

# **BRACKNELL DATA CENTRE**

Code of Construction Practice 20305B-RPS-XX-XX-RP-P-9738



#### Approval for issue

Clare Russell

1 March 2021

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# 1 INTRODUCTION

### 1.1 General

- 1.1.1 This Code of Construction Practice (CoCP) supports the planning application for the redevelopment of an existing business park at Cain Road, Bracknell RG12 1HN. The report is one of a suite of technical reports forming part of the application for a data centre and associated infrastructure.
- 1.1.2 The Application Site lies within the administrative area of Bracknell Forest Council (BFC).

# **1.2 Purpose of the CoCP**

- 1.2.1 This CoCP provides a management framework that will be implemented throughout the construction of this development. The framework comprises a series of strategies and control measures designed to mitigate the potential environmental impacts and limit the disturbance from the demolition and construction activities as far as reasonably practicable. It focuses on the environmental aspects of the construction phase that may affect the interests of nearby residents, businesses, the public and other environmental receptors near to the Application Site.
- 1.2.2 This CoCP has been prepared in conjunction with the environmental reports prepared in support of the planning application with the aim of ensuring that best practice measures are followed during construction and that environmental impacts are mitigated.
- 1.2.3 Legislative requirements, standards and best practice measures current at the time of writing have been incorporated into this document where appropriate, to define the standards of construction practice that contractors will be required to adopt and implement. However, the list of legislation etc summarised in this document at (Appendix A) is not exhaustive and the Applicant and its Principal Contractor and sub-contractors will still be required to comply with all legislation and byelaws relating to their construction activities.

# 1.3 Implementation of the CoCP

### **Method Statements**

- 1.3.1 The CoCP and the environmental measures it contains will be agreed with BFC through the planning process. These agreed measures will be incorporated into method statements for how the construction activities will be undertaken (e.g. the specific construction methods and the type of plant required). The method statements are construction documents and will be prepared by the Principal Contractor setting out appropriate risk assessments and the associated health and safety issues.
- 1.3.2 For those activities, which are not covered by method statements, the principles and measures of the CoCP will be implemented through general working practices as directed by the Principal Contractor.
- 1.3.3 All demolition and construction staff will be required to follow the CoCP and implement the measures to control the environmental impacts during construction. The requirement to comply with the procedures of the CoCP (as agreed with BFC) will be as included in the contract conditions for each element of the works, including the supply chain as appropriate.

### Training

- 1.3.4 All demolition personnel will be required to have a demolition specific site induction and records shall be maintained of all personnel receiving induction.
- 1.3.5 The competency levels of persons working on site will be identified prior to the commencement of the work and persons provided with the appropriate training for the tasks to be undertaken. Where

additional training is identified, this shall be carried out prior to the person concerned carrying out the relevant work on the site.

- 1.3.6 All construction staff employed on the proposed development will receive training on their responsibilities for minimising the risk to the environment and implementing the measures set out in the CoCP.
- 1.3.7 The Principal Contractor will ensure that the construction workforce is appropriately qualified and experienced. The Principal Contractor will also be responsible for identifying the training needs of their personnel to enable appropriate training to be provided. The training will include site briefings and toolbox talks to equip the workforce with the necessary knowledge on environmental control measures pertinent to the tasks being undertaken each day.

### 2 **PROJECT DESCRIPTION**

### 2.1 Site Location and Surrounding Land Uses

- 2.1.1 The Application Site is located on Cain Road, Bracknell at grid reference 484788, 169016. The site is approximately 2km to the west of Bracknell Town Centre.
- 2.1.2 The site is located within an urban area with various business parks and industrial estates in the vicinity. To the immediate south of the site are further areas of car parking and offices, beyond which is the mainline railway and the A329 Berkshire Way. The south west and north east boundaries are delineated by Beehive Road and Cain Road respectively, with areas of open space beyond.
- 2.1.3 Access to the Application Site is from two locations on Cain Road via access points off two separate roundabouts. A third gated emergency access exists off Beehive Road to the south-west. The Application Site is bisected by Beehive Road and the former recreation area is located south across Beehive Road.
- 2.1.4 The residential suburb of Popeswood is located approximately 70m to the north of the site. The western boundary adjoins a small block of ancient woodland (Riggs Copse) which is enclosed by the railway, a recycling site and residential properties. Further blocks of ancient woodland are present in the wider area to the west.

# 2.2 The Application Site

- 2.2.1 The Application Site extends to 7.5 hectares and forms part of a wider business park. The site is currently occupied by two three-storey office buildings located in the centre and north west of the site, together with ancillary buildings/structures and a number of main car parks located on the outer edges of the site. Mature trees and landscaping surround the site and separate the car parks.
- 2.2.2 The buildings were occupied by Hewlett Packard as their UK headquarters up until the end of 2020 and are currently vacant. Prior to the construction of these buildings the site was used as an agricultural small holding and in the early 1900s, the area was occupied by clay pits and brick works with associated brick workers cottages and tramway. The pit was backfilled and the site regenerated during the 1970s as part of the creation of Bracknell New Town. Since then the Application Site has been part of a business park and the existing buildings were constructed in 1988.
- 2.2.3 The Application Site also includes an area known as the Former Recreation Ground. It comprises a waterbody bounded by broadleaved woodland with areas of grassland previously used for sports and recreation. The waterbody is a balancing pond and currently accepts surface water runoff from the Application Site.

### 2.3 Proposed Works

- 2.3.1 The proposed development comprises a Data Centre building containing the following:
  - data halls;
  - associated electrical and AHU Plant Rooms;
  - loading bay;
  - maintenance and storage space;
  - office administration areas; and
  - screened plant at roof level.
- 2.3.2 Each building will be supported by:
  - emergency generators and emission stacks;

- diesel tanks and filling area;
- electrical switchroom;
- a water sprinkler pump room and storage tanks; and
- other associated infrastructure.
- 2.3.3 The Application Site will also include a gate house / security building, security kiosk, primary and secondary site access from Cain Road and internal access roads, and hard and soft landscaping.
- 2.3.4 The Data Centre will be served by a direct MV National Grid connection distributed via the onshore MV Compound.
- 2.3.5 Surface water runoff will continue to discharge to the balancing pond to the south west, however attenuation for surface water will also be provided on site to allow for changes in volumes due to climate change.

### **3** APPROACH TO CONSTRUCTION

### 3.1 Design

- 3.1.1 The proposed development follows the Building Research Establishment's Environmental Assessment (BREEAM) Method for data centres (BREEAM, 2010). BREEAM sets the standard for best practice in sustainable design and is used to describe a building's environmental performance. Credits in ten categories are used to describe its performance, which are added together to produce a single overall score on a scale of Pass, Good, Very Good, Excellent and Outstanding.
- 3.1.2 The target score for the proposed development is Excellent. The credits relating to construction are:
  - To implement the Considerate Constructors Scheme (see below) and achieve a score of between 32 and 35.5; and
  - To manage construction site impacts such as:
  - setting targets and monitoring water consumption and energy use from site activities and transport to and from the site;
  - implementing best practice policies in respect of dust and water (surface and ground) pollution;
  - having an environmental materials policy for sourcing construction materials; and
  - requiring the main contractor to operate an Environmental Management System.

### 3.2 Construction

- 3.2.1 The proposed development will be constructed in an environmentally sensitive manner retaining existing trees where possible and complying with all relevant legislation, codes of practice and standards to minimise adverse impacts on the local community and the environment as far as reasonably practicable.
- 3.2.2 In addition to meeting the commitments of this CoCP, the Principal Contractor will be required to sign up to and implement the Considerate Constructors' Scheme (CCS). The CCS is a national initiative established to raise standards in the construction industry. Its Code of Considerate Practice sets out the scheme's expectations of all registered sites, companies and suppliers. These expectations are summarised below:
  - Care about Appearance: constructors should ensure sites appear professional and wellmanaged.
  - Respect the Community: constructors should consider their impact on neighbours and the public;
  - Protect the Environment: constructors should protect and enhance the environment;
  - Secure everyone's Safety: constructors should attain the highest levels of safety performance;
  - Value their Workforce: constructors should provide a supportive and caring working environment.
- 3.2.3 As part of the CCS, Scheme Monitors visit sites or individual projects to ensure the requirements of the Code of Considerate Practice are being implemented appropriately. Compliance is recorded using a scoring system.

### 3.3 Best Practice Guidance

3.3.1 Construction activities will be undertaken in accordance with the following best practice guidelines:

- British Standard BS 10175 (British Standards Institution (BSI), 2011 and amended 2017) (BSI 10175:2011+A2:2017);
- Environmental Protection Act 1990: Part 2A Contaminated Land Statutory Guidance (Department for Environment, Food and Rural Affairs (Defra), 2012);
- Groundwater Protection Position Statements (Environment Agency, 2017 and amended 2018);
- Land Contamination: Risk Management (Environment Agency, 2019);
- CIRIA C741 Environmental Good Practice on Site (2015);
- Institute of Air Quality Management (2014) Assessment of dust from demolition and construction.
- British Standards Institution (BSI) (2014) British Standard 5228: Code of practice for noise and vibration control on construction and open site. Part 1: Noise +A1:2014; and
- British Standards Institution (BSI) (2014) British Standard 5228: Code of practice for noise and vibration control on construction and open site. Part 2: Vibration.

### 4 GENERAL REQUIREMENTS

### 4.1 Construction Programme

- 4.1.1 The construction phase of is estimated to take 10 12 months to complete and will comprise external construction and civils activities. This is forecast to commence in early Q3 2021 (subject to the progress of the planning process). At the end of that period all external construction activities and civils work will be completed, including:
  - demolition of the existing buildings;
  - hard and soft landscaping;
  - security and access areas;
  - perimeter fencing;
  - internal access roads and car parking areas;
  - drainage and attenuation;
  - the shell and core construction of the main data centre building and administration block.
- 4.1.2 The construction phase will be followed by the installation and testing of the IT equipment (data storage and data processing technology) and then the creation of the data networks and various cloud computing services that will operate from the facility. These are then tested prior to becoming available for Customer data. All the Electrical, Mechanical and IT across the entire facility will not be deployed all at one time. Instead, internal fitout will occur in phases, the initial phase commencing within the site construction works in early Q3 2021, with follow on phased fit out determined by Customer demand. The reason for this is that having unused data servers and associated mechanical and electrical support systems would unnecessarily consume energy and also require ongoing maintenance and servicing. Thus, they are deployed close to the anticipated Customer needs.
- 4.1.3 Fitout works associated with these subsequent phases will primarily be carried out inside the completed building and will be approximately six months in duration. There will be limited external works involving the installation of generator sets and roof mounted mechanical equipment, associated with that phase. The principal foundations for each generator set will be built during the main construction period. The installation (and testing) of IT equipment and building of the data networks and computing services is not covered by the CoCP as all are post-construction activities.
- 4.1.4 This phase will not generate significant levels of noise and traffic over predicted operational levels and will have no 'construction' type impacts. All activities will be carried out inside the building and will be indistinguishable from the normal operating conditions of the Application Site. The exception to this will be installation of generator sets for the additional data rooms, which will be installed outside this construction period. However, the principal foundations for each generator set will be built during the main construction period as described above.
- 4.1.5 All materials and plant associated with the development process will be stored within the footprint of the Application Site. A loading and unloading area for plant and materials will be provided within the site boundary. It is anticipated that the majority of deliveries will be made via articulated low loader vehicles and rigid HGVs.

### 4.2 Working Hours

### Normal working hours

4.2.1 During the construction period, it is proposed that the normal working hours for external works (e.g. earthworks, installation of utilities, erection of the building) will be 07:00 to 19:00 Monday to Friday and 07:00 to 14:30 on Saturdays. No working will be undertaken on Sundays or Bank Holidays. Deliveries will also take place within the normal working hours but will potentially be scheduled to avoid peak periods.

4.2.2 Site working hours will be closely managed to avoid complaints from local residents and mitigation measures will be put in place where required. All operatives will be informed of the site working hours during site induction and sub-contractors will be informed during contract negotiations.

### Activities outside normal working hours

- 4.2.3 It is possible that the appointed contractors may wish to carry out certain activities outside normal working hours i.e. evening hours during long summer days etc. or to address particular logistical or construction constraints.
- 4.2.4 In the case where 'out of hours' or unsociable working is required, agreement will be sought from the local Environmental Health Officer at BFC and local residents will be informed prior to the works commencing.
- 4.2.5 Non noisy activities such as the internal fit out of buildings may be undertaken outside of the normal working hours, where these activities will not cause disturbance off site.

### 4.3 Temporary Compound and Laydown Area

- 4.3.1 A temporary construction compound will be established on the Application Site providing a site office, adequate welfare facilities, parking for construction plant and equipment, and material laydown areas. The compound will be located on the main site and away from the retained trees on the western boundary.
- 4.3.2 Aggregate materials such as sands and gravels, will be stored in clearly marked receptacles within a secure area in the construction compound to prevent contamination.
- 4.3.3 The temporary compound and laydown area will also include adequate vehicle parking for construction workers and visitors to ensure that no parking occurs on the public highway.

### 4.4 General Site Layout and Good Housekeeping

- 4.4.1 A good housekeeping policy will be applied to the construction site at all times. As far as reasonably practicable, the following principles will be applied:
  - all working areas will be kept in a clean and tidy condition;
  - adequate welfare facilities will be provided for construction staff;
  - designated smoking areas will be provided at the site compound and will be equipped with containers for smoking wastes. These smoking areas will be located away from the site boundary;
  - wheel washing facilities will be provided (see the Traffic section) and will be cleaned frequently;
  - open fires on site will be prohibited at all times;
  - all necessary measures will be taken to minimise the risk of fire and the Principal Contractor will comply with the requirements of the local fire authority;
  - waste from the construction site will be stored securely to prevent wind blow; and
  - waste (particularly food waste) will be removed from the welfare facilities on a weekly basis.

### 4.5 Site Induction

4.5.1 The construction of the proposed development requires that all personnel working on the Application Site to have a site induction that includes an environmental protection and good practice component. This should include waste management arrangements; the use of spill kits and emergency response reporting of incidents; and fuel, oil and chemical management. Construction personnel will be required to have received the site induction prior to commencing work at the site.

### 4.6 Site Security and Fencing

- 4.6.1 Existing fencing will be maintained during the initial stages of the construction process to minimise the opportunity for unauthorised entry by the public. Prior to completion of construction, the existing fencing will be replaced with the permanent fencing as set out in the application document (document reference 20305B-RPS-00-XX-DR-A-9504).
- 4.6.2 During the construction process, all boundary fencing will be maintained in a tidy condition and fit for purpose.
- 4.6.3 Access to the Application Site will be limited to specified entry points and all personnel entries/exist will be recorded for security and health and safety purposes. Site gates will be manned to prevent unauthorised access.
- 4.6.4 Appropriate security will be provided including CCTV and onsite security personnel.

# 4.7 Construction Lighting

- 4.7.1 External lighting of the construction site will be designed and positions to manage emissions of artificial light in accordance with good practice whilst maintaining safety and security obligations.
- 4.7.2 Site lighting will be positioned and directed to minimise distractions to passing drivers on nearby public highways, in particular Cain Road, and to minimise skyglow as far as reasonably practicable. Measures will also be implemented to avoid or minimise light spillage impacts on ecological receptors, in particular the Former Recreation Ground to the south west.
- 4.7.3 Construction lighting will take into account the requirements of BS EN 12464-2:2014 (British Standards Institution (BSI) 2014). Lighting units will be designed to avoid illumination outside the working area (i.e. they will be directional, task orientated and where possible, fully shielded).

### 4.8 Pest Control

4.8.1 The risk of pest/vermin infestation will be minimised by ensuring that any putrescible waste is stored appropriately and is collected daily from the site. Effective preventative pest control measures will be implemented through the use of a licensed pest control contractor. Any pest infestation will be dealt with promptly and notified to BFC as soon as practicable.

### 4.9 Clearance of Site

4.9.1 On completion of construction the temporary construction compound will be cleared from the Application Site.

### 4.10 Emergency Planning and Procedures

- 4.10.1 The Principal Contractor will prepare emergency procedures for the proposed development taking into account the anticipated hazards and site-specific conditions.
- 4.10.2 The procedures will be documented in a Pollution Incident Response Plan (see Appendix B) and will include emergency pollution control measures (based on Environment Agency guidelines where appropriate); fire and site evacuation; and spill prevention control measures. The Plan will include pro-active management measures to ensure that any pollution that may occur is controlled, remediated and reported to the relevant parties/personnel.
- 4.10.3 The Plan will also contain emergency phone numbers and the method for contacting the Environmental Health Officers at BFC and statutory authorities. Copies of the Plan will be kept on site and staff will be required to follow the procedures at all times.
- 4.10.4 Details will be posted on the entrance to the Application Site to advise members of the public who to contact in the case of an emergency.

# 4.11 Local Community Liaison

- 4.11.1 The Principal Contractor will adopt a proactive approach to community relations and provide a dedicated point of contact will be provided to manage communications with local residents, local businesses, emergency services and the local authority. The approach would include the following steps:
  - A site notice board would be erected at the Application Site entrance setting out key facts about the construction programme, where further information could be found and the contact details for the proposed development.
  - Information circulars informing people of the progress of works.
  - Occupiers of nearby properties will be informed of particularly noisy construction activities or works undertaken outside the normal working hours, together with the time and expected duration of the activities.
  - Local residents or businesses will be given advance notice of temporary disruption to services, where these will arise.
  - A 24-hour help line will be set up to provide information on the proposed development and will be used to record complaints from members of the public. Details of the help line will be promoted on notice boards at the Application Site and press releases.
- 4.11.2 All complaints will be logged (see Appendix C) and the action taken to resolve the complaints will be recorded. This information would be shared with BFC on request.

### 5 MANAGEMENT OF ENVIRONMENTAL ISSUES

### 5.1 Landscape and Visual Resources

- 5.1.1 Existing trees that will be retained in the Application Site will be protected during the demolition and construction process in accordance with the requirements of British Standard 5837:2012 'Trees in relation to design, demolition and construction.' The trees to be retained are shown on the Tree removal and retention Plan (20305B-RPS-00-XX-DR-A-9563 and 9564). The protective fencing will be installed prior to demolition works commencing.
- 5.1.2 Hoarding will be erected on the Application Site around the construction works in the north of the Application Site. The hoarding will remain in place during the construction process and will be maintained in a good condition: fly posters will be removed, and any damage will be repaired as necessary.

### 5.2 Ecology and Nature Conservation

- 5.2.1 Prior to the start of ecologically sensitive works, an Ecological Clerk of Works (ECoW) will deliver a toolbox talk to the site construction team, briefing them on all ecology and nature conservation requirements on site.
- 5.2.2 No storage of construction materials, equipment or vehicles will be permitted on the Former Recreation Ground.
- 5.2.3 Limited habitat clearance is required as part of the proposed development and the majority of the site is already developed either through existing buildings or car park. Any clearance of habitat on the main site that is suitable for nesting birds is likely to commence in early Q3 2021, it is likely to be undertaken outside the optimal bird nesting season (mid-March to mid-June). The nesting season continues to potentially the end of August so if tree clearance operations have to take place during this period, the areas will be inspected prior to the clearance works by a suitably qualified ecologist to check for the presence of nesting birds.
- 5.2.4 If an active nest is found to present, the nest and vegetation within the surrounding five metres will be retained until the young birds have fledged. If the nest is proved to be of a species listed in Schedule 1 of the Wildlife and Countryside Act 1981 (as amended) advice will be sought from the inspecting ecologist regarding suitable distances to avoid disturbance to the nest and any bird using it. Such buffers will remain in place until the young birds have fledged and left the nest.
- 5.2.5 Although badgers are unlikely to regularly move across the site, during the construction period, best practice species protection measures will be implemented to ensure that all excavations are either covered at night or have a ramp or boarding is placed into the excavation to ensure that if any animals become trapped they will have an easy means of escape.

### 5.3 **Protection of Water Resources**

### **Pollution Control Measures**

- 5.3.1 Construction works will be undertaken in accordance with best practice guidance such as the measures set out in CIRIA (2001) 'Control of Water Pollution from Construction Sites Guidance for Contractors' and CIRIA (2015) 'Environmental Good practice on Site'.
- 5.3.2 All construction staff will be briefed on the location of nearby watercourses and pollution prevention measures will be included within the site induction.
- 5.3.3 Areas with prevalent run-off will be identified and drainage will be actively managed, e.g. through bunding and/or temporary drainage.
- 5.3.4 Machinery will be routinely checked to ensure that it is in good working condition. Refuelling of machinery will only be undertaken within a designated area of the Application Site (i.e. the construction compound) where spillages can easily be contained. Any storage tanks and

associated pipe work containing fuels will be double skinned or bunded, provided with leak detection equipment and inspected daily.

- 5.3.5 Where mobile bowsers are used the following measures will be implemented:
  - any flexible pipe, tap or valve will be fitted with a lock and will be secured when not in use;
  - all bowsers will carry a spill kit and operatives will be trained in their use; and
  - portable generators or similar fuel containing equipment will be placed on suitable drip trays.
- 5.3.6 Storage areas of hazardous substances (including oils and chemicals) will be bunded to minimise the risk of hazardous substances entering the drainage system. Additionally, the bunded areas will have impermeable bases to limit the potential for migration of contaminants into groundwater following any leakage/spillage. The bunding systems for oil/chemical storage will have a capacity of 110% of the oil/chemical volume stored and ideally will be covered to prevent ingress of rainwater. Oil/chemical storage areas will be visually inspected on a daily basis. Containers of potentially polluting substances will be fit for purpose, manufactured to a recognised standard and be clearly labelled so that appropriate remedial measures can be taken in the event of a spillage.
- 5.3.7 Designated areas for the unloading, storage and handling of materials (including the storage of oils/fuels/chemicals) will be sited away from surface watercourses. Storage containers will be appropriate for the materials being stored and will be clearly marked.
- 5.3.8 Any leaks or spillages of potentially polluting substances will be contained, collected and then removed from site in an appropriate manner, e.g. use of absorbent material or bunding. Spill kits will be provided at agreed locations on the site and all construction staff will be trained in their use.
- 5.3.9 Measures will be installed to manage the surface water runoff from the site. Silty water will be treated to allow suspended solids to settle out before disposal. Treatment is likely to include a combination of settlement measures (e.g. silt traps, silt sacks and settlement tanks/ponds) and hydrocarbon interceptors as required.
- 5.3.10 Washing out concrete will only take place in dedicated areas on the Application Site: the wash out areas will be bunded and the water removed for treatment.
- 5.3.11 Site wheel washing facilities will be located away from watercourses and any wastewater will undergo settlement and reused where possible.
- 5.3.12 No direct discharges of liquids or materials into the nearby watercourses or into the ground will be permitted unless prior consent has been obtained from the Environment Agency.
- 5.3.13 Any temporary foul drainage to serve welfare facilities will be provided at the start of works on site. Foul water will be disposed of appropriately.

### 5.4 Traffic

- 5.4.1 The site is currently served by two access points via Cain Road which is adjacent to the site's north eastern boundary. The site has entry barriers restricting access. This vehicular access will remain unchanged.
- 5.4.2 A Construction Traffic Management Plan (CTMP) (reference 20305B-RPS-XX-XX-RP-P-9731) has been prepared to support of the application. It sets out the routes that construction traffic will be required to follow. It is envisaged that the majority of HGVs delivering materials to the Application Site will be from the M4 and A329(M).
- 5.4.3 All construction traffic routeing from the M4 will exit at junction 10, and route south on the A329(M) and then east along the B3408 London Road. This will be the primary route for all construction traffic, as it utilises a network of A and B classification roads between the M4 and the site. On this basis, a HGV Routing Map will be prepared and all contractors will be required to agree to use the map as a condition of their contract. Vehicles will only be able to deviate from the prescribed route in exceptional circumstances such as road closures for highway repairs or closure by the police as a result of an accident.

# 5.5 Air Quality

5.5.1 An Air Quality Assessment (reference 2035B-RPS-XX-XX-RP-P-9621) has been undertaken to support the planning application). It recommended that the following measures (as taken from the Institute of Air Quality Management guidance 'Guidance on the assessment of dust from demolition and construction' IAQM, 2014) are implemented to manage dust impacts from the Application Site during construction. The measures will be implemented as the Dust Management Plan and comprise measures that will be implemented during normal conditions (i.e. routine measures) and measures required if trigger levels are exceeded (i.e. additional control measures).

### **Routine Measures**

### Communications

- Develop and implement a stakeholder communications plan that includes community engagement before work commences on site.
- Display the name and contact details of person(s) accountable for air quality and dust issues on the site boundary. This may be the environment manager/engineer or the site manager.
- Display the head or regional office contact information.

#### Site management

- Record all dust and air quality complaints (see Appendix A), identify cause(s), take appropriate measures where justified to reduce emissions in a timely manner, and record the measures taken.
- Make the complaints log available to the local authority when asked.
- Record any exceptional incidents that cause dust and/or air emissions, either on- or off- site, and the action taken to resolve the situation in the logbook.

### Monitoring

- Carry out regular (approximately weekly) dust soiling checks of surfaces such as street furniture and cars within 100 metres of site boundary.
- Increase the frequency of site inspections by the person accountable for air quality and dust issues on site when activities with a high potential to produce dust are being carried out and during prolonged dry or windy conditions.

#### Preparing and maintaining the site

- Plan site layout so that machinery and dust causing activities are located away from receptors, as far as is possible. Use screening intelligently where possible – e.g. locating site offices between potentially dusty activities and the receptors.
- Erect solid screens or barriers around the construction site area.
- Avoid site runoff of water or mud.
- Keep site fencing, barriers and scaffolding clean.
- Provide enhanced screening or specific operations where there is a high potential for dust production and the site is active for an extended period.
- Remove materials that have a potential to produce dust from site as soon as possible, unless being re-used on site. If they are being re-used on-site cover as described below.
- Depending on the duration that stockpiles will be present and their size cover, seed, fence or water to prevent wind whipping.

### **Operating vehicle/machinery and sustainable transport**

- Ensure all vehicles switch off engines when stationary no idling vehicles.
- Avoid the use of diesel- or petrol-powered generators and use mains electricity or battery powered equipment where practicable.
- A Construction Traffic Management Plan has been prepared as part of the application (20305B-RPS-XX-XX-RP-P-9731) to manage the sustainable delivery of goods and materials.

### **Operations**

- Only use cutting, grinding or sawing equipment fitted or in conjunction with suitable dust suppression techniques such as water sprays or local extraction, e.g. suitable local exhaust ventilation systems.
- Ensure an adequate water supply on the site for effective dust/particulate matter suppression/mitigation, using non-potable water where possible.
- Use enclosed chutes, conveyors and covered skips, where practicable.
- Minimise drop heights from conveyors, loading shovels, hoppers and other loading or handling equipment and use fine water sprays on such equipment where possible.
- Ensure equipment is readily available on site to clean any dry spillages and clean up spillages as soon as reasonably practicable after the event using wet cleaning methods.

#### Waste management

• Bonfires and burning of waste on site will not be permitted.

#### Medium Risk measures specific to trackout

- Use water-assisted dust sweeper(s) on the access and local roads, to remove, as necessary, material tracked out of the site. This may require the sweeper being continuously in use.
- Avoid dry sweeping of large areas.
- Ensure vehicles entering and leaving the site are covered to prevent escape of materials during transport.
- Inspect on-site haul routes for integrity and instigate necessary repairs to the surface as soon as practicable.
- Implement a wheel washing system (with rumble grids to dislodge accumulated dust and mud prior to leaving the site).
- Record all inspections of haul routes and any subsequent action in a site log book.
- Install hard surfaced haul routes, which are regularly damped down with fixed or mobile sprinkler systems, or mobile water bowsers and regularly cleaned.
- Ensure there is an adequate area of hard surfaced road between the wheel wash facility and the site exit, wherever site size and layout permits.
- Proposed access gates are located at least 10m from receptors.

### High risk measures specific to demolition

• Ensure effective water suppression is used during demolition operations. Hand held sprays are more effective than hoses attached to equipment as the water can be directed to where it is needed. In addition high volume water suppression systems, manually controlled, can produce fine water droplets that effectively bring the dust particles to the ground.

- Appropriate manual or mechanical demolition methods will be used as an alernative to explosive blasting.
- Bag and remove any biological debris or damp down such material before demolition

### Medium risk measures specific to construction

- Ensure sand and other aggregates are stored in bunded areas and are not allowed to dry out, unless this is required for a particular process, in which case ensure that appropriate additional control measures are in place.
- 5.5.2 The IAQM dust guidance states that with the appropriate dust mitigation measures in place the residual effect will normally be "*not significant*", and recommends the mitigation is secured by for example planning conditions, a legal obligation, or by legislation.

### Additional Measures

- 5.5.3 Trigger levels have been defined to reduce construction dust effects at the nearest receptors during high-risk conditions. The trigger levels established for the site include any of the following:
  - winds that are, or are forecast to be, above a moderate breeze (Beaufort scale 4 described as conditions under which 'dust and loose paper are raised. Small branches begin to move and are, or are forecast to be, from the west or north on days when there has been no rainfall for the last 3 days or more);
  - the chance of further daily rainfall is forecast to be, below 40% on five consecutive days according to the met office website;
  - routine checks/inspections/surveys on site have identified evidence of dust off-site;
  - a dust complaint is received; or
  - a failure in equipment or control is identified, or an abnormal/unintentional situation occurs, eg. a spillage.
- 5.5.4 The additional controls to be employed if a trigger level is exceeded are set out below:
  - increase frequency of use of the road sweeper, both on-site and on local roads;
  - temporary cessation of the activities responsible for causing the dust impact until the trigger level is no longer exceeded;
  - use of additional dust suppression measures such as dampening of specific surfaces; and/or
  - relocation of activities so that the distance between the source of emissions and the receptors is increased.

### 5.6 Noise

- 5.6.1 All plant and equipment used on the site to carry out the demolition will be suitably attenuated in accordance with the manufacturer's recommendations and the advice given in BS 5228-1:2009.
- 5.6.2 All available techniques will be used, such as concrete cutting and crushing, in preference to percussive or balling methods so as to minimize noise and vibration during site works. The use of blasting will not be permitted.
- 5.6.3 Demolition and construction activities will be carried out in accordance with 'best practicable means' (BPM) of Section 72 of the CoPA to minimise noise effects. Measures would follow guidance provided in BS 5228:2009+A1:2014 Part 1 including:
  - The use of quieter alternative methods, plant and equipment, where reasonably practicable;
  - Siting the construction compound (plant, equipment, site offices and storage areas) away from existing noise sensitive receptors, where reasonably practicable;

- The use of hoardings or portable acoustic enclosures/screens, where necessary; and
- Maintaining and operating all vehicles, plant and equipment in an appropriate manner, to ensure that extraneous noise from mechanical vibration, creaking and squeaking is kept to a minimum.
- 5.6.4 Noise complaints will be investigated, and actions will be implemented to ensure repetition of the issues are avoided. In the event of complaints about noise and where deemed-necessary, a noise monitoring programme will be undertaken by suitably qualified specialists. Logs of all noise monitoring will be kept within the Application Site files and will be made readily available for inspection. The following will be noted at each identified sensitive receptor when noise monitoring is being undertaken:
  - time;
  - weather conditions and wind direction;
  - location of monitoring;
  - background noise level; and
  - LAeq dB reading over the relevant time period

### 5.7 Management of Construction Waste

- 5.7.1 Waste generated during the demolition and construction process would be managed in accordance with the principles of the waste hierarchy (i.e. avoid, reduce, reuse, recycle, recover, disposal). The Site Waste Management Plan (SWMP) in Appendix D sets out the types and estimated quantities of waste that would be generated from demolition and construction. Prior to works commencing, the SWMP will be updated by the Principal Contractor to refine the waste estimates and during construction will be used to record the movement of wastes from the site and how it is managed.
- 5.7.2 A pre-demolition audit of the existing buildings on the site will be undertaken to identify and remove hazardous materials and those materials with the potential for reuse or recycling. Existing areas of concrete hardstanding will be crushed and used as granular base material as appropriate either on or off-site.
- 5.7.3 A dedicated area will be provided on the Application Site to manage and provide temporary storage for waste generated during the demolition and construction process. Waste materials will either be separated at source into key materials or off site via a waste contractor. All waste will be transported and managed by appropriately licenced contractors and subject to duty of care.
- 5.7.4 Materials would be delivered to the site on a 'just-in-time' basis to minimise waste from damaged materials. Opportunities to use recycled-content materials in the construction process will be investigated.
- 5.7.5 At least 90% (by tonnage) OR 80% by volume of the non-hazardous demolition waste will be diverted from landfill.
- 5.7.6 The amount of construction waste generated will be limited to a maximum of 6.5 tonnes/100m<sup>2</sup> OR 12.9m<sup>3</sup>/100m<sup>2</sup> per GIFA. At least 75% (by tonnage) OR 65% by volume of the non-hazardous construction waste will be diverted from landfill.



### Appendix A

Summary of Legislation

### **Ecology and Nature Conservation**

Wildlife and Countryside Act (WCA) 1981 (as amended); Conservation of Habitats and Species Regulations 2017 (referred to as The Habitat Regulations); Countryside and Rights of Way Act (CRoW) Act 2000 (as amended); Natural Environment and Rural Communities (NERC) Act 2006.

# Water Resources and Flood Risk

Environment Act 1995; Environmental Damage and Liability (Prevention and Remediation) Regulations 2015; Environmental Protection (Duty of Care) Regulations 1991 (as amended 2003); · Floods and Water Management Act 2010; Land Drainage Act 1991; The Environmental Permitting (England and Wales) Regulations 2010 (as amended 2016); The Groundwater (Water Framework Directive) (England) Direction 2016; The Water Environment (Water Framework Directive) (England and Wales) Regulations 2017; and · Water Resources Act 1991;

# **Air Quality**

Ambient Air Quality Directive (2008/50/EC) Air Quality Standards (England) Regulations 2010

### Waste Management

Waste (England and Wales) Regulations 2011 Waste (England and Wales) (Amendment) Regulation 2014

### Appendix B

**Pollution Incident Response Plan** 

# **1** INTRODUCTION

### General

1.1 This Pollution Incident Response Plan has been prepared to support a planning application for the development of land at Cain Road, Bracknell .

### **Purpose of the Report**

1.2 The purpose of the Pollution Incident Response Plan is to identify the main risks of pollution occurring on the Application Site, to identify and implement appropriate pollution prevention measures, and to reduce the effects of any pollution incidents that may occur. The Plan applies to the construction phase of the proposed development and should be read in conjunction with the Code of Construction Practice

### 2 **RESPONSIBILITIES**

- 2.1 The Applicant and Principal Contractor would have overall responsibility for the construction of the proposed data centre. An Environmental Co-ordinator will be appointed and their main responsibility will be managing the environmental issues during construction.
- 2.2 For the purpose of the Pollution Incident Response Plan, the key roles are set out in Table 2.1 below. Additional roles and responsibilities will be developed as the detailed design progresses.

#### Table 2.1: Key Responsibilities

Details	Responsibilities
Environmental Co-ordinator	Ensuring pollution controls are implemented and communicated effectively.
	Investigating any incidents.
	Communicate learning from incidents
	Liaise with regulatory bodies.
Construction Staff and Workforce	Responding to a pollution incident in line with this plan and the procedure included within.
	Front line responsibility to enact requirements of the plan.
Applicant/Principal Contractor	Responsible for ensuring procedures are followed.

### **3 POLLUTION RISK ASSESSMENT**

- 3.1 A preliminary pollution risk assessment has been undertaken to identify the main risks from the construction process. During the detailed design stage, the risk assessment would be updated as required.
- 3.2 The risk assessment will consider:
  - the materials stored or transported and the condition of storage containers;
  - effects of accidents, flooding, vandalism and failure of containment;
  - location and proximity to local water courses;
  - surface water drains that flow off the site;
  - areas of unsurfaced ground; and
  - construction activities.
- 3.3 The table below sets out the materials that would be handled on site and activities that may be a hazard.

#### **Table 3.1: Pollution Risk Assessment**

Materials	Activities				
Fuels/chemicals	Spillage during refilling (overfilling or poor handling)				
	Damaged or leaking storage containers				
	Equipment and containment failure				
Sediment	Failure of pre-earthworks drainage				
	Failure of settlement measures				
	Working too close to Moor Ditch				
	Collapse of stockpiles				
Cementitious dust	Inappropriate storage containers				

### 4 SITE DESIGN

### **Location and Layout of Construction Compounds**

- 4.1 The temporary construction compound (including construction worker vehicle parking) will be located on the main site away from the tree belt on the western boundary.
- 4.2 Measures to protect water resources (including the storage of fuels, oils, wheel wash facilities, drainage, and surface water run-off) are set out in in the CoCP and will be implemented before and during the construction process.
- 4.3 Wheel wash facilities will be established at designated site locations, away from water courses and drains. Cleaning will be carried out in a bunded area and wastewater will either be recycled or discharged to foul sewer (with consent from the sewerage undertaker).
- 4.4 Designated areas will be provided within the compound for fuel/oil/chemical storage, waste storage and vehicle and plant refuelling. The storage areas will be provided with secondary containment and a drainage system.

# 5 POLLUTION INCIDENT RESPONSE PLAN

### **Response Plan**

- 5.1 The Pollution Incident Response Plan sets out actions to be taken in the event of a pollution incident; the contact details of the emergency services and organisations that may need to be involved during or after an incident; and the pollution control equipment and devices and where they are located.
- 5.2 The Plan has been completed where information is available with final details added on appointment of the Principal Contractor and during the enabling works.
- 5.3 The Plan will be reviewed at least every three months and following a pollution incident to ensure that measures reflect the ongoing construction activities and include lessons learnt from any incidents.

### **Emergency Contacts**

5.4 The organisations that would be contacted in the event of a pollution incident are listed in the table below. Where contact details are not included, these would be confirmed on appointment of the Principal Contractor.

#### **Table 5.1: Emergency Contact Details**

Organisation	Contact Details					
Principal Contractor						
Environmental Co-ordinator						
Emergency services – Fire Brigade	999					
Environment Agency	Incident hotline (24 hours): 0800 80 70 60					
Bracknell Forest Council	Public Protection Partnership (17:00- 09:00): 01344 352000					
	Partnership Support Customer Care (office hours): 01635 503242					

### **Chemical Inventory**

5.5 An up-to-date record of all substances stored on the Application Site would be maintained together with an estimate of the likely quantities stored and product data sheets. The location of drums, containers or bulk storage vessels used for storing potentially polluting chemicals would be identified on the site plan. The inventory would be made accessible to emergency responders.

### **Pollution Prevention Equipment Inventory**

5.6 An outline inventory of pollution control equipment that will be provided on the Application Site is listed in the table below. The list of equipment will be updated as appropriate and the contact details of the staff trained in the use of the equipment (where relevant) will be included on appointment of the Principal Contractor

#### Table 5.2: Outline Inventory of Pollution Control Equipment

Staff Trained in its Use
All construction staff

### Site Plan

5.7 On appointment of the Principal Contractor, a site plan will be prepared showing access routes and meeting points for emergency services; areas or facilities used to store raw materials, products and wastes; watercourses located within or near the site; and site drainage.

### Actions

5.8 In the event of an actual or suspected pollution incident involving:

- spillage of oils or chemicals;
- a discharge of silty water or other pollutant into a watercourse;
- fire (emissions to air); firewater runoff
- discovery of potentially contaminated land
- 5.9 The following actions should be undertaken by the first person to observe an environmental pollution incident:
  - stop the works.
  - contain the problem if possible and do it safely
  - notify immediately to the Environmental Co-ordinator.
- 5.10 Staff will be trained in the procedures which to follow if there is a pollution incident, in particular:
  - where the personnel protective equipment and pollution control equipment is stored;
  - how to use the equipment; and
  - the location of pollution incident response plan.

### 6 FIRE PLAN

- 6.1 Action to be taken in the event of fire:
  - raise the alarm;
  - call the Fire Brigade;
  - on hearing the alarm, the area must be evacuated immediately and staff to assemble at the Muster point;
  - visitors, clients and contractors to be escorted to the same assembly point;
  - turn off generators, compressors and other powered equipment;
  - turn off heat producing equipment and shut cylinder valve;
  - attack fire with the equipment if it is safe to do so;
  - obey instructions from the Office Fire Marshall or supervisory staff;
  - do not re-enter the working area until told it is safe to do so.
- 6.2 If necessary, inform others who may be affected by effects of the fire (smoke near hospitals, schools etc)
- 6.3 The capacity of the construction surface water management system will be sufficient to contain within the site boundaries the water rejected by a fire truck, avoiding direct spillage of potentially contaminated material into the watercourse at the former Recreation Ground.

# 7 POLLUTION CONTROL OPTIONS

# **Pollution Hierarchy**

7.1 This section identifies the options that may be used to manage a pollution incident. The options are presented in the order of the preferred response.

Preferred response

1. Contain at Source

2. Contain close to the Source

3. Contain on the Surface

4. Contain in the Drainage System

Least preferred response

5. Contain on or in the Watercourse

# **Spill Response Plan**

- 7.2 The preliminary pollution risk assessment has identified that the most likely causes of a pollution incident would involve:
  - spillage of oils or chemicals;
  - a discharge of sediment-laden water or other pollutant into a watercourse; or
  - firewater runoff.
- 7.3 Pollution control equipment would be appropriate for the location of the Application Site and the chemical/substance it is being used to contain. For example, absorbent materials such as sand, spill granules, absorbent pads and booms will be kept at the construction compound, at refuelling areas and where fuel or oil is stored.
- 7.4 Following a pollution incident, used pollution control equipment (for example, spill kits) will be disposed of appropriately and new/replacement equipment would be provided.
- 7.5 Some of the key actions that would be included in the action plans are as follows:
  - Priority action plan to be implemented when possible: Contain at source
    - Stop at source or as close as possible from the source (especially prior to the drainage system).
    - Stop pollutant spreading by using oil booms, terram wrapped barriers, hay bales as applicable.
    - Trace impacts further downstream to establish extent of pollution.
    - Review the activity that caused the pollution prior to restarting work.
  - Least action plan to be implemented when it is impossible to contain the spill at source: Contain on or in a watercourse:
    - Stop the flow at point of discharge
    - Stop the flow spreading
    - Dam the flow with earth/sand/polythene/absorbent material;
    - Divert the flow from drains/watercourses where possible;
    - Block off drains with drain covers or sandbags
    - Check the site drainage plan- where will spill end up?

### **Discovery of Contaminated Land**

- 7.6 The following procedure will be adhered to in relation to encountering previously unidentified contaminated land (including asbestos) during construction works:
  - ensure personnel involved in the earthworks are briefed on the likely nature and type of soils that could indicate the presence of contamination (e.g. asbestos, discolouration, oils, odours, ash and clinker materials);
  - if contamination is suspected, work will stop in this area and the Environmental Co-ordinator will be immediately contacted to inspect the material;
  - testing of the material will be undertaken and the material will not be reused or removed until the results of the tests have been reviewed; and
  - any contaminated materials will be managed in line with best practice.

### 8 TRAINING

- 8.1 All personnel must attend a site induction before commencing work on the site. The induction will discuss the Pollution Control Incident Response Plan and also include key environmental issues of the proposed development (as set out in the Code of Construction Practice (document reference 20305B-RPS-XX-XX-RP-P-9738)). The briefing will emphasise the methods and working practices employed for protection, including emergency procedures for reporting and dealing with environmental incidents.
- 8.2 All staff will receive relevant training on environmental issues throughout the construction of the project.
- 8.3 All method statements will include an environmental section and any specific pollution control and prevention information.
- 8.4 Drills of the procedures within this Pollution Incident Response Plan will be carried out regularly to ensure understanding.

### 9 MONITORING, REVIEW AND REPORTING.

- 9.1 Best practice measures to prevent pollution as set out in the Code of Construction Practice (document reference 20305B-RPS-XX-XX-RP-P-9738) will be implemented during the construction of the proposed development. Should a situation arise where the measures are not adequate, this plan will be reviewed. It will also be reviewed quarterly by the Environmental Coordinator to ensure it is up to date and accurate.
- 9.2 Any instances of pollution or spill will be reported immediately to the Environmental Co-ordinator who will investigate and communicate the investigation's conclusions to the project team to aid continuous improvement and to prevent reoccurrence of the event.

# Appendix C

**Complaint Form** 

### CODE OF CONSTRUCTION PRACTICE

Date:		Time:							
Name and address of complainant:									
Tel no. of complainant:	Tel no. of complainant:								
Time and date of complaint:									
Date, time and duration of offe	nding dust:								
Location of dust, if not at abov	e address:								
Weather conditions (i.e., dry, r	ain, fog, snow):								
Wind strength (light, steady, st or use Beaufort scale:	rong, gusting)								
Wind direction:									
Complainant's description of d	ust (e.g. colour,	particle siz	ze):						
Has complainant any other comments about the dust?									
Are there any other complaints relating to the installation, or to that location? (either previously or relating to the same exposure)									
Any other relevant information:									
On-site activities at time the dust occurred:									
Operating condition at time nu	Operating condition at time nuisance dust occurred/identified.								
Actions taken:			I						
Form completed by			Signed						

### Appendix D

Site Waste Management Plan

# Key Waste Forecasts

Construction Element	Material	Type of Waste	EWC Code	Target for re-use/recycle % (by tonnage)
Demolition	Concrete	Non-hazardous	17 01 01	90%
	Steel		17 04 05	100%
	Wood		17 02 01	90%
	Glass		17 02 02	90%
	Plastic		17 02 03	90%
	Mixed metals		17 04 02	100%
	Gypsum-based construction materials		17 08 02	90%
Earthworks	Soil and stones	Non-hazardous	17 05 04	100%
Construction	Concrete	Non-hazardous	17 01 01	75%
	Steel		17 04 05	100%
	Tiles and ceramics		17 01 03	75%
	Wood		17 02 01	75%
	Glass		17 02 02	75%
	Plastic		17 02 03	70%
	Copper, bronze, brass		17 04 01	100%
	Mixed metals		17 04 02	100%
	Insulation materials		17 06 04	75%
	Gypsum-based construction materials		17 08 02	75%
Landscaping	Biodegradable waste	Non-hazardous	20 02 01	100%
Road works	Bituminous mixtures containing coal tar	Hazardous	17 03 01*	50%
	Bituminous mixtures other than those mentioned in 17 03 01	Non-hazardous	17 03 02	75%

# Indicative Waste Estimates Data Sheet Template (To be completed pre-construction)

Waste Category & Type	EWC Code	Source of waste	Re-used on site	Re-used off site	Recycled on site	Recycled off-site	Recovered on site - use off site	Sent to a Permit exempt site	Sent to landfill site for disposal
			(m <sup>3</sup> )	(m <sup>3</sup> )	(m <sup>3</sup> )	(m <sup>3</sup> )	(m <sup>3</sup> )	(m <sup>3</sup> )	(m <sup>3</sup> )
INERT									
Sub TOTAL			0.00	0.00	0.00	0.00	0.00	0.00	0.00
NON-HAZARDOUS									
Sub TOTAI			0.00	0.00	0.00	0.00	0.00	0.00	0.00
HAZARDOUS									
Sub TOTAL			0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL VOLUMES			0.00	0.00	0.00	0.00	0.00	0.00	0.00

# Indicative Waste Estimates Data Sheet Template (To be completed each time waste is removed off site/re-used on site)

Waste Category & Type	EWC Code	Date	Waste Transfer Note Y/N	Name of person collecting waste	Waste carrier registration number	Name & location of waste site	Permitted or exempt site	Permit number	Re used on site	Re used off site	Recycled on site	Recycled off-site	Recovered on site - use off site	Landfill	Load cost	Cost per tonne
									(tonnes)	(tonnes)	(tonnes)	(tonnes)	(tonnes)	(tonnes)	£	£
INERT																
Sub TOTAL									0.00	0.00	0.00	0.00	0.00	0.00		
NON- HAZARDOUS																
Sub TOTAL									0.00	0.00	0.00	0.00	0.00	0.00		
HAZARDOUS																
Sub TOTAL									0.00	0.00	0.00	0.00	0.00	0.00		
TOTAL VOLUMES									0.00	0.00	0.00	0.00	0.00	0.00		

#### CODE OF CONSTRUCTION PRACTICE

Total Waste Landfilled	Weight (tonnes)
Inert	
Non-Hazardous	
Hazardous	
Total	0.00