite Principal Contractor Construction Manager will have full responsibility for the coordination and management of deliveries to and from site. The manager will ensure the safety of all on site personnel, the occupants of neighbouring properties, road traffic users and the public. The appointed manager's role will also include advising delivery drivers of the most appropriate routes to and from site, the most suitable times of deliveries and of any local restrictions on vehicle heights and widths and proposed events etc. Vehicle movements between school hours will be so far as practicably kept to a minimum. All traffic will comply with local rules and traffic conditions.

Deliveries will be outside the Alton Towers operational times as per published web page below:

<https://www.altontowers.com/plan-your-visit/before-you-visit/opening-times/>

5 Deliveries to site

Deliveries of plant, materials and equipment will be made by 30T vehicles and smaller rigid vehicles. To assist with deliveries on-site a Telescopic handler will be used as well as delivery vehicles having a Hiab Crane attachment. Deliveries will be organised and planned with liaison with the Principal Contractor.

Table 1 & 2 show the estimated vehicle movements on site. These values are based upon the information from previous similar developments on site.

Where practicable all materials, plant and equipment will be sourced from local suppliers to minimise the impact upon the highway network

The hours of deliveries to the site of the development will be restricted to 08.00 to 1800 hours on Monday to Friday, 08.00 to 1300 hours on Saturday, with no work at any other time including Sundays and Public Holidays

Table 1 Delivery of Heavy machinery/ equipment

Description	Vehicle type	Estimated number of Vehicles
Temporary offices, welfare	Fixed 20Tonne 8-wheel lorry	1 to remain on site until completion
Excavator 1No 1No Telehandler 1No Articulated Dumpers	Articulated low loader	3 to remain on site until completion
Cranage	Self propelled	1 no to remain on site for 4–6-week period
Miscellaneous plant	40t crane	On site for 2 weeks

Table 2 Delivery of materials and equipment to and from site

Description	Vehicle type	Estimated number of Vehicles
General Waste from site	25 tonnes 3 axle rigid	3 over period of project
Aggregates for construction work	30 tonnes max 4 axle rigid	10 over the period of the project
General Delivery vehicles	18 tonne max	Max 1 per week during project build
Steel work and cladding Delivery vehicles	22 tonne Max	10 in total
Site personnel traffic- Site preparation & construction	Vans <2 tonne and cars	3 per day

6 Daily Traffic Movements

During the site preparation and construction phase, it is anticipated that the workforce will generally be between 8.12 (employees and contractors). To reduce the number of trade vehicles, vehicle

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sharing will be utilised, and principal contractor will ensure that only essential vehicles will park on site.

7 Vehicle parking

Utilisation of the existing car park area will be dedicated to the construction team; access will be along the internal road off Farley Lane as per appendix 1 traffic access plan and indicative plan item

All vehicles will park on site.

Off-loading of plant and materials will be in the site compound, Plant will be delivered to site and removed from site on specific low loader with built in ramps/ access platforms

Materials will be off loaded using an on-site telehandler or hiab delivery vehicles (see item 5)
Deliveries will be restricted to Mon – Fri between 8.00am and 6.00pm Saturdays 8.00am to 1.00pm with no deliveries on or off site on Sundays / bank holidays or outside the hours stated.

8 Site vehicle manoeuvring

The Construction Site Manager will ensure that there is a sufficient turning area within the park car park / site for the turning /reversing of vehicles. Reversing will be kept to a minimum, all vehicles entering and leaving site will be managed by a suitably trained banksman.

9 Construction methodology and sequence

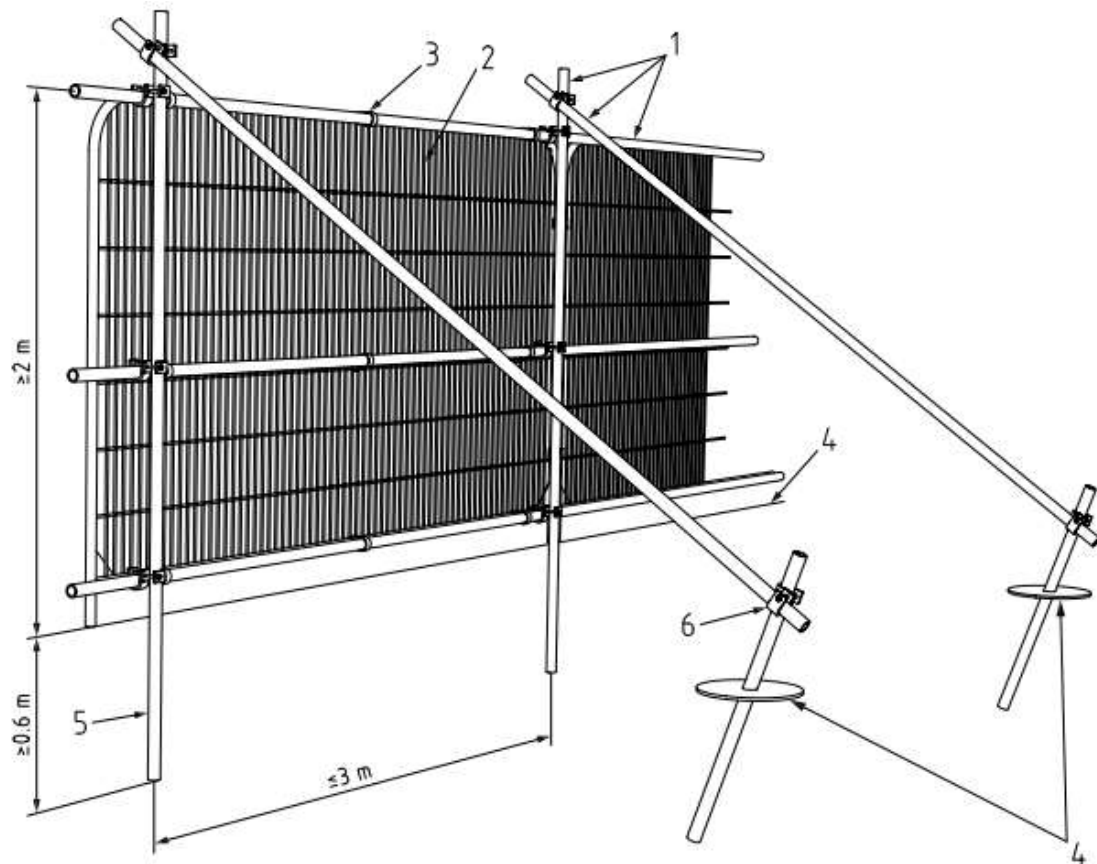
The site will be fully fenced off utilising Heras Fencing to prevent unauthorised access as per the requirement of the CDM regs 2015.

Suitable safety signage as per the Safety Signals Regulations will be posted at the site boundary.

The site will be surveyed by the principal contractor and all access routes, services, protected trees areas will be marked out before any work to progresses.

Tree/ root protection

All trees noted on the site plan will be identified as part of the site survey. Fencing will be as per BS.5837/2012.



Key

- 1 Standard scaffold poles
- 2 Heavy gauge 2 m tall galvanized tube and welded mesh infill panels
- 3 Panels secured to uprights and cross-members with wire ties
- 4 Ground level
- 5 Uprights driven into the ground until secure (minimum depth 0.6 m)
- 6 Standard scaffold clamps

Warning signs will be posted around the fencing "CONSTRUCTION EXCLUSION ZONE – NO ACCESS".

All trees to be protected will be identified by the ecology / tree report carried out by the nominated ecologist and in consultation with the local authority tree protection officer

No machine excavation will be carried out within the RPA zone and any drainage installation within the RPA will be by hand dig in accordance with BS.5837/2012 and with direct liaison with the Tree protection officer on site.

The site manager will ensure the fencing remains insitu throughout the works no plant or works will take place within the exclusion zone.

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Site works

The principal contractor will form all access routes and work areas by stripping back soils, paving's and storing them for reuse on site.

An access road will be the existing paved route from the car park.

Cut off ditches will be formed around the excavation areas to divert any surface run off into setting holding areas , slit traps will be used to prevent any runoff, silt capture will be reused within the cut and fill areas.

Drainage and water retention areas will be excavated. All arisings will be used as part of the cut and fill proposals.

The site boundary fencing and temporary access routes will be removed on completion of the works.

All open excavations will be ramped or closed off to prevent accidental falling in of persons and animals.

The only excavation works are for the installation of the foundations and surface water drainage, all excavation work will be carried out using hydraulic operated excavators.

Offsite traffic management

Temporary "Construction site Access warning signage will be displayed at the existing entrance during high vehicle movements. All signage will be in accordance with Chapter 8 Traffic Signs manual, the Construction Design and Management Regulations 2015 and will be provided and maintained for the duration of the construction phase on all approaches to the site were required.

All parking will be on site, no on road parking will be undertaken.

All plant, machinery and materials will be stored in the dedicated compound area as indicated on the site plan

10. Public Road Cleanliness

A temporary jet wash / wheel washing facility will be available on site and any vehicle leaving site will be suitably cleaned. The site will be hard cored to reduce the transfer of dirt and debris. In the event of the public highway being affected we will enter into an agreement with a local supplier to ensure the affected area is cleaned regularly.

11. Site Security

The site will be secured by the existing boundary fencing of the Alton Towers resort. Additional Heras security fencing will be erected at the site boundaries within the park area to delineate the

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CDM site from the remaining park. Warning Notices and Company information will be displayed at the site entrance. The following information to be made available for members of the public

12 Complaint contacts

The Principal Contractors details for the person responsible for any problems for the site will be displayed on the site boundary so that local residents are able to contact the principal contractor to raise any issues that they may have and report complaints. The contractors will keep a record of all such complaints and respond to them as soon as possible. The log of complaints and action taken should be made available to the local authority on request.

Note: There are no properties in close proximity to the development.

13 Local Ecology

To be carried out by:

Baker Consultants - Ecology and Ecoacoustics Specialists
West Platform,
Cromford Station,
Cromford Bridge,
Matlock,
Derbyshire,
DE4 5JJ

13.1 Bats

A bat roost has been identified in the adjacent café building, with the precise location provided in Figures 1 and 2 below.

During the bat active season (March–October), any artificial lighting required for construction works must be designed to avoid illuminating the roost entrance or adjacent trees. Increases in light levels around the roost could cause disturbance or abandonment.

Control measures include, but are not limited to:

- Avoiding night-time work where possible.
- Positioning lights to face away from the roost and woodland edge.
- Using low-intensity, directional lighting (e.g. cowls, hoods) to minimise light spill.
- Avoiding use of UV-rich lighting; warm spectrum LED (<2700K) preferred.
- Switching off lighting when not required.



Figure 1. Bat roost location



Figure 2. Close up of bat roost feature

13.2 Badgers and Small Mammals

No badger setts or evidence of hedgehog were identified on site during surveys. However, both species are mobile and could enter the site during works; precautionary measures are therefore required to minimise the risk of harm.

The following measures must be implemented:

- During the site clearance and construction phases, any pipes over 200mm in diameter should be capped off at night to prevent animals such as hedgehogs entering.
- Materials such as netting and cutting tools should not be left in the works area where they might entangle or injure animals, such as hedgehogs.
- No stockpiles of vegetation should be left overnight, if they are left then they should be dismantled by hand prior to removal.
- If pits or trenches cannot be back-filled before the end of the working day the risk of harming mammals will be minimised by covering smaller excavations overnight and/or ensuring that the ends of trenches are left with a slope at one end to allow animals to escape.
- If one or more hedgehogs are encountered during the construction phase, work should stop immediately in the vicinity of the hedgehog to allow the animal to escape to a place of safety. Only when the hedgehog has moved to a safe place will work re-commence. If more than one hedgehog is encountered or immature individuals are encountered the advice of suitably qualified ecologist will be sought before work commences.
- Clearance of dense vegetation during the hibernation period (October–March) must be undertaken using hand tools only, removing material carefully until the ground is visible. If a hibernating hedgehog is found, it must be left in situ and a Suitably Qualified Ecologist contacted for further advice.

13.3 Nesting Birds

To avoid committing an offence under the Wildlife and Countryside Act it will be necessary to programme all works that might directly impact upon breeding birds to the September-February period outside the bird breeding season. If this is not feasible and nesting habitat cannot be excluded then checks by a SQE, immediately before clearance, will be required. Works may only proceed if no active nests are identified. Where active nests are present, the SQE will provide advice on exclusion zones and timing of works.

The 'Post Office' building contains swallow *Hirundo rustica* nests from previous breeding seasons. This building should therefore be demolished outside of the nesting bird season, as above. As compensation, two swallow nest cups (Schwegler 10 or equivalent) will be attached to the newly built structure. The precise location is to be advised by a SQE during the construction phase.

13.4 Control of Invasive Non-native Species

Without appropriate measures in place there is potential for Rhododendron, an invasive non-native species, to be spread as a consequence of the proposed development.

Management and removal will follow the UK Government guidance on preventing the spread of invasive non-native plants and an appropriate herbicide treatment strategy.

Measure will include:

- Any rhododendron cut during construction will be cut back to ground level using hand tools (e.g. chainsaw). Arisings will be chipped on site and stored in a designated area for a period of several months before re-use (e.g. as mulch or for deadwood habitat piles). Material will not be removed off-site to avoid risk of spread.
- Stumps will be treated immediately after cutting with an appropriate herbicide (e.g. glyphosate or triclopyr), either applied by stem injection/plugs or by spot-spraying freshly cut stumps, in accordance with product guidance.
- If herbicide treatment is not immediately possible, stumps will be re-cut prior to treatment to ensure effective uptake.
- Any regrowth will be monitored and re-treated during the aftercare/management period.

General Biosecurity Measures

Without appropriate biosecurity measures there is potential for the spread of non-native invasive species and pathogens, which could affect wildlife and woodlands.

For this site it is considered that there is a low risk of harm and the following measures will be adopted:

- Ensure footwear is clean prior to, and after the visit (visually free from loose soil and plant debris). If necessary, brush or wash in soapy water;
- Ensure that vehicles are cleaned before and after work is completed (and before entering another site) to remove any accumulated mud and plant material, especially from wheels and wheel arches;
- Keep vehicular access to a minimum: do not enter areas unnecessarily and, where practicable, keep to established hard tracks, and
- Clean vehicles and equipment at least 10m away from water courses and standing water.

14. Environmental Strategy - The Control of Dust and Emissions from Site Preparation and Construction

Health and Safety at Work Act 1974

The provisions of the Health and Safety at Work Act 1974 will apply at all times on construction sites. The Health and Safety Executive (HSE) is the enforcing authority. Research is continuing into the health effects of airborne pollutants and exposure to PM10, though evidence is emerging that smaller particle within this fraction - below PM2.5 - may be the most harmful. As a first step to protect a worker's health and safety, emissions of airborne pollutants should always be minimised. However, where this cannot be achieved personal protective equipment should be provided and used. Proper planning should be undertaken, and appropriate mitigation decided for demolition and construction projects that will potentially generate large quantities of dust or emissions.

The Building Act 1984

This Act and subsequent Building Regulations 2000 aim to ensure the safety of those within and close to a building during works. To facilitate a smooth application process, the main contractor will incorporate the suggested LPA management techniques for dust control during demolition.

Environmental Protection Act 1990

Under Part III of the Environmental Protection Act (EPA) 1990, emission of dust, fumes and other effluvia from construction sites can be identified as a statutory nuisance if prejudicial to health or a nuisance. Control of a statutory nuisance is contained within section 80 and a local authority is under a mandatory duty to serve an abatement notice on the person responsible for the nuisance (or the owner or occupier of the premises on which the statutory nuisance is present) if it is satisfied that a statutory nuisance exists or is likely to occur or recur.

15. Waste Management

All waste must be segregated disposed of in the respective waste skips, to allow for recycling or disposal at a Licensed Off-site facility.

16. Local Air Pollution Prevention and Control (LAPPC)

These regulations apply to smaller industrial activities, known as Part B Installations, such as concrete batching or concrete crushing. Local authorities, as the regulators, are responsible for controlling emissions from these premises and set conditions in permits they issue to achieve this. Conditions are based on Best Available Techniques (BAT), which require that the cost of applying a technique is not excessive in relation to the environmental protection it provides. The Secretary of State for Environment, Food and Rural Affairs has produced Process Guidance Notes, which form the statutory guidance on what constitutes BAT for each regulated process. If the regulator believes the operator has contravened, or is likely to contravene any permit conditions, enforcement action can be taken.

Note: By following this Best Practice Guidance the Principal Contractor are identifying good practice methods for demolition, site clearance and construction activities. Compliance with this document

does not necessarily offer exemptions from prosecution under any of the legislation impacting upon demolition and construction, though it should be recognised that using Best Practicable Means (BPM) could be used as a defence from prosecution under the S.80 of the Environmental Protection Act 1990.

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17. Site preparation activities dust and emissions control measures.

Potential dust hazards can be assessed according to BS 6187:2011 Code of Practice for full and partial demolition, which includes the initial stages of the project development and management from demolition techniques to re-using or recycling materials. All waste will be recycled and disposed of in compliance with current statutory duties and current best practice.

18. Asbestos

There is no asbestos in the site vicinity therefore the site will not be subject to survey in compliance with the Control of Asbestos Regulations 2012 and in compliance with HSG 264 The Survey Guide.

- If appropriate, Notify the Health and Safety Executive of any work
- Always employ competent and licensed contractors
- Clearly identify the location of asbestos containing materials before starting work.
- put in place procedures to sample and analyses suspect materials
- carry out independent air sampling to ensure standards are met
- dispose of asbestos-containing materials to licensed waste sites according to HSE guidelines before the demolition company is given access.

19. General Dust Controls

Control measures to control dust for the project also covers other emissions to air, including fumes and smoke. Prior to starting any works which would create excessive dust, site management will notify neighbours as to what activities we plan to do and for how long.

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The basic precautions that will be taken to minimize dust generated on the site include covering waste skips, water suppression, segregation and exclusion using impermeable barriers, and avoidance of allowing equipment to run dry whilst engaged in operation. All vehicles carrying waste will be sheeted.

Haul roads will initially be hardcore/crushed material construction and can be sprayed to minimize dust. Once surface bound, they will be swept on a regular basis, the Site Manager will decide the necessary frequency based on the conditions on site. This will allow delivery trucks to be kept relatively clean and significantly reduce the likelihood of dust on roads outside the site.

Cleaning of surfaced site roads will be carried out weekly by a contracted road sweeper, however frequency will increase or decrease as the manager feels necessary. This would include site entrances and the immediate highway. It is important to recognise that this needs to be monitored consistently throughout the contract, in light of site operations and weather conditions and not just in the early stages.

The Site Manager must visually monitor dust production at regular intervals during the day and record their findings, records to be kept on file in the site office. These records must be made available to the EHO upon request.

Materials will be stored on site. These will include reclaimed materials, and this will be closely monitored to reduce the potential for airborne dust. Material intended for the filling of the low area will be placed as soon as practical. In prolonged periods of dry weather, measures will be taken to keep the material in a damp condition by water spraying.

Dust suppression can be implemented on small plant when operations are being carried out adjacent to existing properties. Cutting and grinding on site should be kept to a minimum but where necessary; it should be carried out using equipment fitted with silencers and water suppression devices.

We will minimise creation of dust by Elimination – Substitution – Isolation – Control measures. This will be done by shutting plant down when not in use to eliminate the problem. If excessive dust was still a problem, then the problem should be isolated by moving plant to another area of site so as to isolate the problem away from neighbours. If the plant cannot be moved anywhere else, we will then control by erecting screens or enclosures.

In the event of a complaint however received, the Site Manager will be responsible for following the complaint through to resolution and initiating any necessary enforcement or corrective action. Remedial action will then be taken to reduce levels and the Site Manager will check and verify that the corrective action has been successful in reducing dust production.

20. Fire Safety

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There will be NO waste burnt on site. A specific off-site Fire Risk assessment will be compiled for the undertaking of all construction related activities.

21. Vibration

Prior to starting any works which would create excessive vibration, site management will notify neighbours as to what we plan to do and for how long. Generally, there shouldn't be any operations that create excessive vibration. However, In the event of a complaint however received, the Site Manager will be responsible for following the complaint through to resolution and initiating any necessary corrective action. Prior to starting any works which may affect surrounding properties, site management will carry out an existing condition survey of adjacent buildings externally and boundary structures to ensure the existing condition is maintained.

So far as is reasonably practicable all crushers and breakers will be sited upon crushed or soft materials to reduce the effects of vibration.

22 Noise Control

We will always employ the Best Practicable Means.

The other method we use to control noise from construction sites is to require that all contractors use the 'best practical means' to minimise noise from their activities. This can include matters ranging from the prohibition of the use of radios on site to the proper maintenance of plant and equipment. It can also include matters such as the choice of appropriate plant for a particular task or putting up noise barriers or screens.

Poorly maintained plant and equipment can give rise to excessive noise and the failure to use the built-in noise control shielding on plant can cause problems.

We encourage the use of mains powered electrical equipment (rather than using generators) and hydraulic breaking or bursting techniques are preferable to impact breaking methods

The choice of equipment for a particular task is important in noise reduction. For example, bored piling is usually a lot less disturbing than hammered piling. We therefore insist on the use of bored piles whenever possible. However, sometimes it is necessary to use hammered piling techniques for engineering reasons.

23 Plant and Machinery

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The rating level (LAeq,T) from any plant and equipment associated with the development, when operating simultaneously, shall not exceed the background noise level (LA90,T) at any time when measured at the nearest noise sensitive premises at the quietest time that the equipment would be operating/in use. Noise measurements and assessments will be compliant with BS 4142:2014 "Rating industrial noise affecting mixed residential and industrial areas".

All plant will be stored in the site compound when not in use. Do not leave engines running when not in use, noisy mufflers on plant and noisy site radios. Make sure that unnecessary metallic impact noise is avoided from dropping scaffolding poles, placement of roading plates, moving metal fencing and the clanking of chains on crane hoists. Ensure that machines are maintained regularly – they will be quieter. Simple maintenance can reduce noise levels by as much as 50 per cent. Check for noise problems if you notice workers having to shout at arms-length to converse. This indicates that the noise level may be above 90 dBA at this location.

Move static plant and equipment as far as possible from sensitive boundaries, as work allows. A distance of four times further away lowers the noise by 12 dBA. A reduction of 10 dBA will sound half as loud. In some cases, quiet plant and machines are available which are specifically designed to produce less noise. Examples are muffled breakers (the noise of a typical silenced breaker can be reduced by 16 dBA if a purpose-made muffler is fitted) and silenced diesel generators and compressors (some units are up to 15 dBA quieter). Generally, electrically powered equipment such as chain saws and cranes are noticeably quieter than diesel-powered equipment and hydraulically powered equipment is quieter than pneumatic power.

Cutting metal using gas cutters is far less noisy than using grinding methods to dismantle metal structures. When replacing exhaust and intake mufflers, ask for quieter options which are often available. Similarly, specified plant and equipment such as excavators can also operate at very different noise levels. Keep machinery covers and panels closed and well-fitted. Bolts and fasteners should be done up tightly to avoid rattles. Avoid equipment that is either over or under powered.

Saw Cutting of Pavers and Pavement Slabs

A cutting station should be established with the saw enclosed in an acoustic enclosure. A simple screen is unlikely to be effective in residential streets due to reflected noise effects. A water supply should always be made available and the saw blade changed regularly to avoid an annoying high pitched "whining" noise from developing. For any saw cutting choose a saw blade with the greatest number of teeth and of the smallest width. Choose a blade with gullets as small as possible.

Audible Reversing Signals

These signals are very penetrating by design and can be turned off, or the tone changed in some circumstances, but talk with the company safety advisor first to ensure that site safety requirements are maintained.

24. Conclusion

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It is considered that the environmental protection and the traffic management controls, there will be a considerable reduction in risk to the neighbouring properties and to the general public and project personnel.

The site is capable of allowing the safe movement of project vehicles/plant and with the minor changes will not put at risk, site operatives, the occupants of neighbouring properties, public highway users and the general public.

The principal contractor have accepted, that if circumstances change which result in changes to the proposed project construction and environmental management plan, they and Alton Towers will enter into discussions of the proposed changes with the local authority and ensure that the necessary permissions are granted to allow for those changes to take place.

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Principal Designer (CDM 2015)

Client MMM

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