

PRE-CONSTRUCTION INFORMATION

SITE NAME:	Augustus Way, Cheadle Phase 2 & 3		CONTRACT NO:	4101
SITE ADDRESS:	Land South Of Thorley Drive Cheadle Staffordshire Off Augustus Way			
ISSUE NO:	STAGE:	DESCRIPTION:	COMPLETED BY: (Initials)	DATE:
1	Draft	For Comment	DM Safety-Health Ltd	16.03.26



AUTHOR:		POSITION:	EMAIL & PHONE:
Mike Walker (DM Safety-Health Ltd)		CDM Advisor	mwalker@dmsafety-health.co.uk M: 07821 661040

This document has been prepared in order to assist Designers and Contractors in the planning of their work and for the subsequent development of the Construction Phase Plan (CPP).

In order to allow for effective planning and implementation of recommendations and the obtaining of required permissions and permits the PCI must be finalised and published at least 4 weeks in advance of start on site

This document has been compiled by Keepmoat under the Principal Designer's Duty Holder requirement - It should contain all relevant information.

The level of detail in the information should be proportionate to the risks involved in the project.

Each required Consultee to review information with any comments and return back to:

Name

by **dd / mm / yyyy** for final brief sign off.

Specific questions and points for clarification can be directed to the document author by email

CIRCULATION	COMMENTS	NAME & SIGNED
Mandatory Consultees		
LAND AND PARTNERSHIP DIRECTOR	Katie Dean	
TECHNICAL DIRECTOR	Mark Dawson	
CONSTRUCTION DIRECTOR	Simon Ward	
CONTRACTS MANAGER	TBC	
GROUNDWORKERS	TBC	
HSS BUSINESS PARTNER	Gareth Myers	
Additional Consultees		
	Chris Leighton	

CONTENTS

1	DESCRIPTION OF THE PROJECT	5
1.1	PROJECT OVERVIEW	5
1.2	KEY DATES TO BE INCLUDED.....	8
1.3	DETAILS OF DUTY HOLDERS CLIENT, DESIGNERS, PRINCIPAL DESIGNER ETC.	8
1.4	EXTENT & LOCATION OF EXISTING RECORDS & PLANS:.....	9
2	CLIENT CONSIDERATION & MANAGEMENT REQUIREMENTS	10
2.1	PLANNING FOR AND MANAGING CONSTRUCTION WORK (INCLUDING HSS GOALS FOR THE PROJECT) ...	10
2.2	COMMUNICATION & LIAISON	10
2.3	SECURITY OF THE SITE INCLUDING SITE/COMPOUND FENCING & HOARDING	11
2.4	WELFARE & FIRST AID PROVISION.....	12
2.5	SITE TRANSPORT ARRANGEMENTS INCLUDING TRAFFIC RESTRICTIONS.....	13
2.6	EMERGENCY & FIRE PRECAUTIONS	14
2.7	NO-GO' AREAS OR OTHER AUTHORISATION REQUIREMENTS	15
2.8	SITE RULES	15
2.9	PERMIT TO WORK.....	16
2.10	TEMPORARY WORKS.....	16
3	EXISTING ON-SITE RISKS AND OPPORTUNITIES	17
3.1	ENVIRONMENTAL RISKS AND OPPORTUNITIES.....	17
3.1.1	BOUNDARY CONDITION, SITE LEVELS & ACCESS.....	17
3.1.2	RESTRICTIONS ON DELIVERIES, WASTE COLLECTION & STORAGE.....	18
3.1.3	ADJACENT/SURROUNDING LAND USES.....	18
3.1.4	STORAGE OF HAZARDOUS MATERIALS	18
3.1.5	LOCATION OF UNDERGROUND/OVERHEAD SERVICES	19
3.1.6	GROUND CONDITIONS INCLUDING CONTAMINATION TREATMENTS WHERE APPLICABLE	22
3.1.7	EXISTING STRUCTURES	25
3.1.8	PREVIOUSLY MODIFIED STRUCTURES	25
3.1.9	DIFFICULTIES RELATING TO PLANT/EQUIPMENT	25
3.1.10	ASBESTOS	26
3.1.11	Construction Dust & Health Hazards	26
3.1.12	UV LIGHT & HEALTH HAZARDS.....	27
3.2	ENVIRONMENTAL RISKS AND OPPORTUNITIES.....	27
3.2.1	ENVIRONMENTAL RISK ASSESSMENTS.....	27
3.2.2	ECOLOGY & BIODIVERSITY.....	27
3.2.3	WASTE MANAGEMENT.....	29
3.2.4	SOILS AND CONTAMINATED LAND.....	30
3.2.5	WATER.....	30

3.2.6	POLLUTION, NUISANCE & AIR QUALITY	32
3.2.7	OTHER ENVIRONMENTAL CONSIDERATIONS	32
4	SIGNIFICANT DESIGN & CONSTRUCTION HAZARDS	33
4.1	ARRANGEMENTS FOR CORDINATION OF ON-GOING DESIGN WORK AND HANDLING DESIGN CHANGES	33
4.2	INFORMATION ON SIGNIFICANT RISKS IDENTIFIED DURING DESIGN	33
4.3	MATERIALS IDENTIFIED REQUIRING PRECAUTIONS	34
4.4	SIGNIFICANT DESIGN ASSUMPTIONS & SUGGESTED WORK METHODS	34
5	HEALTH & SAFETY FILE	35
5.1	THE HEALTH & SAFETY FILE	35
6	APPENDICES	36

1 DESCRIPTION OF THE PROJECT

1.1 PROJECT OVERVIEW

Outline details of development including any remediation, enabling and Infrastructure works as well as a description of the development works.

The site is located off Augustus way, approximately 1km southeast of Cheadle Town centre (NGR 401800, 342720). The site occupies an area of 5.8 hectares. The site comprises three fields used for grazing which, with the exception of builder's compound which was temporarily present in the north of the site, have not previously been developed. The site falls from an elevation of approximately 175m AOD in the northeast to 159m AOD in the southwest including a moderate west facing slope which runs N-S across the site's centre.

The site build is made up of 3 phases, Phase 1 has been built out, Phase 2 has been approved in an Outline application ref. SMD/2020/0502 for 40 dwellings, Phase 3 is yet to be issued.

The proposal is to make a full planning application for Phase 2 & Phase 3 combined for which this PCI relates.

Primary vehicular access into Phase 2 will be taken from the northern boundary, from the existing access road developed as part of Phase 1 (Augustus Way). Existing trees and hedges are retained and increased where possible along the boundaries of Phase 2. The southern boundary is bolstered by a green buffer, to the south of the access road. An indicative attenuation basin is proposed in the southwest corner of Phase 2, along with a pump station.

The proposal accommodates access into Phase 3, to the south, and a potential access point on the western boundary which would be utilised if future development came forward in this location.

Phase 3 proposes development of circa 80 units with associated infrastructure including a main access road via Phase 2, landscaping including a buffer along the southern boundary and integrated areas of open space and drainage solutions including an attenuation basin and swales.

Initial Ground Report highlights the following. Further detail can be found in the relevant sections of this document.

Anticipated Ground Conditions - Weathered Coal Measures mudstone and siltstone (sandy clay) progressing into weak mudstone and sandstone with productive coal seams.

Mining & Quarrying - Shallow coal mineworking's are likely to be present within the Woodhead Coal seam between depths of ~4m in the northeast and ~22m in the southwest.

Hazardous Gas - Abandoned shallow mineworking's represent a potential source of hazardous mines gas (methane, carbon dioxide, carbon monoxide and diminished oxygen concentrations) which represent a risk to end users and buildings at the proposed development.

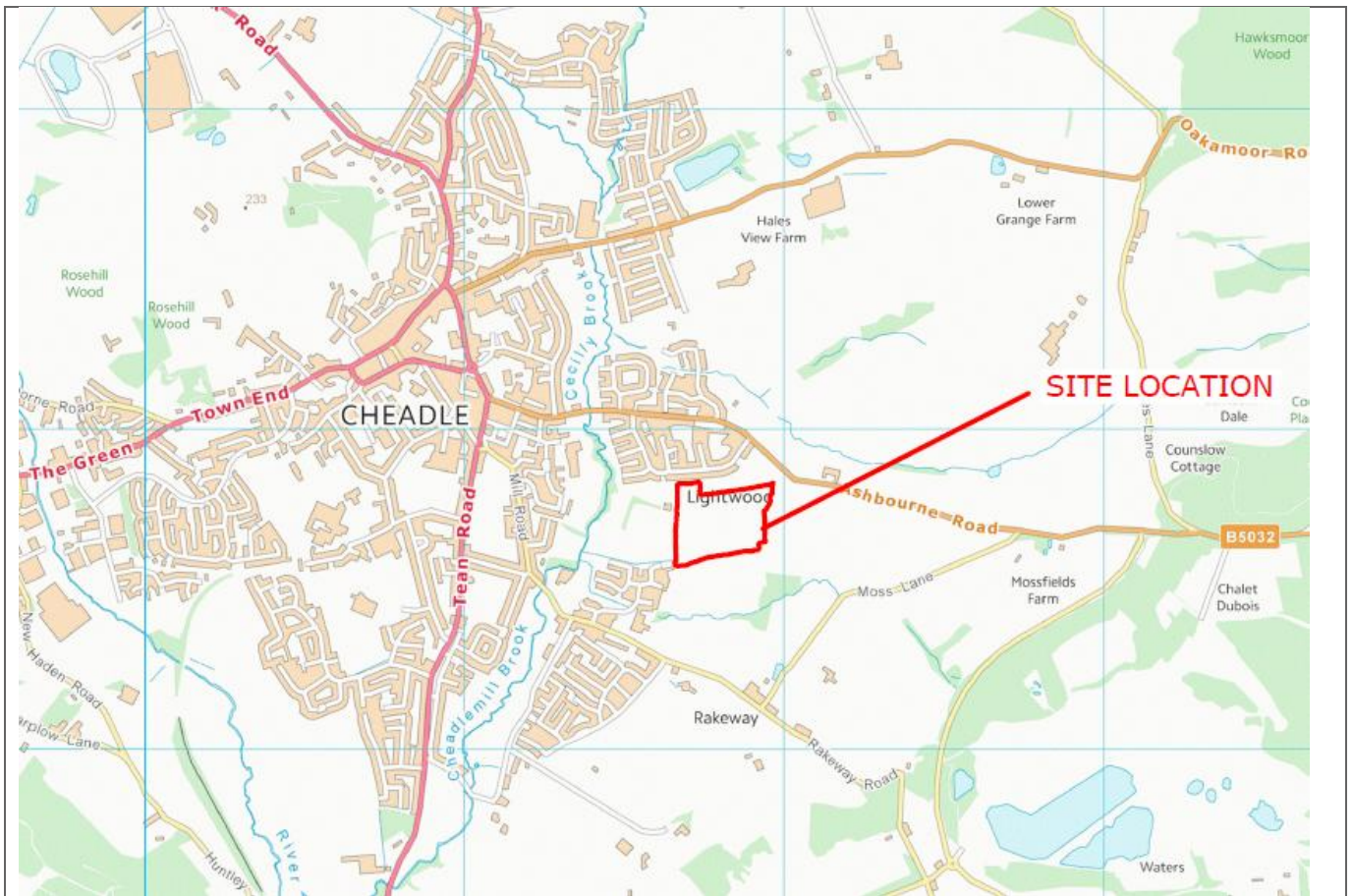
Radon - The site is located in an area where <1% of properties are affected. No radon protection measures are required.

Anticipated Contamination - Minor localised contamination (metals and PAHs) and potentially fuel spillages associated with a builder's compound which was temporarily present in the north of the site.

Preparatory Works - Topsoil strip, treatment of shallow mineworking's, site regrade

Flooding, Drainage, Highways and External Works - The site is not at risk from flooding by rivers or sea. The Environment Agency indicate that a small area in the south of the site is subject to risk from a low (1000 year return) risk of flooding from surface water. Weathered coal measures are likely to return CBRs in excess of 2%.

The site layout is as per the image below, outlined in RED.



Phase 2



Phase 3



Phase 2 & 3 Combined

ACTION/REQUIREMENT	WHO	WHEN	ASSOCIATED DOCUMENTS
	TBC		

Trees Security Ologies (Arch & Ecol)			
--	--	--	--

1.2 KEY DATES TO BE INCLUDED

Some examples noted below

Notification to HSE (F10): TBC

Planned Start on site: – Please see Outline Programme – Appendix 6.9 (To be Added)

Expected Finish Date: – Please see Outline Programme – Appendix 6.9 (To be Added)

Appointment of Principal Contractors (Non Keepmoat): TBC

Appointment of Keepmoat as PC: TBC

ACTION/REQUIREMENT	WHO	WHEN	ASSOCIATED DOCUMENTS
F10 Submission	Principal Designer	Before site start	PCI & CPP

1.3 DETAILS OF DUTY HOLDERS CLIENT, DESIGNERS, PRINCIPAL DESIGNER ETC.

See Appendix 6.2

Client:

Keepmoat Ltd

Principal Designer:

Keepmoat Ltd

Principal Contractor:

Keepmoat Ltd until any 3rd party appointment is made.

ENTER SITE SPECIFIC REQUIREMENTS HERE

Geotechnical/Environmental:

iD GeoEnvironmental Limited

Architects:

APD Architects – Layout

Keepmoat – House Types

Structural:

Keepmoat Standard House Types

Civils:

Tetra Tech

Structural:

TBC

ACTION/REQUIREMENT	WHO	WHEN	ASSOCIATED DOCUMENTS
Pre-Construction Information Pack	Principal Designer	ASAP	HSS-FO-07 CDM
Construction Phase Plan	Principal Contractor	Before construction starts	Construction Phase Plan

1.4 EXTENT & LOCATION OF EXISTING RECORDS & PLANS:

Include list of drawings & plans that will be needed for contractors to tender for the job taking into account any Health, safety & environmental elements for the site. These may be added to the appendices at the end of this document.

Utility Plans:

Various, See also Appendix 6.7 of the PCI Folder

Constraints Plan: To be Added

Topographical Survey: To Be Added

Overhead Power Lines: N/A

Existing Services:

See also Appendix 6.7 of the PCI Folder

Ground Investigation Report:

iD GeoEnvironmental Services Ltd report reference 5387-G-R001

iD GeoEnvironmental Services Ltd Letter reference 5387-G-L001

ENTER SITE SPECIFIC REQUIREMENTS HERE

See Appendix 6.4 of the PCI Folder

ACTION/REQUIREMENT	WHO	WHEN	ASSOCIATED DOCUMENTS

2 CLIENT CONSIDERATION & MANAGEMENT REQUIREMENTS

2.1 PLANNING FOR AND MANAGING CONSTRUCTION WORK (including HSS GOALS FOR THE PROJECT)

The Principal Contractor must compile a Construction Phase Plan (CPP) which must be sufficiently developed and approved by the client before any work commences on site.

The hazards in this PCI are those identified by the Principal Designer and others involved in the pre-construction phase – it is essential these hazards / risk identified are included in the CPP with adequate safety systems of work & management procedures to controls risks identified.

A site wide risk assessment should be included in the CPP to identify such risks & controls for the development.

The aim of the CPP is to ensure works are carried out in a safe and controlled manner with HSS Goals for the project including

A Target a 10% improvement on previous year's Accident & Environmental Incident Rate performance.

Ensure all accidents / incidents or near misses are reported to the site management with a view to ensuring learning / sharing can be gained from any incident.

Continual cooperation and coordination between all parties on site to ensure HSS matters are duly considered and actioned as appropriate

Ensure activities are subject to HSS inspections by Principal Contractor and also by other Contractors HSS advisors.

Competent Contractors – all contractors on site must be competent, with appropriate evidence, to carry out the work they are undertaking

All Site operatives to carry an appropriate CSCS card for their occupation / trade.

Temporary Works requirements for excavation, fencing or hording, haul roads

Construction and Environmental Management Plan

Ecology protection (IWMP)

- ▶ Silt management
- ▶ Overhead services protection
- ▶ Buried services protection
- ▶ Permit controls and HSG47 measures
- ▶ Ecology licenses (Newts)

ACTION/REQUIREMENT	WHO	WHEN	ASSOCIATED DOCUMENTS
Compliance with Keepmoat HSE Standards	Site Manager	Before site start	PCI & latest revisions of documents & surveys

2.2 COMMUNICATION & LIAISON

Communication & liaison between all parties on site is of utmost importance and the following meetings should take place between the Principal Contractor and other sub-contractors in the supply chain

- ▶ The Principal Contractor must ensure the contents of this plan are provided to any contractor tendering for work to ensure they are provided with information on the key hazards to allow them to make adequate regard in the preparation of their proposed safe systems of work.

- ▶ Pre start meeting – to be held before commencement of works on site with respective contractors – this meeting will review the submitted safety documentation with the site team ensuring site specific risk assessments & method statements are available on site for the sub-contractors and should ensure all site operatives have read & understand their submitted safe systems of work.
- ▶ Sub-contractors should also ensure at this point that their operatives training & competency evidence is available for verification by the site teams
- ▶ Periodic sub-contractors' meetings – these should include health and safety in the agenda and give all parties chance to discuss any H&S issues that may need discussion.
- ▶ Liaison and discussion with designers and contractors on the need to change any design element of the development.

ENTER SITE SPECIFIC REQUIREMENTS HERE

ACTION/REQUIREMENT	WHO	WHEN	ASSOCIATED DOCUMENTS
Regular contractor co-ordination meetings	Site Manager	Weekly	

2.3 SECURITY OF THE SITE INCLUDING SITE/COMPOUND FENCING & HOARDING

Details of how the site is to be secured including reference to any additional measures due to local site conditions. (e.g. adjacent school).

Site compound requirements should also be outlined in this section with reference to temporary works standards required.

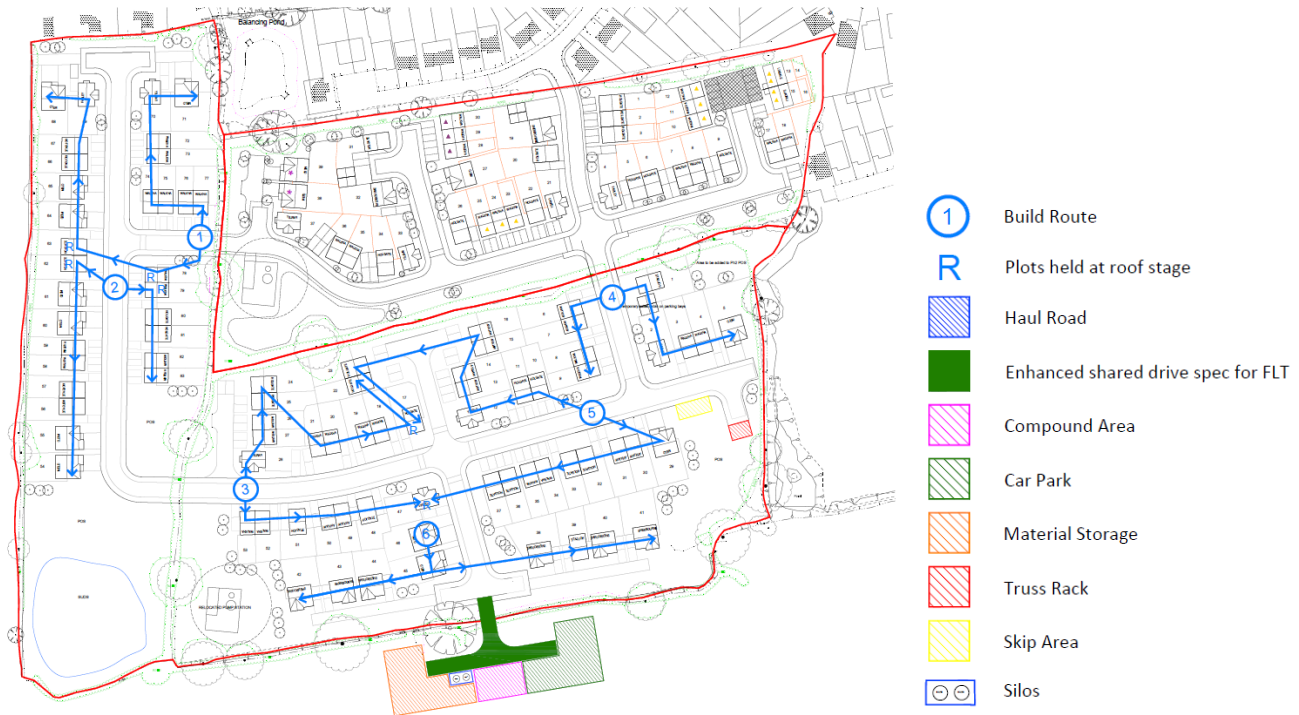
(Consideration should be given to HSE publication HS(G)151 – 'Protecting the Public – your next move')

ENTER SITE SPECIFIC REQUIREMENTS HERE

Proposed area for site compound. Please also refer to Keepmoat Drawing Number 4101-KMH-DR-A-5000-CMP in Appendix 1 of the PCI folder.

Thorley Drive, Cheadle, Phase 2 & 3

Sketch layout



To prevent any risk to the general public or potential trespassers, the work areas will be secured with adequate fencing and prevention of easy access to construction activities. The site will prior to construction phase install 2.0m close boarded or Heras fence line to the frontage and Heras Fencing double clipped, with warning signage and secured to the remainder of construction area. All statutory H&S signage will be implemented accordingly. Any fencing with public interface must be Temporary Works designed. All TM must adhere to Local Authority Planning requirements.

All persons are required to sign in at the site compound. The compound area will have sufficient space for the welfare and office cabin to be landed, house a general waste skip and provide an area for materials laydown and a small storage container. The compound area will be fenced off with Heras type fencing and a safe passage to the work area will be demarcated and agreed with the client.

ACTION/REQUIREMENT	WHO	WHEN	ASSOCIATED DOCUMENTS
Traffic management plan	Site Manager	Before site starts	
Possible council approval for any footpath diversion	Production Manager	Before site starts	

2.4 WELFARE & FIRST AID PROVISION

The Principal Contractor must ensure that welfare facilities on site are provided as required by the CDM 2015 regulations, Schedule 2.

Particular attention must be given to early stages to ensure suitable facilities are available as soon as work commences on site ensuring adequate arrangements are in place from the start of the site – details must be outlined in the CPP.

Proposal for the location of the Site Compound will be provided outside of the main working area within the area of the Former Connells Yard to the Northeast of the demolition area.

The Principal Contractor must ensure that first aid cover is provided throughout the duration of the project. This must be by persons with a full first aid qualification on site at all times in accordance with The Health and Safety (First Aid) Regulations 1981. An adequately stocked first aid box must be provided to render 1st aid should the need arise.

Details of emergency procedures should be part of the site induction to persons working or visiting the site.

ENTER SITE SPECIFIC REQUIREMENTS HERE

Fire aid points and defibrillator to be signposted with trained personnel available

ACTION/REQUIREMENT	WHO	WHEN	ASSOCIATED DOCUMENTS
Standard compound layout to be included in CPP	Site Manager	Before site starts	CPP

2.5 SITE TRANSPORT ARRANGEMENTS INCLUDING TRAFFIC RESTRICTIONS

Movement of plant, equipment, and materials must be along designated routes within the buildings and around the site. A traffic management plan must be provided by the Principal Contractor indicating designated routes. The plan must be approved prior to implementation.

Due care and attention must be paid to operated plant movements on site. Personnel should not enter into the working area of any machine without having permission from the plant operator. The site speed limit is 10mph and all plant & vehicle must obey this. Private vehicles will not be permitted for use within site construction areas. Delivery of materials must be coordinated accordingly and are required to sign in at the contractor's compound.

All plant and site vehicles must have a fully functional flashing orange beacon and dipped headlights in use when using the site roads. All vehicles will ensure that any load is fully secured prior to setting off and only used for their designed purpose. All reversing manoeuvres will be avoided wherever possible. Where unavoidable, and necessary, a banks man will be used to control vehicle movements. All interfaces, either within the scheme, local highways authority or police must be co-ordinated by the Principal Contractor management team.

Provision should also be given to the local site approach roads and car parking requirements in and around site. Deliveries to site should also take into account the above local constraints and suppliers made aware of any restrictions in delivery times.

All movement of plant, materials, waste materials etc., must be carried out in a manner that will ensure the health and safety of all persons on the site. **Segregation** of pedestrians and vehicles **must** be achieved where reasonably practicable. A banksman must be present during the movement of all vehicles to and from the work area.

Abnormal loads will be escorted by an escort vehicle where required.

Should it be required a road brush will be in attendance to ensure that any debris on the roads is kept to usual highway standards. A wheel wash may also be required at the site access point and should be located within the site, this will be a 'Pressure Washer' type and will be monitored to ensure site going vehicle wheels are sufficiently cleaned prior to leaving site. The condition of the water will be monitored to ensure site going vehicle wheel are optimally cleaned prior to leaving site.

- ▶ All personnel and deliveries will be made aware of these arrangements and site rules both prior to arriving on site and within the site induction.
- ▶ Parking and unloading on the residential surrounding roads is prohibited at all times. At no point will construction vehicles and construction staff be parked on the adopted highway. All

loading and unloading will occur on-site and not on the adopted highway. Furthermore, reversing onto the adopted highway will not be permitted. Vehicles will enter and exit the site in forward gear at all times.

- ▶ Reversing manoeuvres on site will be avoided with one-way systems established where possible. Where unavoidable, and necessary, a banks man will be used to control vehicle and delivery movements (Unloading & Loading). Materials will be delivered ahead of works commencement. All materials are to be stored in a compound and managed by the Principal Contractor.

ACTION/REQUIREMENT	WHO	WHEN	ASSOCIATED DOCUMENTS
Traffic Management Plan Required (including temporary access)	Site Manager	Before site starts	

2.6 EMERGENCY & FIRE PRECAUTIONS

If timber frame is included comment on any site specific design requirements etc.

ENTER SITE SPECIFIC REQUIREMENTS HERE

The principal contractor shall conduct a fire safety risk assessment and fire and develop an emergency plan for the development taking into account the nature of the build / structure. This should be included in the CPP. (Guidance available in HSG 168 Fire Safety in Construction)

The Principal Contractor shall also ensure that there are trained fire marshals available on site and that activities that introduce a risk of fire are controlled under a permit to work system (Hot work Permit)

All sub-contractors must ensure they are familiar with the emergency fire arrangements which should be covered with the site Induction

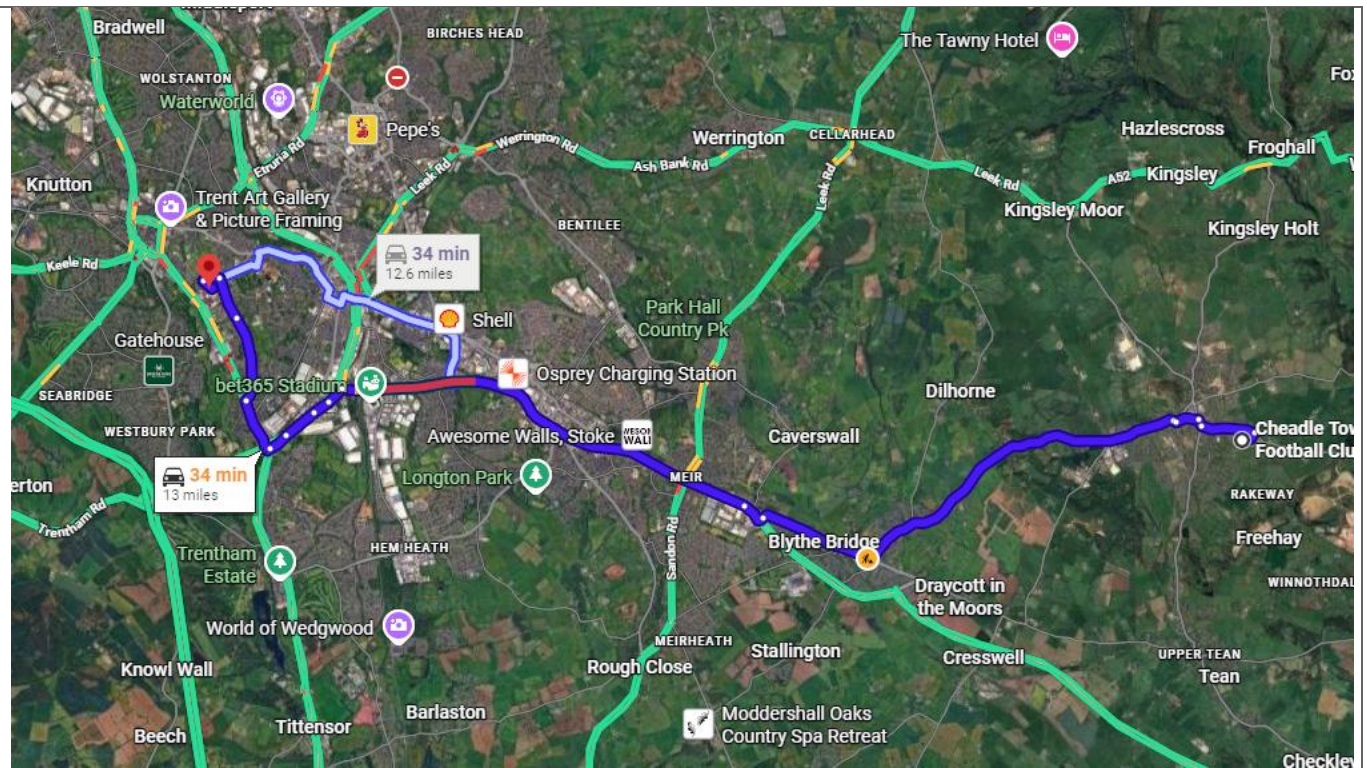
Other emergency procedures, including those for Environmental arrangements should also be included in the CPP

All such emergency procedures should be tested periodically with the findings recorded

The location of the nearest A&E hospital is:

Royal Stoke University Hospital, Newcastle Rd, Stoke-on-Trent ST4 6QG. Tel: 01782 715444

Distance 13 miles approximately 34 minutes by car.



(To be displayed on the site Project Board)

ACTION/REQUIREMENT	WHO	WHEN	ASSOCIATED DOCUMENTS
Fire Risk Assessment Emergency Plan	Site Manager	Before site starts	

2.7 NO-GO' AREAS OR OTHER AUTHORISATION REQUIREMENTS

Any 'No Go' areas should be noted below as detailed in any local restrictions, planning constraints or other safety restrictions

ENTER SITE SPECIFIC REQUIREMENTS HERE

During the works areas required to be will be demarcated as a 'No-Go' area for operatives on site and suitable warning signs posted to alert them of works being carried out.

ACTION/REQUIREMENT	WHO	WHEN	ASSOCIATED DOCUMENTS
To be included within induction and site plans. Fencing to be erected.	Site Manager	Before site starts	

2.8 SITE RULES

The Principal Contractor shall ensure that 'Site Rules' are produced for the site taking into account any local site constraints – these rules shall be part of the CPP and be included in the PC's Induction procedures for all persons working on site.

ENTER SITE SPECIFIC REQUIREMENTS HERE

ACTION/REQUIREMENT	WHO	WHEN	ASSOCIATED DOCUMENTS
To be included within induction and site plans.	Site Manager	Before site starts	

2.9 PERMIT TO WORK

The Client requires the principal contractor to issue permits to work for the following:

- ▶ Hot Work Permits (Including abrasive wheel)
- ▶ Confined space. (Any Deep Excavations)
- ▶ Permit to Dig

ENTER SITE SPECIFIC REQUIREMENTS HERE

ACTION/REQUIREMENT	WHO	WHEN	ASSOCIATED DOCUMENTS
	Site Manager	Before work starts	

2.10 TEMPORARY WORKS

The Principal Contractor will ensure any identified 'Temporary Works' are managed in accordance with legislative requirements. These will typically include:

- ▶ Site Fencing / Hoarding, Excavations, Crane / piling mats, Scaffolding, Edge Protection & Site Signage.
- ▶ This will typically require designs for the above from applicable contractors

Temporary Works for this site should be identified below. Identified Temporary Works should be included on the TW Schedule.

ENTER SITE SPECIFIC REQUIREMENTS HERE

Fencing / Hoarding

Trench support

Scaffolding

Edge protection (stairwells)

ACTION/REQUIREMENT	WHO	WHEN	ASSOCIATED DOCUMENTS
TWC / TWS to be appointed	Production manager	Before site starts	

3 EXISTING ON-SITE RISKS AND OPPORTUNITIES

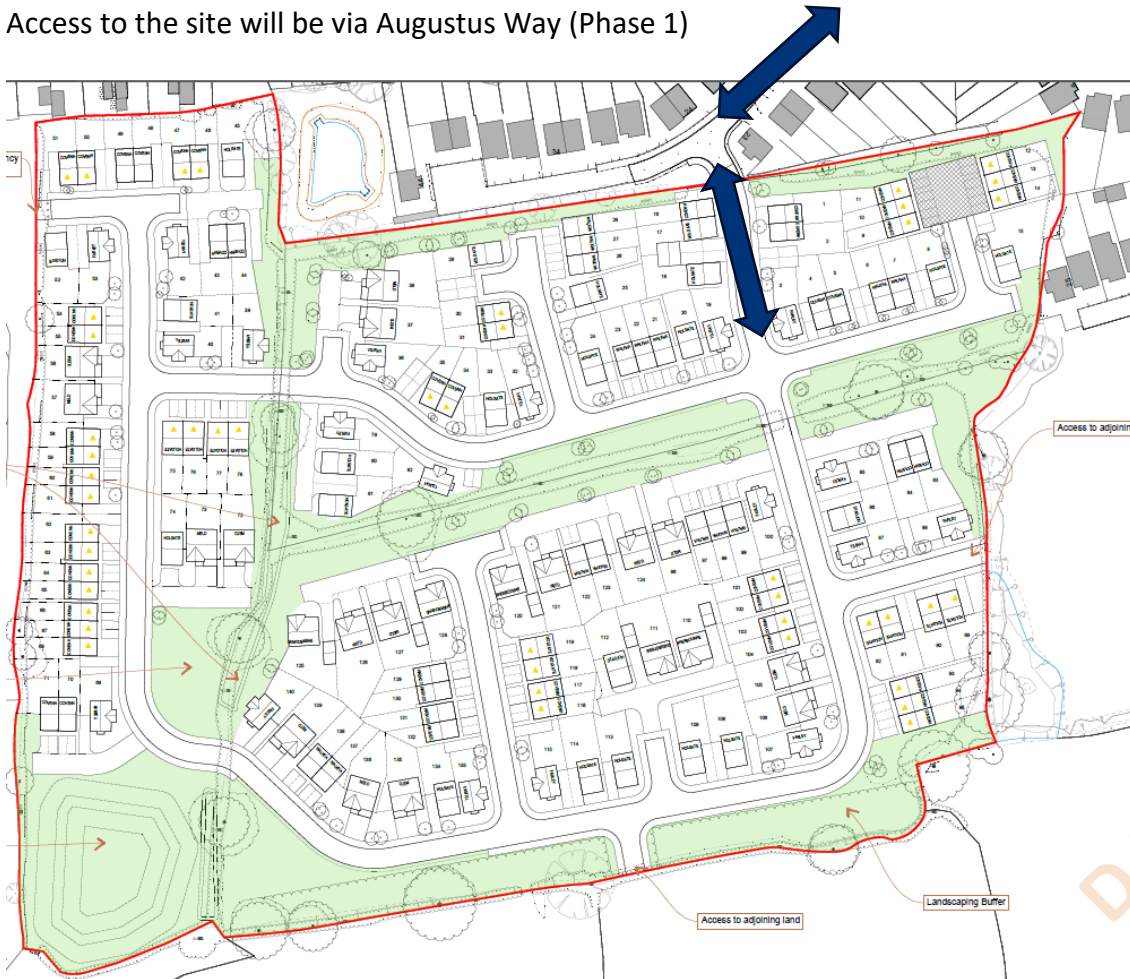
3.1 ENVIRONMENTAL RISKS AND OPPORTUNITIES

3.1.1 BOUNDARY CONDITION, SITE LEVELS & ACCESS

Items to be listed to include boundary condition & treatments needed, if applicable, along with relevant topographical information which may affect build approach. Also details of site access routes detailing any temporary arrangements that may be necessary.

ENTER SITE SPECIFIC REQUIREMENTS HERE

Access to the site will be via Augustus Way (Phase 1)



The site is currently farmland and comprises three fields used for grazing. The fields are bound internally and externally by a combination of poorly and well-maintained hawthorn hedges of between 1.2m and 5m height interrupted by mature oak trees. Both internal and external hedges have gaps which livestock have widened.

The site occupies an area of 5.8 hectares. The site comprises three fields used for grazing which, with the exception of builder's compound which was temporarily present in the north of the site, have not previously been developed. The site falls from an elevation of approximately 175m AOD in the northeast to 159m AOD in the southwest including a moderate west facing slope which runs N-S across the site's centre.

There are several lightly trafficked informal footpaths crossing within the site which appear to be used by dog walkers. A more heavily trafficked path runs between informal "stiles" located on the western boundary with Thorley Drive Recreation Area and the surface water retention pond.

Low hummocks and a patch of bare soil within the sites southeastern corner were noted which indicate disturbance of the site surface, possibly historical coal crop workings.

The ground was generally firm underfoot, with no significant evidence of waterlogging.

ACTION/REQUIREMENT	WHO	WHEN	ASSOCIATED DOCUMENTS
HSG47 compliance IWMP Ecology	Site Manager	Before site starts	

3.1.2 RESTRICTIONS ON DELIVERIES, WASTE COLLECTION & STORAGE

Details to be included in this section relevant to site constraints from planning (e.g. Delivery times to site - local schools may prevent early / mid-afternoon deliveries etc.)

ENTER SITE SPECIFIC REQUIREMENTS HERE

- ▶ Monday – Friday 08:00 – 18:00 hours
- ▶ Saturday – 08:00 – 13:00 hours
- ▶ No working permitted on Sundays or Public Holidays. In order to avoid disruption to local traffic, contractors will aim to be on site by 07:30.

ACTION/REQUIREMENT	WHO	WHEN	ASSOCIATED DOCUMENTS

3.1.3 ADJACENT/SURROUNDING LAND USES

Include information on factors that may affect both local residents / businesses with relation to construction activities. Planning conditions may detail requirements that need discharging prior to works commencing

North – residential properties & a surface water retention pond

Northeast – residential properties

South & East – grazing fields

West – Thorley Drive Recreation Ground

ACTION/REQUIREMENT	WHO	WHEN	ASSOCIATED DOCUMENTS

3.1.4 STORAGE OF HAZARDOUS MATERIALS

All materials to be delivered on site must be accompanied by a COSHH assessment where applicable. All materials must be stored and used in accordance with the COSHH or DSEAR assessments & MSDS.

ENTER SITE SPECIFIC REQUIREMENTS HERE

ACTION/REQUIREMENT	WHO	WHEN	ASSOCIATED DOCUMENTS
COSHH procedure to be adopted	Site Manager	Before site starts	

3.1.5 LOCATION OF UNDERGROUND/OVERHEAD SERVICES

Details of services that are on or in close proximity to be outlined below with details drawings provided. Please also refer to the Utility Survey Drawings in Appendix 6.7

Water

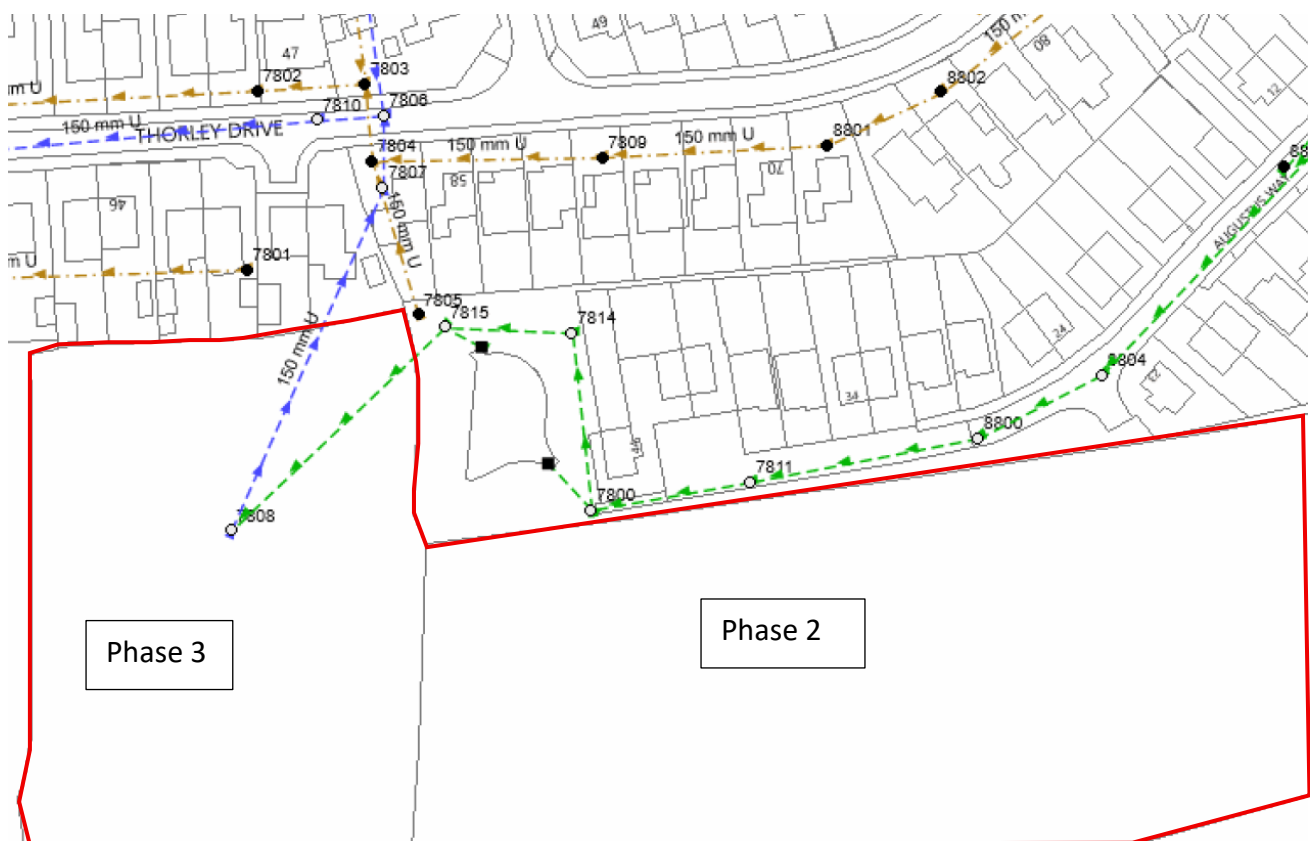
Severn Trent do not indicate any clean water pipes within the site boundary. There is a pipe that runs down the centre Augustus Way and across the site entrance.

See appendix 6.7.

Foul & surface Water Sewer

Waste Water runs

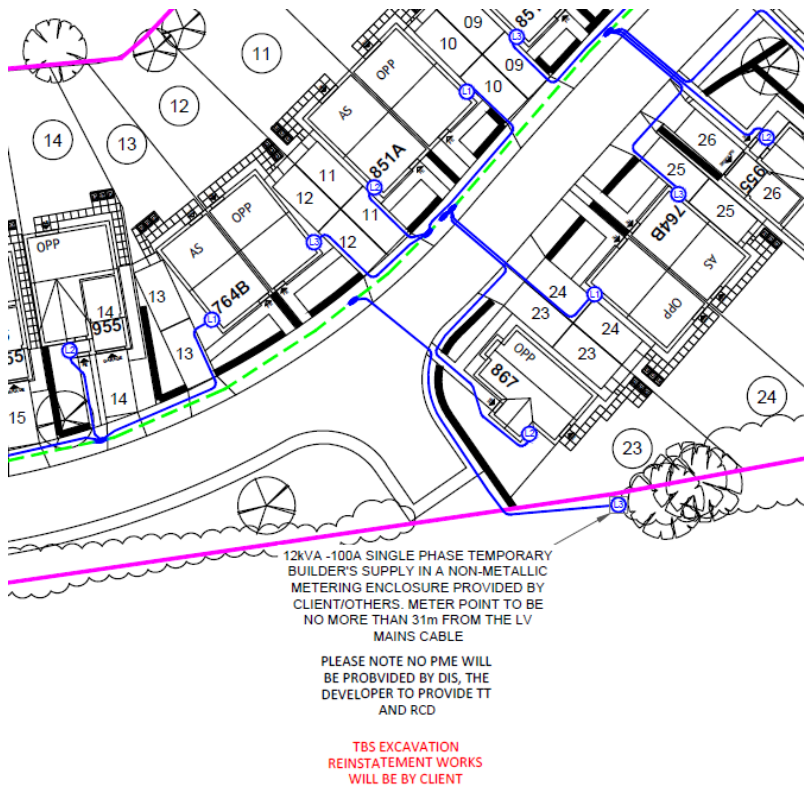
The existing network assets data shows that there is a foul and surface water drainage network located to the north associated with Phase 1 of the Augustus Way development. These are shown to be S104 sewers and are to be adopted by Severn Trent Water. There are no further network assets within the site boundary.



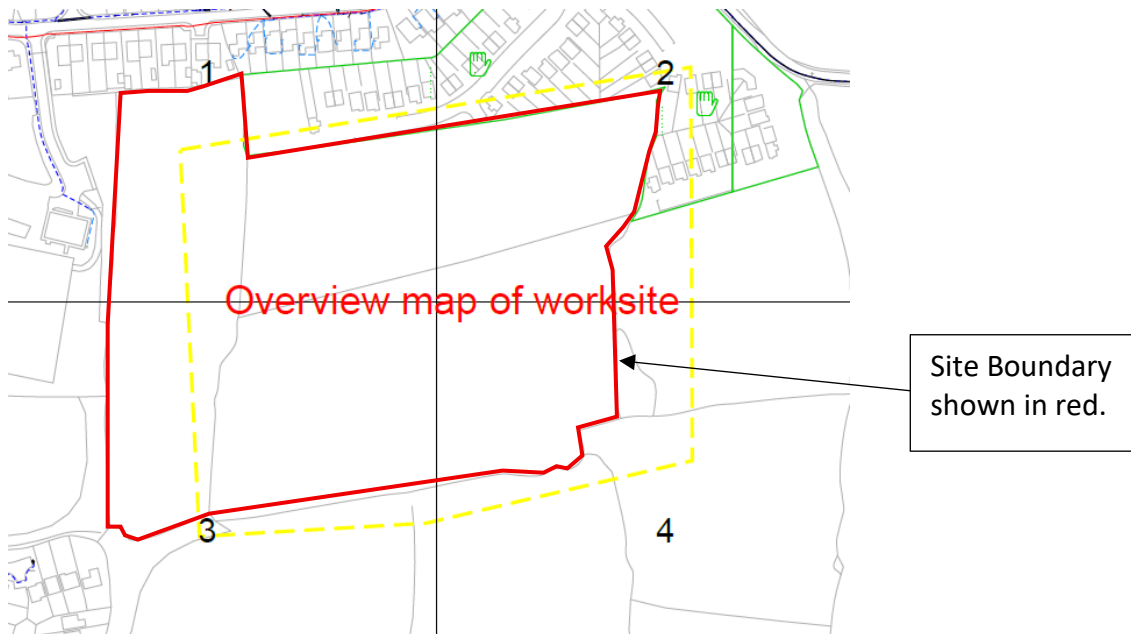
Please refer to Severn Trent drawing in Appendix 6.7

Underground Services – Gas & Electricity

Energy Utilities show a 12 kVA supply with a 1 x 35mm² Al/Cu Plain Concentric Service Cable running along Augustus Drive and running into the site at the entrance and terminating with a Metering Enclosure within the site boundary.



National Grid mapping does not show any assets within the site boundary



Cadent Gas do not show any gas within the site boundary.

There is a 125mm / 90mm pipe running along Augustus Way on the opposite side to the site entrance



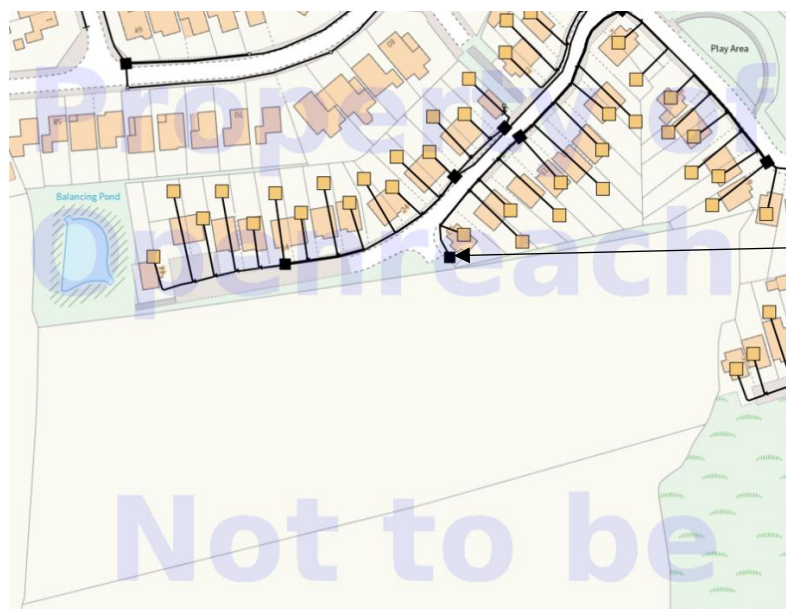
Existing gas pipe routing shown in red.

Overhead services – Electricity & BT

Electricity North West do not indicate any overhead electricity lines.

Telecommunication / Cable / BT

Openreach indicate live cables running along Augustus Way and terminating with a box adjacent to the site entrance. the site. See appendix 6.7.



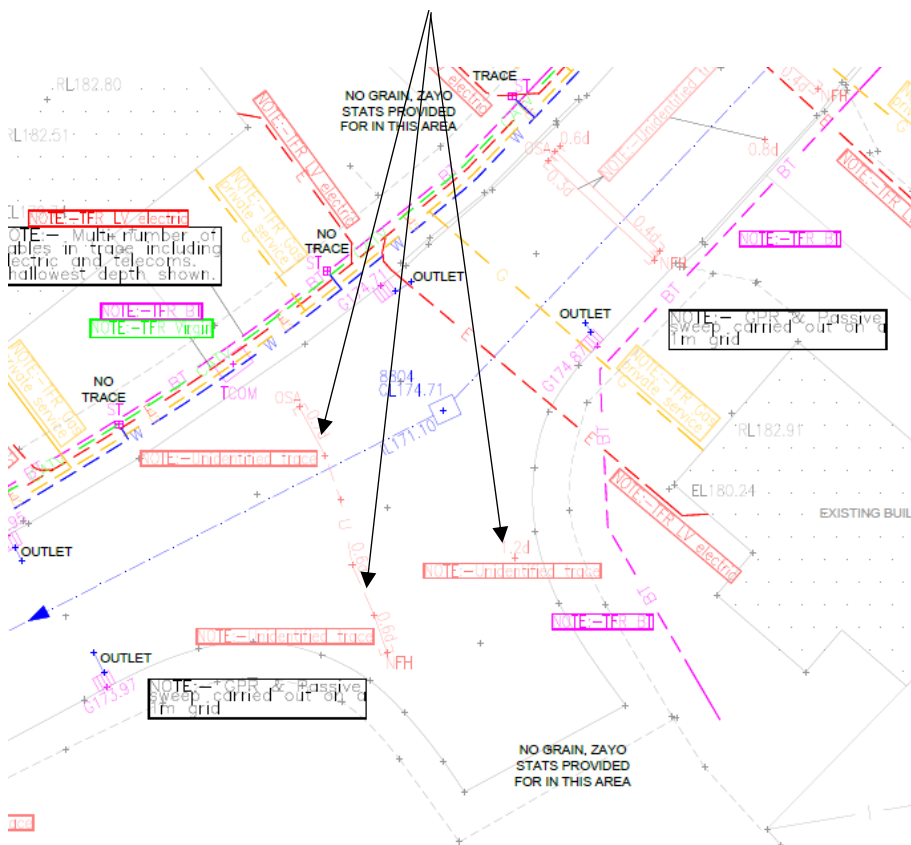
BT Box at site entrance

Other

None

Unidentified Services

Unidentified trace at the site entrance



The Principal Contractor should also note where there are potentially underground services within the confines of the site associated with its previous use and take account of dealing with these in a safe manner.

Proposals for dealing with these should be detailed in the CPP and in the contractor's safe systems of work.

ACTION/REQUIREMENT	WHO	WHEN	ASSOCIATED DOCUMENTS
HSG 47 procedures and constraints to be adopted	Site Manager	Before work commences	

3.1.6 GROUND CONDITIONS INCLUDING CONTAMINATION TREATMENTS WHERE APPLICABLE

Reference should be made to the ground report and / or any remediation report – details should outline below of any significant risks which may be relevant to trades working in the ground to allow adequate resource at tender stage. i.e. Ground workers, Pilers, Crane lifts.

Ensure any contaminated areas / hot spots are identified with any control measures expected.

General guidance on contaminated land is given in the HSE document 'Protection of Workers and the general public during the redevelopment of contaminated land'

ENTER SITE SPECIFIC REQUIREMENTS HERE

A Ground investigation & Coal Mining Risk Assessment reports have been carried out by iD GeEnvironmental Ltd reference 5387-G-R001 dated January 2025 and covering Letter 5387-G-L001 dated January 2026. Please refer to Appendix 6.4. of the folder spine.

Topsoil:

Topsoil with an average thickness of 0.25m was recorded within all exploratory holes. Topsoil Made Ground was recorded in the northeast of the site which comprised natural topsoil reworked with colliery spoil.

Made Ground:

Comprising predominantly Colliery Spoil interbedded with reworked natural clay and mudstone was proven in the northeast of the site to in excess of 2.45m bgl (TP27) and circa 4.3m depth in RH13. The Colliery Spoil exposed in trial pits was notably loose and prone to sidewall collapse (hence not possible to complete TP30). The Colliery Spoil is almost certainly associated with coal workings, however it is unlikely it represents opencast at its exact location as broken ground was proven between depths of 6.5m and 8.0m in RH12 & RH13 in the vicinity of the trial pits (i.e. below the colliery spoil and intervening bedrock. The broken ground within boreholes is considered to be evidence of unrecorded workings within the Woodhead Coal seam. It remains possible however, that adits driven from the high wall of the opencast Woodhead Coal encroach beneath the northeast of the site.

Natural Ground:

Weathered Coal Measures bedrock was proven to depths of between 0.75m (TP13) and in excess of 2.5m (TP32) which typically comprised red-brown silty sandy clay (weathered mudstone) or fine to coarse grained clayey silty sand (weathered sandstone) with relict bedding structures.

In-situ shear vanes tests in the weathered mudstone between depths of 0.5 – 0.9m bgl returned values of between 60kPa & 130kPa, although on average 83kPa, indicating medium/high strength. The strength of the weathered mudstone and sandstone increased with depth and competency of bedrock.

Sandstone present as a thick bed subcropping beneath the centre of the site was noted to be less prone to weathering and generally competent at shallower depth.

Groundwater:

Minor groundwater ingresses were noted at depths of between 0.8m to 2.2m bgl within TP01, TP02, TP04 TP05, TP07, TP08, TP11 & TP14 in the topographically lower western third of the site.

Groundwater strikes were also recorded during drilling of RH05, RH06, RH09 & RH11 within the coal seam or within collapsed workings associated with the coal seam.

Contamination:

No visual or olfactory evidence of mobile (i.e. hydrocarbon) contamination was observed. Samples of the Colliery Spoil may contain locally low levels of toxic metal and/or PAH contamination. Made Ground & Natural Ground samples have been obtained and scheduled for chemical testing comprising pH, metals, TOC, speciated PAH and asbestos screens at a UKAS accredited laboratory. Analysis of the results will be provided within the final report.

Infiltration Testing:

Infiltration tests were carried out in accordance with BRE365. Detailed results will be issued in the final report. However, of the nine tests carried out, it was only possible to carry out repeat tests at two locations (SA05 & SA06). Groundwater was encountered at 1.5m bgl in test pit at SA02 which rose to 0.95m after 4 hours & 25minutes. Tests at SA01, SA03, SA04, SA07, SA08 & SA09 remained relatively static (i.e. did not drain).

Abandoned Mineworking's:

The Mining Remediation Authority (formerly The Coal Authority) interactive viewer depicts the site to be within a Development High Risk Area (DHRA) associated with a zone of probable shallow coal mine workings. A shaft is depicted 100m west of the site, although there are no records of the shaft depth.

There are no recorded past underground mining activities at the site. However, there are probable unrecorded shallow workings present. There are no records of a spine roadway at shallow depth beneath the site.

Recorded mine entries within the vicinity of the site are summarised in Table 5.3.

Table 5.3: Mine Entries

Entry Type	Reference	Grid Reference	Treatment Description	Mineral
Shaft	401342-008	401563, 342657 (~100m west)	Grouted throughout its full depth and capped with a reinforced concrete cap under the supervision of Wardell Armstrong, on behalf of Staffordshire Moorlands District Council in June 2003.	Coal

Evidence of abandoned mineworking's, typically comprising broken ground or soft fill, accompanied by full or temporary loss of flush was recorded in the holes tabulated below.

Hole ID*	Final Depth (m bgl)	Depth to Rockhead (m bgl)	Depth to Coal (m bgl)	Coal Thickness (m)	Probable workings (m bgl)	Top of Coal/workings (m AOD)	Influencing Distance of surface? (m bgl)
RH01 (174.2)	27.0	1.0	13.5	1.3	-	-	Yes
RH02 (173.0)	12.0	1.5	-	0.5	7.8 - 8.4	165.2	Yes
RH03 (172.5)	21.0	1.5	-	-	7.5 - 8.5	165.0	Yes
RH04 (170.8)	15.0	1.0	-	-	10.6 - 12.1	160.2	Yes
RH05 (169.5)	30.0	0.7	16.5	1.3	-	-	No
RH06 (164.0)	24.0	0.6	18.6	1.8	-	-	No
RH07 (161.6)	27.0	1.0	24.6	1.2	-	-	No
RH08 (165.4)	27.0	1.5	22.1	1.9	-	-	No

Hole ID*	Final Depth (m bgl)	Depth to Rockhead (m bgl)	Depth to Coal (m bgl)	Coal Thickness (m)	Probable workings (m bgl)	Top of Coal/workings (m AOD)	Influencing Distance of surface? (m bgl)
RH09 (165.2)	30.0	1.0	-	-	19.8 - 21.0	145.4	No
RH10 (170.4)	21.00	0.8	-	-	16.5 - 18.1	153.9	No
RH11 (170.42)	21.00	0.7	-	-	15.5 - 16.7	157.9	Yes
RH12 (174.8)	9.0	0.3	-	-	6.5 - 8.0	168.3	Yes
RH13 (175.3)	9.0	2.0	-	-	6.0 - 7.6	168.7	Yes
RH14 (174.8)	13.0	0.7	10.7	1.3	-	-	Yes
RH15 (174.5)	17.3	0.6	-	-	13.6 - 15.3	160.9	Yes
RH16 (167.6)	21.0	1.0	-	-	18.5 - 19.7	149.1	No
RH17 (171.5)	19.0	0.3	16.5	1.5	-	-	No

The anticipated surface zone of influence is based upon potential void migration associated with a 1.5m thick coal seam, a conservative requirement for circa 10x seam influence and assumption of 1.0m thick layer of weathered overburden (i.e. a total 15.5m thickness of overburden). The approximate extent of the zone of influence is depicted on Drawing 5387-G-D004 Rev A in Appendix A. Geological Sections describing the relationship of the coal seam and workings to the surface are depicted on Drawing 5387-G-D005.

Ground Gas:

No significant evidence of gas was detected during drilling. However, monitoring wells have been installed at 11 locations including two deep wells installed to monitor gases within the mineworking's. A ground gas monitoring programme will commence shortly which will comprise 3 months monitoring.

General:

There are several lightly trafficked informal footpaths crossing within the site which appear to be used by dog walkers. A more heavily trafficked path runs between informal "stiles" located on the western boundary with Thorley Drive Recreation Area and the surface water retention pond.

ACTION/REQUIREMENT	WHO	WHEN	ASSOCIATED DOCUMENTS

3.1.7 EXISTING STRUCTURES

Information about existing structures – stability, structural form, fragile or hazardous materials, fire damage, anchorage points for fall arrest systems (particularly where demolition is involved)
Include in this category remaining structures, Mine shafts, Bridges etc

ENTER SITE SPECIFIC REQUIREMENTS HERE

A Ground investigation & Coal Mining Risk Assessment reports have been carried out by iD GeEnvironmental Ltd reference 5387-G-R001 dated January 2025 and covering Letter 5387-G-L001 dated January 2026. Please refer to Appendix 6.4.of the folder spine.

Evidence of abandoned mineworking's, typically comprising broken ground or soft fill, accompanied by full or temporary loss of flush was recorded. See also section 3.1.6 above.

ACTION/REQUIREMENT	WHO	WHEN	ASSOCIATED DOCUMENTS
UXO Report Required	Design Manager	To suit build program	

3.1.8 PREVIOUSLY MODIFIED STRUCTURES

Include weakening or strengthening of structures (particularly where demolition is involved)

ENTER SITE SPECIFIC REQUIREMENTS HERE

None identified

ACTION/REQUIREMENT	WHO	WHEN	ASSOCIATED DOCUMENTS
N/A			

3.1.9 DIFFICULTIES RELATING TO PLANT/EQUIPMENT

Detail any restrictions on site which may affect plant / equipment – e.g. Height restrictions to overhead gantries / services, Bridge weight limits etc.

ENTER SITE SPECIFIC REQUIREMENTS HERE

None identified

ACTION/REQUIREMENT	WHO	WHEN	ASSOCIATED DOCUMENTS
Traffic Management Plan to note constraints	Site Manager	Before site starts	

3.1.10 ASBESTOS

Detail any asbestos identified on the site including contaminated ground areas or identified in any structures – these should be detailed in relevant asbestos surveys for the reference of the respective Contractors.

ENTER SITE SPECIFIC REQUIREMENTS HERE

The presence of asbestos is not evident in the Ground Investigation Report.

Should visible ACMs be encountered during either any enabling works or construction works, works should stop, then this material should be isolated, sampled and analysed for asbestos and the risk assessment for asbestos should be updated accordingly.

ACTION/REQUIREMENT	WHO	WHEN	ASSOCIATED DOCUMENTS
Groundworks should follow CAR-SOILTM Guidance			

3.1.11 CONSTRUCTION DUST & HEALTH HAZARDS

The Principal Contractor must ensure the CPP outlines the expected controls in minimizing exposure of construction dust in the workplace. Contractors must ensure their method statements / risk assessments made adequate regard for controlling exposure to their employees

Exposure to Wood, Silica and other dust to be managed in line with HSE guidance CIS36 and all operatives exposed to dust using RPE as a control must possess an up to date face fit test for the equipment they are using, together with documentary evidence for the site management team.

ENTER SITE SPECIFIC REQUIREMENTS HERE

Please also refer to section 3.1.10

The site supervisor will constantly monitor the operations with a view of implementing dust suppression equipment based on the operation carried out. The Dust suppression system will be used to create a fine mist over the working area to eliminate the creation of dust. A standard dust suppression system with use of an operative/hose and nozzle and standpipe should be employed to support if needed.

During the more sensitive areas the Dust Suppression System shall be used to create a water mist which can be controlled remotely directly by the machine operative directing dust suppression directly to the source of the dust. Banksman shall be present during this operation to oversee and monitor that dust does not affect the surrounding residential areas and public.

ACTION/REQUIREMENT	WHO	WHEN	ASSOCIATED DOCUMENTS
Enforced via site management	Site Management	During construction	

3.1.12 UV LIGHT & HEALTH HAZARDS

The Principal Contractor should set out control measures within the CPP on measures to ensure workers exposure to the sun's harmful rays is minimised.

ENTER SITE SPECIFIC REQUIREMENTS HERE

None identified

ACTION/REQUIREMENT	WHO	WHEN	ASSOCIATED DOCUMENTS
Enforced via site management	Site Management	During construction	

3.2 ENVIRONMENTAL RISKS AND OPPORTUNITIES

3.2.1 ENVIRONMENTAL RISK ASSESSMENTS

An Environmental Risk Assessment should be completed for this development, collaboratively between Technical, Construction and key contractors, highlighting the environmental risks for the site.

ENTER SITE SPECIFIC REQUIREMENTS HERE

Principal Contractor to ensure risk assessments, method statements and local controls are identified for all significant environmental risks

ACTION/REQUIREMENT	WHO	WHEN	ASSOCIATED DOCUMENTS
Environmental risk assessment	Management Team	Before site starts	CEMP

3.2.2 ECOLOGY & BIODIVERSITY

Details any environmental restrictions, issues or opportunities related to the site – in this section detail:

Protected or invasive species – protection and treatment

Protected areas and sensitive receptors (adjacent or surrounding the site)

Trees, hedgerows

Opportunities to enhance biodiversity

Permits, licenses or consents required to undertake activities

Risks and opportunities must be included within 3.2.1 Environmental Risk Assessment.

ENTER SITE SPECIFIC REQUIREMENTS HERE

Ecology

Also refer to the Ascerta Preliminary Ecological Appraisal Report reference P.2331.25 dated March 2026.

Two statutory designated sites were identified within a 2km radius of the proposed development site. These are:

- ▶ Cecilly Brook Local Nature Reserve (LNR) 0.21km west
- ▶ Hales Hall Pool (LNR) 0.93km north

Ten non-statutory designated sites were identified within a 2km radius of the proposed development site. These are:

- ▶ Cecilly Brook SMDC Nature Reserve, 0.49km Northwest
- ▶ Rakeway House Farm (south of) Local Wildlife Site 0.82km South

- ▶ Cheadle Fish Ponds Local Wildlife Site 1.03km North
- ▶ Hales Hall Pool SMDC Nature Reserve 1.03km North
- ▶ Freehay Local Wildlife Site 1.12km South
- ▶ Highshutt Quarry, 1.77km Northeast
- ▶ Huntley Railway Cutting 1.88km Southwest
- ▶ Gibbridding Wood (south of) Local Wildlife Site 1.98km Northeast
- ▶ Huntley Wood Local Wildlife Site 2.28km Southwest
- ▶ Hawksmoor Nature Reserve Local Wildlife Site 2.39km Northeast

Grassland

Four areas of Priority Habitat Good Quality Semi-improved Grassland were returned within 2km of the site with the closest located approximately 1.1km southwest of the site alongside Mobberley brook.

Heathland

Two areas of Priority Habitat Lowland Heathland were returned within 2km of the site with the closest being located approximately 1.3km northwest of the site within Cheadle Park.

Woodland

Six areas of Ancient Woodland were returned within 2km of the site, with the closest located approximately 400m northeast of the site within Monks wood.

Breeding Birds

The native species-rich hedgerows, scattered trees, improved grassland and scrub provide suitable habitat for nesting and foraging bird species. It is recommended that vegetation clearance and building works should be undertaken outside of the nesting bird season (1 March to 31 August inclusive) to avoid any impact on breeding birds. If vegetation clearance cannot be undertaken outside of the breeding bird season, a nesting bird check by a suitably experienced ecologist should be carried out immediately prior to works commencing. If an active birds' nest is identified, a suitable buffer zone should be implemented where no works are to occur within until the young have fledged the nest.

Bats

The habitats on site provide moderate suitability for commuting and foraging bats.

Current plans are to maintain the hedgerows and trees, thus maintaining much of the suitable foraging and commuting habitat for bats. It is therefore recommended that a buffer zone between the new developments and the retained habitats is utilised. It is also recommended that bat-friendly lighting is utilised throughout the development process and within the new developments to minimise the potential impact on this species. No buildings are present within the site. If it is not possible to incorporate a standoff buffer zone from retained habitats, then nocturnal bat transect surveys may be required between May to September.

Badgers

The site provides limited habitat for badgers within the scrub, improved grassland and native species-rich hedgerows.

It is recommended that a Badger RAMS Method Statement is implemented during the works to avoid harm to this species.

Amphibians

Following a Habitat Suitability Index (HSI) assessment during the site walkover survey, the off-site ponds provide good habitats for great crested newts. The site provides terrestrial habitat within the improved grassland, species rich hedgerow and bramble scrub areas. Amphibians may also use waterbodies that have

scored below average or below. The terrestrial habitats do provide refuge areas and connectivity corridors for amphibians.

These habitats are likely to be impacted by the proposals due to their close proximity to site, and therefore it is recommended that an Amphibian RAMS Method Statement is implemented with specific mitigation measures determined following eDNA results to avoid harm to this species.

Small mammals

The site provides limited habitat for small mammals within the scrub and hedgerows.

To enable hedgehogs to continue the use of the site, it is advised that gaps of at least 13cm by 13cm are left under any new garden fences to enable hedgehogs to roam freely within the area following development.

Water voles

The site provides some limited habitat for water voles within the scrub, improved grassland and hedgerows as well as within the adjacent waterbodies and watercourses, particularly within the ditch located 5m from the southwestern corner of the site, as mapped on MAGIC Maps. As the site is directly connected via the ditch network to Cheadle Mill Brook, within Cecilly Brook, it is likely that water vole will be impacted by the proposals as Cecilly Brook is designated as critically important for water voles.

Due to the close proximity to an important water vole site, Cecilly Brook (220m west), and the good connectivity to the site via the ditch network, it is recommended that a Water Vole RAMS Method Statement is implemented during the works to avoid harm to this species.

Otters

The site provides some potential habitat for otter within the scrub, scattered trees and hedgerows, as well as within the adjacent waterbodies and watercourses. As the site is connected via a ditch to the wider ditch and watercourse network, including connection to Cheadle Mill Brook (within Cecilly Brook), there is potential for otter to utilise this site and the adjacent woodland habitats for commuting, foraging and holt/den creation.

Invertebrates

The site provides potential habitat for invertebrate species within the felled tree (TN1) and piled deadwood (TN2) along the southern boundary of the site.

It is recommended that any works to remove these habitats are undertaken with a suitably trained ecologist present. It is further recommended that invertebrate hibernacula are created to accommodate for any loss of habitat allowing invertebrates to continue to use the site.

Invasive species

No non-native invasive species were identified during the walkover survey. As invasive species can colonise very quickly, it is recommended that an updated invasive species check is undertaken prior to the start of works.

During the construction phase, temporary protective demarcation fencing will be used to protect the trees, shrubs and hedgerows that are to be retained. The fencing must extend outside the canopy of the retained trees and must remain in position until all plots have been developed to ensure protection is provided throughout the construction phase.

ACTION/REQUIREMENT	WHO	WHEN	ASSOCIATED DOCUMENTS
Implement & follow the PWM's	Management Team	During Construction	Environmental RA
RAMS as noted above	Management Team	Before work starts	Ecology Report

3.2.3 WASTE MANAGEMENT

Details any environmental restrictions, issues or opportunities related to the site – in this section detail:

Waste storage or management requirements

Expected material streams and volumes

Permits, licenses

On site treatment options (waste should be considered in the context of 3.2.4 – contaminated land due to substantial overlaps)

Risks and opportunities must be included within 3.2.1 Environmental Risk Assessment

ENTER SITE SPECIFIC REQUIREMENTS HERE

A contaminated waste skip will be positioned as close to the works area as is practicable with a clearly designated transit route that is to be segregated from other areas / transit routes.

Materials to be disposed at licensed waste transfer stations or recycling facilities. There will be no burning of any waste on site.

All arisings will be processed and segregated using excavator with selector grab as far as possible. The material will be sorted into masonry, metal, timber and rubbish.

ACTION/REQUIREMENT	WHO	WHEN	ASSOCIATED DOCUMENTS
Waste Management Plan	Site Manager	Before site starts	

3.2.4 SOILS AND CONTAMINATED LAND

Details any environmental restrictions, issues or opportunities related to the site – in this section detail:

- ▶ Any surveys / ground reports to ensure relevant contractors have correct information to tender and allow adequate resources.
- ▶ Requirements for Materials Management Plans to minimise waste and maximise reuse of materials (Soils and contaminated land should be considered in the context of 3.2.3 –waste management due to substantial overlaps)
- ▶ Risks and opportunities must be included within 3.2.1 Environmental Risk Assessment

ENTER SITE SPECIFIC REQUIREMENTS HERE

Refer to Appendix 6.4 of the PCI & Section 3.1.6 above.

ACTION/REQUIREMENT	WHO	WHEN	ASSOCIATED DOCUMENTS
MMP Earthworks Cut & Fill	Engineering Manager	Before site starts	

3.2.5 WATER

Details any environmental restrictions, issues or opportunities related to the site – in this section detail:

- ▶ Surface water management and drainage information
- ▶ SUDS and drainage infrastructure
- ▶ Discharge points and consents and licenses
- ▶ Pollution prevention measures and infrastructure
- ▶ Flood risk planning and emergency response
- ▶ Water management for the construction phase and site lifecycle should be considered separately
- ▶ Risks and opportunities must be included within 3.2.1 Environmental Risk Assessment

ENTER SITE SPECIFIC REQUIREMENTS HERE

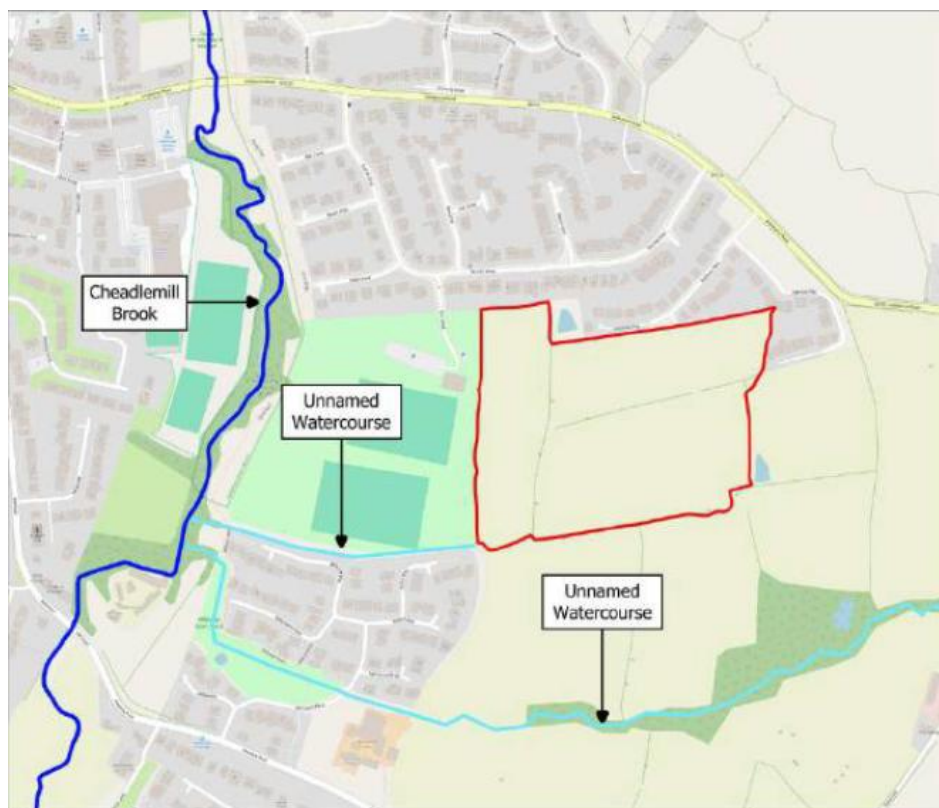
A Flood Risk Assessment by Tetra Tech reference 784-B076708 P02 dated January 2026, can be found in Appendix 6.6 of the PCI Spine.

There are no watercourses located within the proposed site boundary.

The nearest Main River to the site is the Cheadle Mill Brook, located approximately 220m to the west of the site at its nearest point.

There is an unnamed ordinary watercourse to the southwestern corner of the site, a tributary of the Cheadle Mill Brook which conveys flow in a western direction away from the site.

There is also an unnamed watercourse located approximately 200m to the south of the site.



The site entirely falls within Flood Zone 1 and is at a negligible to low risk of flooding from all sources. Therefore, it is understood that the proposed development is suitable in the proposed location and will not place additional persons at risk of flooding.

Furthermore, the proposed development will not increase flood risk elsewhere through the loss of floodplain storage or impedance of overland flow routes.

A drainage strategy has been developed to ensure that the changes to the onsite surface water flood risk can be managed effectively, with no increase in flood risk elsewhere as a result of the proposed scheme.

The foul flows from the development will drain via gravity to the existing public sewer network at manhole ref FMH 5501, to the southwest of the site, located within Millers View.

The proposal includes incorporating SuDS into the drainage strategy design. An online detention basin is planned upstream of a flow control structure, positioned before the final outfall to the existing watercourse.

The detention basin has been designed to accommodate the 100-year event plus 40% climate change.

Pollution control measures for noise and vibration, dust and to ensure that site run-off and potential pollution events will be prevented from entering the surrounding drainage network and watercourses in line with Environment Agency pollution prevention guidance notes and a range of good practice working methods. The CEMP should identify any specific requirements to ensure protection.

The development shall be carried out in accordance with the approved construction environmental management plan.

ACTION/REQUIREMENT	WHO	WHEN	ASSOCIATED DOCUMENTS
SWMP constraints	Site manager	As work progresses	

3.2.6 POLLUTION, NUISANCE & AIR QUALITY

Details any environmental restrictions, issues or opportunities related to the site – in this section detail:

- ▶ Key pollution (emissions, dust, noise, light) sources and mitigation
- ▶ Sensitive receptors (schools, hotels, nursing homes, hospitals)
- ▶ Air quality impacts or mitigation on and surrounding the site (e.g. traffic and delivery planning)
- ▶ The construction phase and site lifecycle should be considered separately

Risks and opportunities must be included within 3.2.1 Environmental Risk Assessment

ENTER SITE SPECIFIC REQUIREMENTS HERE

The use of heavy plant and attachments can generate vibration within the ground that can transmit outside of the site boundary. Controls will be implemented alongside the Vibration & Noise Management Plan, to avoid environmental harm and structural damage, as well as maintain good public relations with sensitive residential and commercial receptors.

The Thorley Road Recreation Ground is located to the West of the site boundary with residential dwellings to the North & East of the site.

ACTION/REQUIREMENT	WHO	WHEN	ASSOCIATED DOCUMENTS
Weekly monitoring	Site Manager	Weekly	

3.2.7 OTHER ENVIRONMENTAL CONSIDERATIONS

Details any environmental restrictions, issues or opportunities related to the site – in this section detail:

- ▶ Energy consumption on site
- ▶ Material specification (local requirements)
- ▶ Archaeology and cultural heritage (e.g. conservation areas, listed buildings)
- ▶ Transport and access
- ▶ Climate change impacts – overheating, extreme rainfall etc
- ▶ Landscape impacts
- ▶ Any cumulative effects from any risks or opportunities in 3.2
- ▶ The construction phase and site lifecycle should be considered separately

Risks and opportunities must be included within 3.2.1 Environmental Risk Assessment

ENTER SITE SPECIFIC REQUIREMENTS HERE

There are several lightly trafficked informal footpaths crossing within the site which appear to be used by dog walkers. A more heavily trafficked path runs between informal “stiles” located on the western boundary with Thorley Drive Recreation Area and the surface water retention pond.

No tree/ hedgerow felling, lopping or pruning or scrub/ grassland clearance shall take place from 1st March to 31st August inclusive, unless a survey for breeding birds has been undertaken and the results, together with, where necessary, a scheme of mitigation and protection measures has been submitted to and approved in writing by the Council as Local Planning Authority. Should scrub/ grassland clearance, tree or hedgerow felling take place between the dates stated above, any agreed mitigation and protection measures shall be implemented in full and retained through the duration of the relevant works.

ACTION/REQUIREMENT	WHO	WHEN	ASSOCIATED DOCUMENTS

4 SIGNIFICANT DESIGN & CONSTRUCTION HAZARDS

4.1 ARRANGEMENTS FOR COORDINATION OF ON-GOING DESIGN WORK AND HANDLING DESIGN CHANGES

Design Risk assessments have been compiled during the planning phase of the development by Keepmoat acting as the Principal Designer (PD) – any proposed design changes should be discussed with the Principal Designer to assess any potential implications for health and safety. Details of any designs carried out by contractors working for Contractors or their sub-contractors must be passed to the PD for approval prior to implementation

ENTER SITE SPECIFIC REQUIREMENTS HERE

ACTION/REQUIREMENT	WHO	WHEN	ASSOCIATED DOCUMENTS
Ongoing design review and co-ordination	Design Team and PD	As required (monthly)	

4.2 INFORMATION ON SIGNIFICANT RISKS IDENTIFIED DURING DESIGN

Outline the key significant risks identified for this project below. A design review meeting should be undertaken prior to construction works commencing

Significant risks identified at design stage include:

- ▶ Deep excavation necessitating temporary works
- ▶ Works near watercourses pond at east boundary & North of
- ▶ Invasive species
- ▶ Work at height
- ▶ Interface with public
- ▶ Traffic movements and TMP
- ▶ Plant movements
- ▶ Noise, Dust, HAVS

ENTER SITE SPECIFIC REQUIREMENTS HERE

ACTION/REQUIREMENT	WHO	WHEN	ASSOCIATED DOCUMENTS
Mitigation strategy	PD	Before work starts	

4.3 MATERIALS IDENTIFIED REQUIRING PRECAUTIONS

Any materials identified as hazardous under the COSHH Regulations, or which is contaminated must be highlighted to Contractors to ensure adequate safety and environmental control measures are included in their Risk Assessment / Method statements and implemented by their operatives.

Typical materials with associated health risks include

- ▶ Fuel Oils
- ▶ Solvents, Chemicals & Acids
- ▶ Paints
- ▶ Diesel fuel
- ▶ Cement containing Products
- ▶ Construction Dust

ENTER SITE SPECIFIC REQUIREMENTS HERE

ACTION/REQUIREMENT	WHO	WHEN	ASSOCIATED DOCUMENTS

4.4 SIGNIFICANT DESIGN ASSUMPTIONS & SUGGESTED WORK METHODS

It is considered that the following operations should be subject to site specific Method Statements & Risk Assessments. These method statements should be attached to the Principal Contractors CPP.

The Principal Contractor may consider other operations merit detailed method statements / risk assessments, particularly if these are of a non-routine nature. It is expected that other more routine hazards will be controlled by good management and site practices

- ▶ Works adjacent underground, concealed services
- ▶ Works over or adjacent water
- ▶ Works in the highway
- ▶ Excavations
- ▶ Hot works
- ▶ Lifting operations
- ▶ Asphaltting
- ▶ Concreting

ENTER SITE SPECIFIC REQUIREMENTS HERE

ACTION/REQUIREMENT	WHO	WHEN	ASSOCIATED DOCUMENTS

5 HEALTH & SAFETY FILE

5.1 THE HEALTH & SAFETY FILE

Keepmoat Homes acting in the capacity of both the Client and the Principal Designer are responsible under Regulation 12(5) for ensuring an appropriate health and safety file is produced and available to pass over to the end user on handover of the property.

ENTER SITE SPECIFIC REQUIREMENTS HERE

After the site works are completed and the contractors have withdrawn from site, all appropriate information will be collated, and a H&S File prepared to provide safe working on site and raise awareness of any residual hazards remaining on site.

ACTION/REQUIREMENT	WHO	WHEN	ASSOCIATED DOCUMENTS
H&S file & O&M manuals	Principal Designer	At CML	

6 APPENDICES

Append all relevant documentation relating to each preceding section

6.1	Site Plan & Location details
6.2	Project Directory – Details of Key Duty Holders
6.3	HSE Project Notification F10
6.4	Ground Investigation Reports
6.5	Ecological Assessments
6.6	Flood Risk Assessment
6.7	Existing Service Drawings / Investigations – All Utilities
6.8	Site Photographs
6.9	Site Planning / Constraints information
6.10	HSS Risk Register Assessment
6.11	Surface Water Management Plan
6.12	Materials Management Plan