



Demolition Environmental Management Plan

Storthes Hall Lane, Kirkburton, Huddersfield, HD8 0WA



Client & Principal Contractor:	South Street Asset Management
Issue Date:	July 2025
Author:	R. Hughes (Contracts Manager)
Reviewed by:	D. Hughes (Managing Director)
Revision:	7

Contents

1.	Introduction.....	4
2.	Project Detail	4
3.	Structures and surrounding areas	4
4.	Site Location Plan	5
5.	Scope of Works and Duration.....	6
6.	Traffic Management.....	8
7.	Site lighting and security	15
8.	Legal and other Requirements	15
9.	Environmental Policy Statement.....	15
10.	Planning	15
11.	Implementation and Operation	16
12.	Competence, Training and Awareness	16
13.	Communication.....	17
14.	Documentation.....	18
15.	Control of Documents.....	18
16.	Operational Control	18
17.	Monitoring and Measurement.....	18
18.	Evaluation of Compliance.....	18
19.	Non-conformity, Corrective and Preventive Actions	19
20.	Emergency Preparedness and Response	19
21.	Ecological Assessment.....	19
22.	Bat Survey Report.....	20
23.	Wildlife	21
24.	Invasive Species.....	21
25.	Listed Buildings:.....	21
26.	Trees.....	21
27.	Environmental Rules.....	22
28.	Oil and Fuel Spillages.....	23
29.	Water Pollution	25
30.	Bat Sightings.....	26
31.	Dust.....	27
32.	Control of Records.....	29
33.	Internal Audit	29
34.	Environmental Aspects	29

35.	Procurement	30
36.	Noise and Vibration	30
37.	Waste.....	33
38.	Water	34
39.	Energy	34
40.	Storage of Hazardous Materials.....	34
	Appendix 1 Environmental Policy.....	36

1. Introduction

This environmental plan documents the significant environmental aspects of the works to be carried out as part of the Storthes Hall Lane redevelopment project and describes how these aspects are to be managed during the demolition phase of the project.

The plan describes the procedures in place to ensure compliance with relevant legislation and other applicable requirements. The plan has been prepared in accordance with D Hughes Demolition & Excavation Limited Environmental Policy and Objectives.

This document forms part of the project documentation and should be read in conjunction with the Construction Phase Plan (CPP).

2. Project Detail

Proposed demolition of buildings at Storthes Hall and construction of up to 261 residential dwellings and redevelopment of the Lodge cottage for a residential use and associated works on land south of Storthes Hall Lane.

3. Structures and surrounding areas

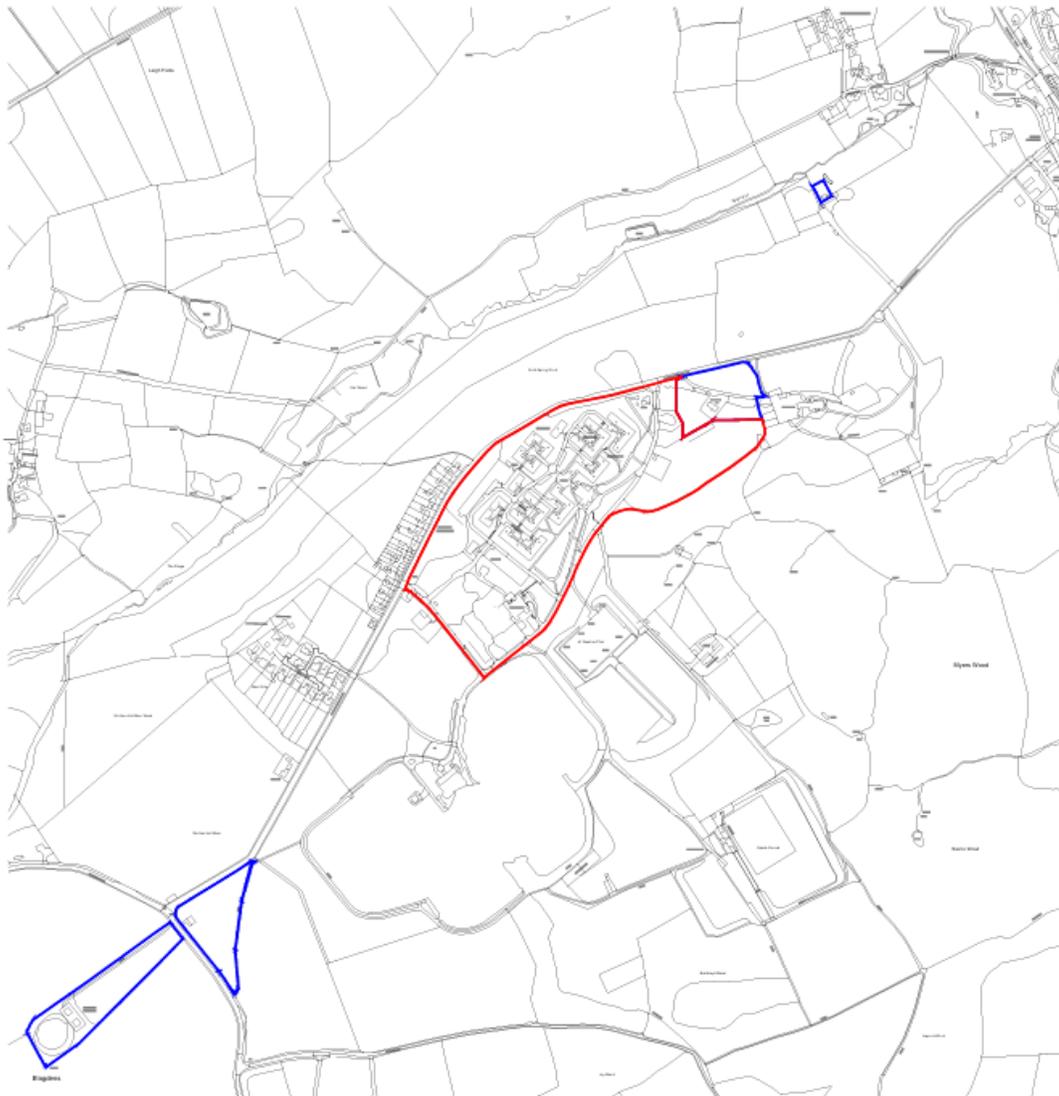
The site comprises of student accommodation buildings with other associated buildings including a reception and administration building, a gym and the Venue building which contains a bar, function rooms and study areas.

The north and west boundaries are defined by Storthes Hall Lane beyond which lies residential properties, woodland and open countryside. Sports pitches are situated to the east of the site and to the south-west, construction work is being conducted on the former Storthes Hall Hospital.

The majority of the structures have a concrete construction in a bay format. The external walls are faced with stone, while the inner walls are reinforced with concrete.

4. Site Location Plan

LOCATION PLAN WITH LAND OWNERSHIP - STORTHES HALL, KIRKBURTON



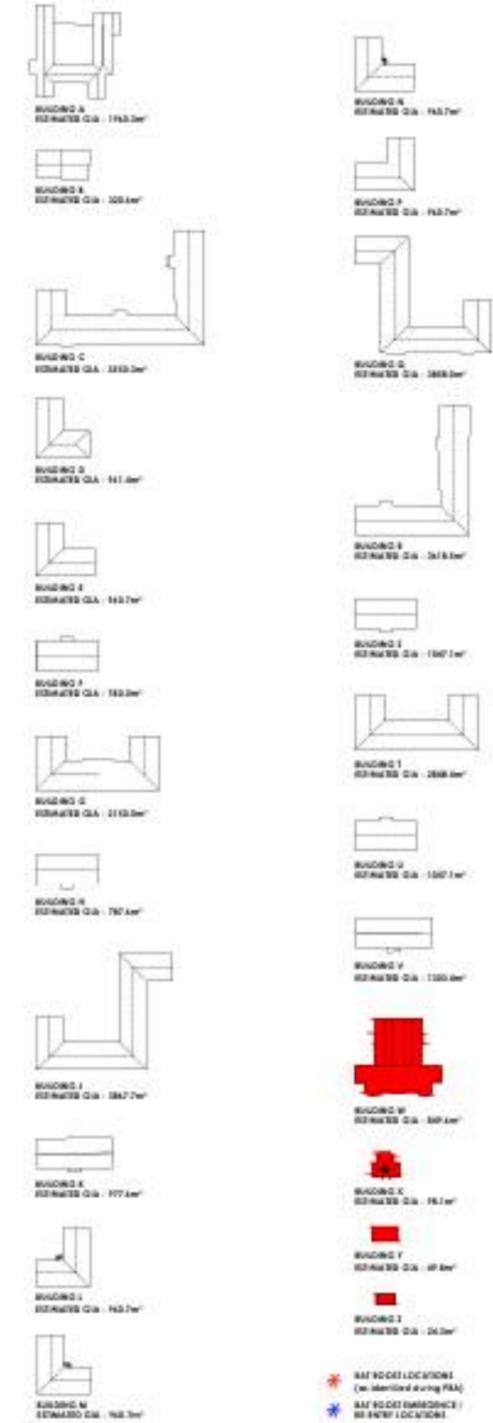
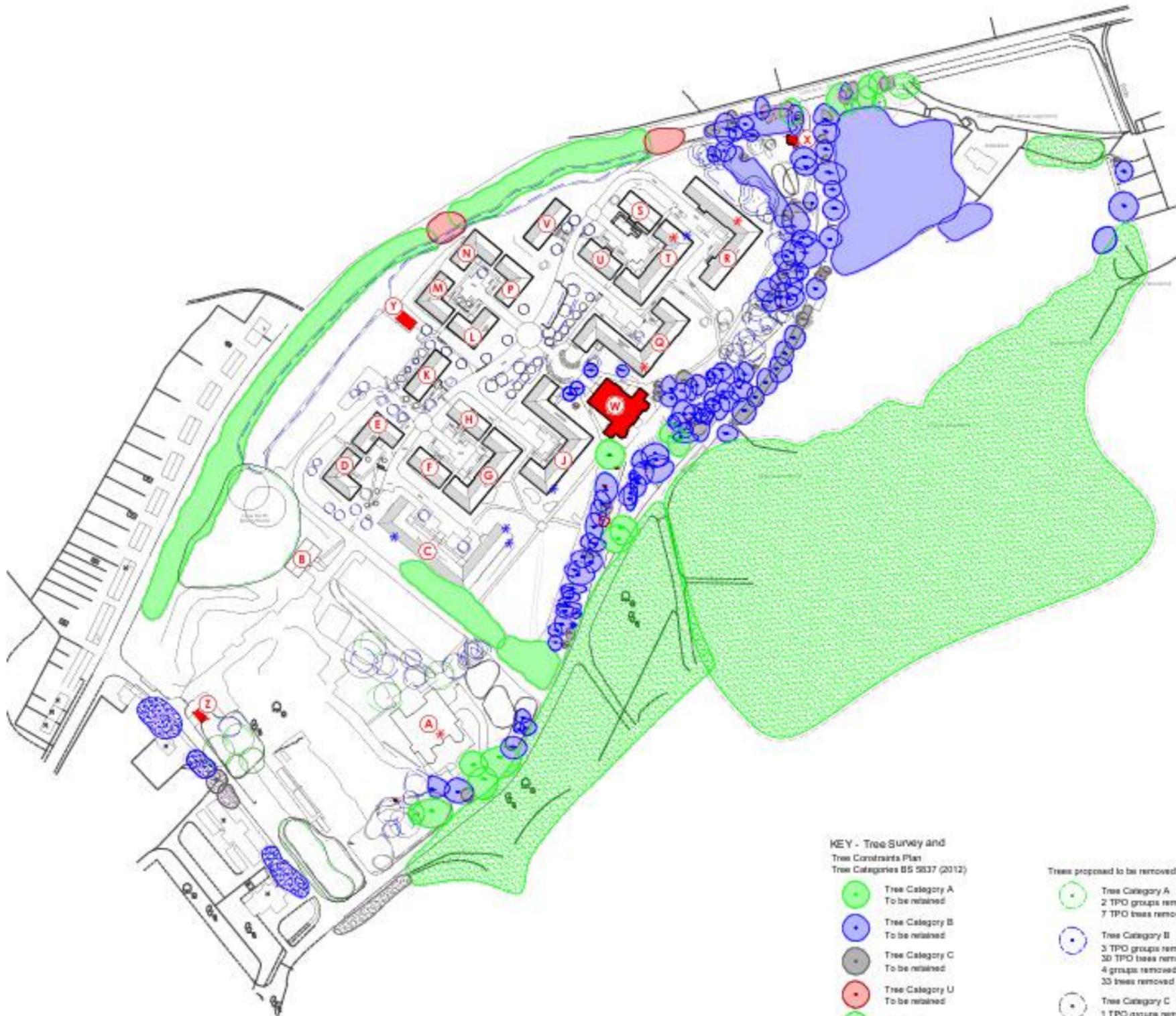
5. Scope of Works and Duration

The scope of works, as described within the project contract documentation is summarised below.

The works comprise, but are not limited to, the following main elements;

- Pre-demolition services including environmental surveys such as Ecological and Asbestos demolition surveys and associated asbestos removal – commissioned and co-ordinated by client in advance of demolition phase of works.
- Decommissioning of existing utilities – commissioned and co-ordinated by client in advance of demolition phase of works
- Enabling works – Heras Fencing, Hoarding, security protection, tree protection.
- Demolition Soft-strip works
- Demolition of the existing structures
- Grubbing up of slabs and foundations to building footprints.
- Crushing and stockpiling hardcore material for re-use redevelopment
- Load away waste arising from site
- Backfill of footprint and voids

STORTHES HALL - EXISTING BUILDING DEMOLITION PHASING PLAN



KEY - Tree Survey and Tree Constraints Plan
Tree Categories BS 5837 (2012)

- Tree Category A
To be retained
- Tree Category B
To be retained
- Tree Category C
To be retained
- Tree Category U
To be retained
- Off-Site Tree
Colour-coded for cat.
- Root Protection Area (RPA)

Trees proposed to be removed:

- Tree Category A
2 TPO groups removed
7 TPO trees removed
- Tree Category B
3 TPO groups removed
30 TPO trees removed
4 groups removed
33 trees removed
- Tree Category C
1 TPO groups removed
9 TPO trees removed
10 groups removed
18 trees removed
- Tree Category U
Removed

Trees on site proposed to be retained:

- Tree Category A
4 TPO groups
16 TPO trees
- Tree Category B
2 TPO groups
103 TPO trees
4 groups
3 trees
- Tree Category C
1 TPO groups
40 TPO trees
1 groups
7 trees
- Tree Category U
To Be Retained

Trees Off Site:

- Tree Category A
3 TPO groups
2 TPO trees
- Tree Category B
3 TPO groups
2 TPO trees
- Tree Category C
1 TPO groups
2 TPO trees
1 groups

DRAWING LEGEND:

■ BUILDING TO BE RETAINED	
★ AIR SOCKET LOCATION (to be retained during RPA)	
★ AIR SOCKET (EMERGENCY) AIR INTAKE LOCATION	
PARKER PEEL ARCHITECTURAL	
PROJECT: STORTHES HALL DEMOLITION PHASING PLAN	
DATE: 15/03/2024	SCALE: 1:1000
DRAWN BY: [Name]	
CHECKED BY: [Name]	
DATE: 15/03/2024	

The following is the order in which the buildings will be demolished with an estimated programme:

A – 2 weeks
B – 1 week
C – 3 weeks
D – 1 week
E – 1 week
F – 1 week
G – 2 weeks
H – 1 week
K – 1 week
J – 3 weeks
L – 1 week
M – 1 week
N – 1 week
P – 1 week
V – 1 week
U – 1 week
T – 2 weeks
Q – 2 weeks
S – 1 week
R – 3 weeks

The demolition works are planned to be completed over a 30-week period.

The working hours of the site will be:
7:30am – 5pm Monday to Friday

Follow on construction works for the development of new residential dwellings.

6. Traffic Management

The Traffic Management Plan will identify the specific controls related to highway activities and people / plant interface at the point of work. Consideration will be given to the precautions required to protect pedestrians, including designated walkways on site and in the compound area.

Assessments will be made of both pedestrian and vehicles movements within the proposed access and egress roads. Pedestrian walkways will be segregated by hoarding / fencing to protect the public from demolition activities.

All traffic movements on and off site will be monitored to ensure cleaning / wash down of adjacent roads to prevent build-up of mud / debris and waste etc.

The Traffic Management Plan (see pg 10) will detail the following:

- Traffic routes / turning areas.
- Parking
- Vehicular / pedestrian access / egress from site

- Material unloading areas.

D Hughes Demolition are aware of the constraints of the site and will install and adhere to the described logistics regime to cope with them in a manner that ensures that the safety of the sites neighbours and the public remains paramount and that the effects on their day-to-day activities are minimal.

Segregation of public and vehicles/personnel will be achieved by a clearly defined site boundary, and a banksman positioned preventing personnel and vehicles coming into contact with each other, site operatives and members of the public using the footpaths outside the site during site entry/exit.

All vehicles entering or leaving the site will be directed under the guidance of a dedicated banksman who is suitably competent, trained and experienced, and identifiable from their hi-vis jackets. Clear signage will be placed at crucial points around site to show HGVs routes. Clear signage will also be placed at the entrance to the site on Storthes Hall Ln.

D Hughes Demolition will plan the works, vehicle movement restrictions and facilities to ensure that the safety of the public is maintained at all times.

It is anticipated the lorries will be pre-booked with the site management team and all deliveries and collections from site will be recorded in the site log, and waste movements recorded for use in the Site Waste Management Plan. The maximum number of HGVs the site can accommodate in one day will be at 11. The maximum amount of HGV movements for the site in any one hour will be limited to 2. HGV movements will avoid network peak periods, with inbound/outbound HGV movements taking place between 9:30am to 3:00pm only. Combining all these requirements will help prevent congestion on major traffic routes and still meet the requirements of the project.

The use of mobile phones may be utilised (when it is safe and legal to do so) to ensure communication is maintained between D Hughes Demolition drivers and the site so that the arrival of vehicles can be suitably planned.

All D Hughes Demolition staff working on the project will receive a traffic management induction prior to works commencing. Third-party contractors will be advised of site traffic routes upon arrival at site.

Care will be taken not to obstruct neighbouring occupants, businesses, roads and footpaths.

The access road to the site shall be kept clean and clear from obstructions at all times. When HGVs have been loaded/offloaded, drivers will proceed to the wheel wash station area to prevent spread of dirt/mud/grit on public roads. The wheel wash station will be positioned near the site exit. (see pg 11). A trained and competent operative appointed by D Hughes Demolition will attend the wheel wash station. No wagon may leave site without being inspected and deemed clean by the operative. At regular intervals, the site supervisor will check the wheel wash station to ensure the operative is providing the quality wash required to prevent spreading of mud/dirt and grit onto public roads.

Arrangements will be made for the road/s to be cleaned dependent upon weather / site conditions.

Vehicular access to the site will be facilitated via Storthes Hall Lane off Penistone Rd, with all contractors required to comply strictly with existing road regulations and local authority directives. HGVs exiting the site must proceed eastward along Storthes Hall Lane before merging onto Penistone Road, travelling north. The HGVs will then proceed to follow primary routes classified as A roads to the

destinations. Under no circumstances should HGVs turn south onto Penistone Road, as the sharp angle of the turn poses significant safety risks and is unsuitable for such vehicles.

Inbound and outbound HGV movement will be planned and controlled, so that HGV will not meet within the vicinity of Storthes Hall Bridge and the junction of Storthes Hall Lane/Penistone Road. An HGV staging area will be used to reduce congestion. Drivers will maintain contact with one another when joining onto Peniston Rd either aiming to enter or leave the site. See below staging area and routes on maps

Local speed limits apply throughout the area.

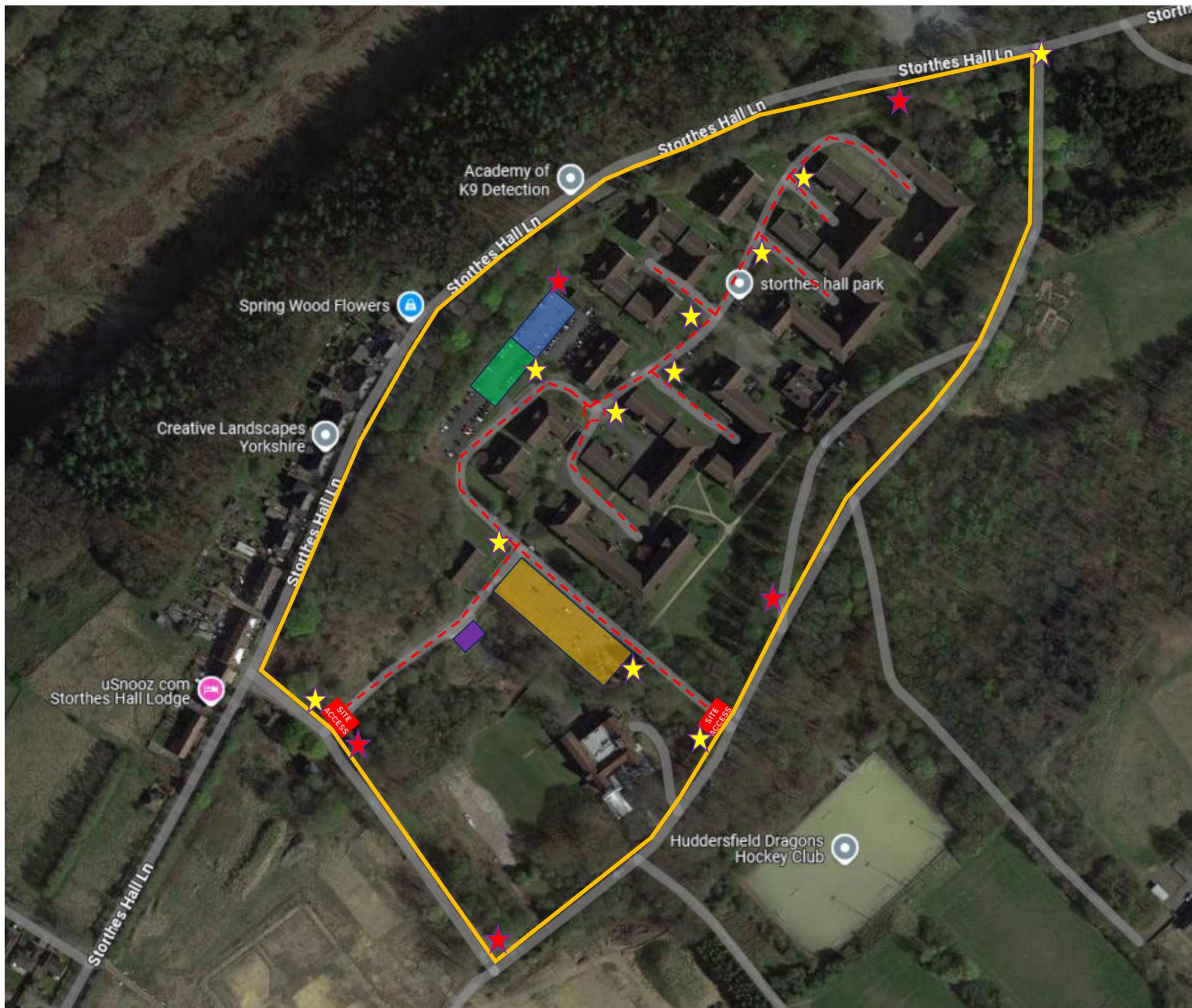
A designated area will be set aside for unloading deliveries etc.

A wheel washing station will be positioned near the site exit.

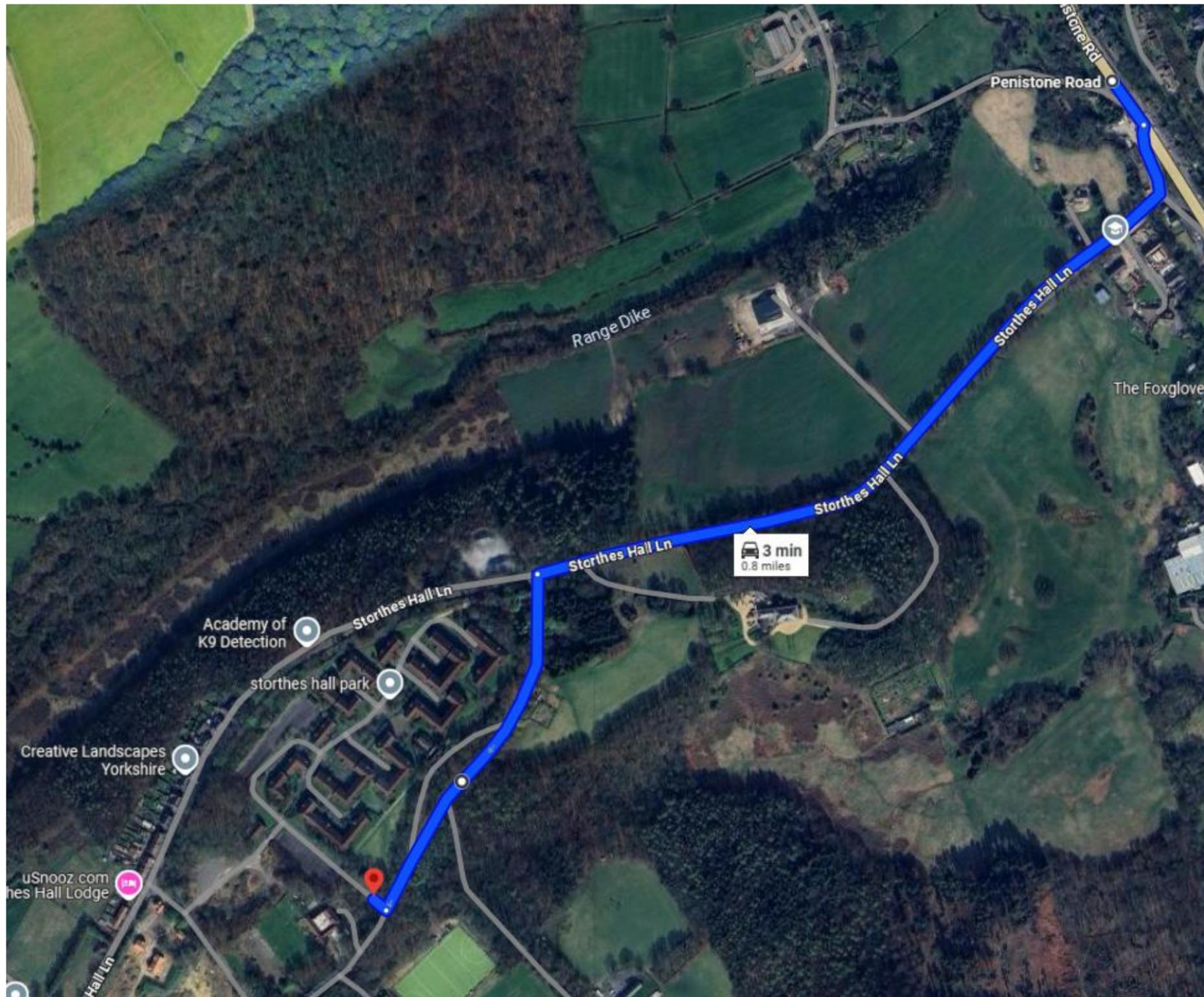
The report should also confirm that any additional off-site signage (or other traffic management arrangements) requested by the Highway Authority will be agreed and implemented, as required.

That the maximum length of any HGV will be 12m with exceptions for abnormal loads required for the transportation of machinery. This maximum length is determined by the narrow entrance of Storthes Hall bridge at the east of Storthes Hall Ln. The exceptional cases of the abnormal loads involve varying weights and dimensions, contingent on the specific machinery and wagons employed. Permits issued by the local authority will be required for abnormal loads, providing detailed specifications regarding their weight and dimensions.

Should any issues arise along the HGV route during the demolition phase that are raised by the Highway Authority, additional safety measures (e.g. additional warning signage / TM /off-site banksman etc) or alternative arrangements will be agreed and implemented.



KEY	
Site entry/exit point	
Welfare area, First aid point, Muster point, Spill kit	
Staff parking	
HGV waiting area, Unloading, loading Of storage of plant And materials	
Site boundary	
Vehicle routes	
Signs	
Wheel wash	
Dust monitoring station	

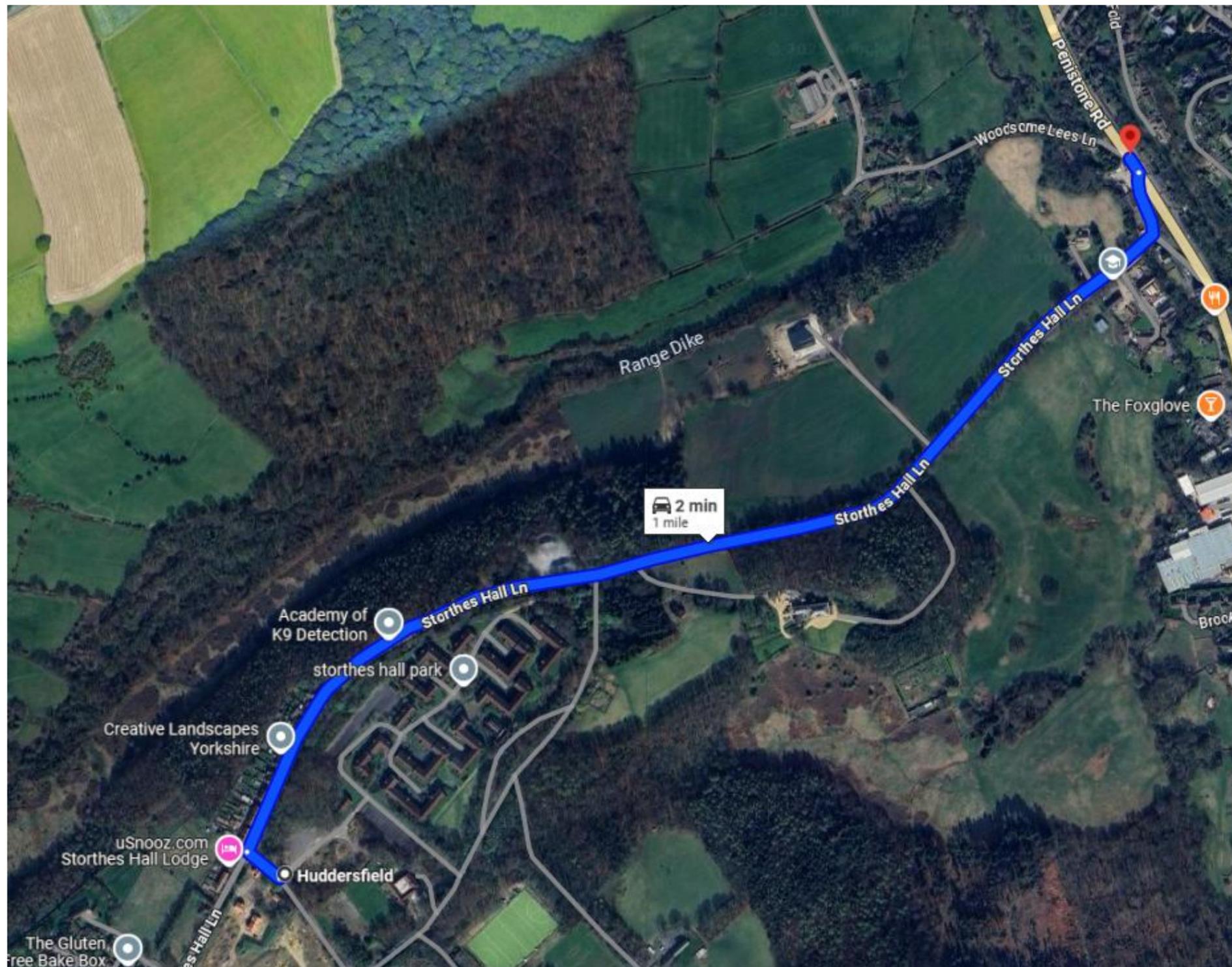


HGV Route entering site

Penistone Rd
Kirkburton, Huddersfield HD8 ORB

- ↑ 1. Head south-east on Penistone Rd/A629 towards Woodsome Lees Ln
190 ft
- ↘ 2. Use any lane to turn right onto Storthes Hall Ln
0.5 mi
- ↙ 3. Turn left
0.3 mi
- ↘ 4. Turn right
59 ft

Huddersfield
HD8 OWG



HGV route exiting site

Huddersfield
HD8 OYA

- ↑ 1. Head south-west
_____ 26 ft
- ↪ 2. Turn right towards Storthes Hall Ln
_____ 164 ft
- ↪ 3. Turn right onto Storthes Hall Ln
_____ 0.9 mi
- ↶ 4. Turn left onto Penistone Rd/A629
_____ 66 ft

Penistone Rd
Kirkburton, Huddersfield HD8 ORB

7. Site lighting and security

During soft strip activities, 110v powered lights may be used by operatives.

There is sufficient natural light for the demolition of structures that no further arrangements will be required.

Security will be the client's responsibility outside of working hours of 7:30am to 5pm.

8. Legal and other Requirements

The D Hughes Demolition & Excavation Limited Environmental Management Procedure sets out the procedure for identifying legal requirements applicable to the works as well as other requirements (i.e., contractual).

Compliance is periodically evaluated during audits in accordance with the project audit schedule. The register of environmental legislation applicable to D Hughes Demolition & Excavation Limited operations is updated regularly.

D Hughes Demolition & Excavation Limited use the following sources to ensure that management is aware of the legal and other environmental obligations:

- Industry bodies and/or websites
- Croners Environmental Management
- Specialists' publications
- Specialists' waste disposal contractors
- The Environmental Agency
- Local Authorities

9. Environmental Policy Statement

D Hughes Demolition & Excavation Limited environmental objectives have been drawn up in line with the Quality and Environmental Policy and are monitored to ensure continual improvement (See Appendix 1).

D Hughes Demolition & Excavation Limited environmental policies and company environmental objectives are communicated to all personnel through induction procedures, specific designated workshops and toolbox talks.

Relevant policy documents are available to view internally and posted on site notice boards.

10. Planning

D Hughes Demolition & Excavation Limited Management Procedure sets out the procedure to identify significant environmental aspects related to our works and outline mitigation measures that are required to reduce the risk of environmental impact arising from that aspect.

One of the criteria used to assess the significance of each aspect is associated legislation of contractual requirements.

As a result of the assessment of environmental aspects, all significant ones have been identified and measurable objectives set against them to reduce the impact of D Hughes Demolition & Excavation Limited operation and service provision.

11. Implementation and Operation

Roles and Responsibilities

Contracts manager:	Ryan Hughes –	07968 551318	Info@dhughesdemolition.co.uk
Site Manager:	Reece Hughes –	07815772352	info@dhughesdemolition.co.uk
Site Supervisor:	Craig Steel –	07926 758623	info@dhughesdemolition.co.uk
Client liaison:	Adnan Shaikh –	07738 543261	adnanshaikh@southstreetam.co.uk

The responsibilities for the implementation of the integrated management system are set out in the Quality and Environmental Manual. The key project-specific roles that have been outlined to implement, maintain and improve the environmental management system are:

Managing Director: Dale Hughes – D Hughes Demolition & Excavation Limited

He has overall responsibility for the safe and proper execution of the contract works. He will ensure the demolition programme is carried out with consideration of the environment.

Safety Health and Environment (SHE): Director, Ryan Hughes - D Hughes Demolition & Excavation Limited.

Ryan Hughes will visit the site with total responsibility for the implementation of safe systems of work.

He will direct and advise staff and site personnel in respect of safety and environmental legal requirements. Responsibilities also include liaising with the project team to ensure compliance with environmental requirements as well as planning, implementing and reporting the environmental monitoring of noise, vibration and dust, as required. Ryan is also responsible for the dissemination of environmental information and maintaining awareness of the work force of the environmental implications of their actions.

The site Supervisor will be resident on site. He will be responsible for ensuring the works are completed in accordance with this plan and all applicable legislation. The Site Supervisor is responsible for maintaining the SWMP ensuring all waste carriers are registered, all waste transfers are accompanied by a waste transfer note or consignment note as required, and waste records are kept in accordance with internal procedures and legal requirements.

12. Competence, Training and Awareness

Before entering site, all staff, subcontractors and operatives are required to attend a site induction to be briefed about the particulars of the project, including environmental awareness.

D Hughes Demolition & Excavation Limited ensures that all personnel who have specific responsibilities as described within this plan are competent by means of experience or training. Training is managed by the D Hughes Demolition & Excavation Limited Head Office who reviews training needs periodically as part of an annual performance review process. Evaluation of sub-contractors is conducted initially through assessment of the approved supplier / sub-contractor questionnaire prior to appointment to

conduct any sub-contracted works. This evaluation includes review of quality and environmental credentials.

Competency requirements for specific activities will be described in relevant Method Statements. All staff and operatives involved will be briefed on the method statement before each activity commences.

13. Communication

Key business information, performance against targets and effectiveness of the Construction Phase Plan, method statement and risk assessments is communicated to the Management Team at periodic meetings. Communication with operatives is normally conducted during toolbox talks or daily task briefings.

Communication with the key stakeholders regarding environmental performance takes place during progress meetings and is recorded via minutes and progress reports which can include results of monitoring, incidents, complaints, progress and status of licences applications.

Communication with surrounding residents and business owners is also paramount. Letter drops to residents on Storthes Hall lane, to include site manager / resident liaison, how to access the DEMP and other documents (on the council webpage), confirm hours of operation, a brief detailing the scope of works and durations for completion and contact details for D Hughes demolitions complaints, concerns and complements department.

Complaints, concerns and complements:

D Hughes Demolition & Excavation Limited is committed to addressing all complaints, concerns, and compliments with the utmost seriousness and professionalism. We strive to resolve any issues in a timely manner, adhering to all applicable laws, regulatory requirements, and internal policy standards. All investigations and resolutions are conducted within the framework of our established procedures, ensuring transparency and accountability. We are dedicated to making only commitments we are confident we can fulfil, and our responses will consistently reflect the standards and values set forth in our company policies.

All D Hughes Demolition site supervisors are trained to effectively manage complaints, concerns, and compliments. Operatives will refer any individual with concerns to the site supervisor. If the site supervisor is unable to resolve the matter immediately, appropriate actions will be initiated to address the issue as soon as reasonably practicable. Should the supervisor be unable to reach a resolution, the individual will be directed to the Complaints, Concerns, and/or Compliments Department, or, in exceptional circumstances, to the directors of D Hughes Demolition, Ryan Hughes or Reece Hughes.

In instances where an individual exhibits behaviour that may be deemed inappropriate, abusive, harassing, or causes a staff member to feel uncomfortable, we reserve the right not to investigate the complaint. All calls are recorded for training purposes, and such cases will be reviewed by a manager. The manager will correspond with the customer, outlining their findings and clarifying the outcome and any implications for the complaint after reviewing the call recording or the site supervisor's report.

14. Documentation

The following documents comprise the integrated management system documentation:

- Environmental policy, objectives and targets.
- SHE Manual
- Set of Management Procedures
- Set of Standard Operating Procedures
- Project-specific quality and environmental plans
- Records of site inspections

15. Control of Documents

The majority of the company's management system documents are stored in an electronic format on the company server. Access to this information is available to all staff and management. It is the responsibility of the Site Supervisor to ensure that the site records are set up in line with the management systems. Document management relating to the environmental records are inspected as part of the audit inspection process.

A register is kept for all controlled documents and hard copies of the manual and associated procedures / process documents are maintained as reference-controlled copies.

16. Operational Control

All activities that may have an impact on the environment will be controlled by the implementation of procedures and method statements. A competent person within the D Hughes Demolition & Excavation Limited site management team will review each procedure and method statement. This is to ensure that they are in line with this plan as well as other applicable environmental requirements.

Within the management system documentation various standard operating procedures have been documented. This DEMP forms an integral part of the management system and includes environmental aspects assessment and their corresponding mitigation measures

17. Monitoring and Measurement

Compliance with the environmental policy and objectives as well as compliance with the project environmental plan will be evaluated through periodic internal audits. The main monitoring tools are:

- Periodic site inspections
- Physical monitoring
- Watching brief activities (ecology and contamination)
- Physical monitoring (noise, vibration and air pollution) where required.
- Waste
- Internal audits

18. Evaluation of Compliance

The D Hughes Demolition & Excavation Limited management system states that the evaluation of compliance with applicable legal requirements is included in the internal auditing activity and

management Review.

Project specific requirements and schemes will be included as part of this evaluation if applicable.

In addition to this, the Director, Ryan Hughes, will carry out site inspections as required and raise non-conformance reports or corrective / preventive actions when necessary. The requirements covered in the inspection include:

- Compliance with the requirements of waste duty of care.
- Complaints, disruption and working hours.
- Results from physical monitoring (noise, vibration, dust) if applicable

19. Non-conformity, Corrective and Preventive Actions

Non-conformances can arise from failure to comply with a system document, including this plan, as well as from failure of the actual method of work to prevent or reduce an environmental impact caused by the works.

The following procedures form part of D Hughes Demolition & Excavation Limited environmental management system and will be implemented to the works as required:

- Emergency Preparedness and Response
- Inspection, Test and Control of Non-conformances

20. Emergency Preparedness and Response

The Emergency Preparedness and Response Procedure describe the processes to identify potential emergency situations and potential accidents that can have an impact on the environment, and how D Hughes Demolition & Excavation Limited responds to such events.

The project's Construction Health and Safety plan (CPP) includes procedures to deal with fire, explosion, gas release, structural collapse and release of chemicals.

The emphasis of the CPP is on protection of staff and members of the public and includes focus on the protection of the environment that is required in some of these emergency situations, particularly fire and release of chemicals.

Action plans for environmental incidents have been prepared for the following situations:

- Oil and fuel spillage
- Water pollution
- Bat sightings
- Dust and noise

21. Ecological Assessment

Enzygo Limited have produced a Preliminary Ecological Appraisal.

The findings from the report concluded that the site provides opportunity to incorporate appropriate measures to mitigate any potential impacts to ecological features and to demonstrate biodiversity net gain in accordance with NPPF and local planning policy.

There has been a specific DEMP (Biodiversity) document produced specifically covering ecology and therefore this document should be cross-read in conjunction with the DEMP (Biodiversity) document ref: *ADK Environmental_SOLWAY_SAP_DEMP (Biodiversity)_Storthes Hall_June 2025_Rev02*.

As such, no significant residual impact can be expected which would prevent a positive determination of re-development of the site in ecological terms.

22. Bat Survey Report

Enzygo Limited have produced a Bat Survey Report in the past indicating bats are present on site.

Reports ref: *ADK Environmental_SOLWAY_SAP_DEMP (Biodiversity)_Storthes Hall_June 2025_Rev02* has been produced by ADK Environmental Management Ltd, *ADK101001004 - Bat Survey Report Storthes* and *ADK101001005 - Precautionary Method Statement – Bats*. All works will be performed in conjunction with the updated report.

See extract referring to bats from the bat survey below:

Considering the results of the emergence surveys, the proposed demolition of buildings 1-20 will result in a negative impact on bats and result in the disturbance/destruction of at least seven bat roosts. These roosts consist of day roosts for male or non-breeding female Common pipistrelle (Roosts 11-16) and *Myotis* sp. bats (Roost 17). The roosts contained 1-2 bats, in each, therefore it is not considered that the loss of these roosts will have an impact on the local or national population of Common pipistrelle or (likely) Natterers bats. Multiple alternative roosting opportunities exist within the locality including retained buildings, nearby residential dwellings and trees.

Due to the number of roosts identified during the activity surveys and scale of the development, this project is will need a full EPS License application. The site will require licence registration, and a suitably licenced ecologist needs to be present during the stripping of roof materials and exposure of all wallheads within 5m of any recorded bat roost location.

Five Schwegler 1FF Bat Boxes will be purchased and erected on the southernly aspects of a nearby mature tree prior to demolition works proceeding to provide an alternative roosting opportunity for any bats found during works and remain on site post development to compensate for the loss of the roosting site.

Once an EPS Mitigation Licence has been attained from Natural England, demolition of Buildings 2, 3, 8, 13, 16, 18 and 20 should proceed during the winter months (November – March inclusive) to limit the chance of bats being present during works and therefore reduce the chance of death or injury.

Furthermore, to prevent any major disturbance or potential death/injury of roosting bats, works may not proceed on buildings that are attached, or within close proximity, to buildings with recorded roosts. These buildings include 7, 14, 15 and 19.

Prior to works taking place, a detailed method statement and plan of works should be produced. Known roost locations should be exposed by hand, and a licenced bat ecologist should be present on-site during these exposures. If bats are found during the roofing works, the bat(s) will be translocated by the licenced ecologist to a 1FF bat box located on a nearby mature tree. Any scaffolding erected should be placed to avoid obstructing the bat roost entrances identified within this report.

All building contractors will be made aware of the potential that bats may be found during works.

23. Wildlife

No ponds or large areas of suitable terrestrial habitat are present on-site or within 500m of the site. It is therefore considered negligible that Great Crested Newt will be impacted by the development.

In the event of wildlife being discovered during the works that have not already been previously identified, works will cease when safe to do so.

The wildlife will be assessed and either the works will cease until mitigation measures are implemented such as translocation or a watching brief will be carried out during the works to monitor any potential disturbance.

24. Invasive Species

Reports ref: *ADK Environmental_SOLWAY_SAP_DEMP (Biodiversity)_Storthes Hall_June 2025_Rev02* and *ADK101001004 - Bat Survey Report Storthes* has been produced by ADK Environmental Management Ltd. All works will be performed in conjunction with the reports.

25. Listed Buildings:

The Built Heritage Statement, prepared on behalf of Ubrique Investments, set out an assessment of the potential impacts upon the built historic environment arising from proposals for the residential development of land off Storthes Hall Lane, Kirkburton. Two designated heritage assets, recorded on the National Heritage List for England (NHLE), fall within the Site, both are Grade II listed. These are located at the existing entrance to the campus off Storthes Hall Lane to the north-east corner of the Site and comprise The Lodge (list entry number 1184008) and Gate Piers and Gates at the Lodge (1135347).

In the event of archaeological features being discovered during the works that have not already been identified, works will cease when safe to do so.

The archaeological features will be assessed and either the works will cease until mitigation measures are implemented or a watching brief will be carried out during the works to monitor any potential disturbance

The admin building (building W ref to drawing on pg 7) is to be protected during the works. Heras fencing in accordance with BS-5837 will be used to protect the structure and the surrounding trees. No works should impact the integrity of the structure.

26. Trees

It is specifically recommended to allow for the retention and protection of the mature trees along both Storthes Hall Lane (unless they have been assessed as being “unsuitable for retention” - BS Category U) and the access road along the south-eastern and north-eastern site boundary. The mature trees along the western access road, in particular G34 and T231- T235 including their dense understorey, should be preserved to ensure some screening is maintained between the site and the potential development site to the south-west, where mature trees have already been removed. The retention of G28 in the

centre of the site should also be retained to preserve some maturity within the centre of the site.

Trees to be removed are those assessed as being “unsuitable for retention” (BS Category U). The Tree Survey Schedule in Appendix 1 of the Arboricultural Survey helps to identify which trees fall into this “BS Category U”.

All trees to be retained will be protected throughout the demolition works. These will be fenced around their circumference using Heras type fencing.

27. Environmental Rules

D Hughes Demolition & Excavation Limited will execute the works sympathetically to the surrounding environment. The site will therefore be subjected to the following environmental rules:

- During the works a watching brief will be in place to ensure the controls in place to control dust migration are sufficient
- Demolition dust will be controlled by applying wet suppression
- All reasonable measures will be taken to prevent dirt being deposited on the site access road including good housekeeping on site and effective traffic management
- Any re-fuelling required will be in the designated area away from drains/water courses with a spill kit available
- All fuel bowsers are either to be double skinned or fully bunded
- Any static plant will be supplied with a drip tray to prevent environmental contamination
- All wastes are to be disposed of in the correct waste streams
- No substances are to be discharged into drains or Controlled Waters (Controlled Waters include all watercourses and water contained in underground strata)

28. Oil and Fuel Spillages

Responsibilities: Site Supervisor & Director (Environment Manager)

Item	Leaks, spills or releases of chemicals or oils during delivery, storage and use of fuels and oils.
Source	Storage and movement of fuels and oils on site. Accidental spills during refuelling of plant and equipment Leaking plant and equipment. Infiltration of spilled oils and fuels into the ground and groundwater Discharge of effluent from cleaning procedures
Preventive Action	<p>Refuelling and tank filling should only be carried out in designated areas suitably protected.</p> <p>The fuel requirements for all plant and equipment will be stored in 45-gallon drums stood on nappy pads within the sealed compartment of the works vehicle.</p> <p>The vehicle will be locked at all times and spill kits will be readily available.</p> <p>Fuel will be pumped into the machine directly from the drums still positioned in the vehicle; drip trays will be placed directly under the point of re-fuelling.</p> <p>There should be an emergency spill kit ready in case of spillage in the main fuel storage / refuelling area and one in every bowser. The kit should be stored in a marked bag.</p> <p>If any component from the spill kit is used, it should be replaced immediately and the used materials should be disposed in accordance with waste regulations.</p> <p>Trained personnel must supervise all refuelling operations.</p> <p>Valves and taps will not be left open unattended and will be locked when not in use. Funnels must be used when refuelling small plant and equipment.</p> <p>All minor spillages must be cleaned up immediately.</p> <p>All spare fuels and oils should be returned to designated storage areas immediately.</p> <p>Personnel carrying out refuelling will be made aware of this protocol and trained in the use of spill kits and emergency procedures.</p>
Target	Prevent accidental contamination Respond to accidental spillages
Monitoring and observation	<p>Site personnel to monitor oil and fuel storage and movement to detect spillages and leaks.</p> <p>Should a spill occur the project environment manager would prepare a report including the following information: Date, time and location of spillage, substance spilled, and action taken to contain it.</p>

Further action required	<p>In the event of a spill incident the following actions will be taken: Inform the site supervisor immediately</p> <p>Stop work where required to manage spill adequately and prevent further spilling. Eliminate sources of ignition (engines, tools, etc.)</p> <p>Remove the cause of spillage</p> <p>Contain the spillage using the emergency spill kit.</p> <p>Block pathways to drains. Bund drains and manholes to stop migration of contaminants. Clear up the spillage.</p> <p>Request a specialist spill contactor if required.</p> <p>If the incident is a major spill and cannot be contained the Environment Agency will be notified</p>
Reference to further information	<p>Control of pollution (Oil Storage) (England) Regulations 2001</p> <p>COSHH 2002</p> <p>Environment Agency Emergency Hotline: 0800 80 70 60</p>

29. Water Pollution

Responsibilities: Site Supervisor & Director (Environment Manager)

Item	Water pollution incidents
Source	Oils and fuels. Organic and Inorganic
Preventive Action	<p>All foul water and surface water drains downstream of the site works as well as the relevant water authority will be identified. If a spillage occurs, spill kits and oil bunds will be placed as close as possible to water drain off points, the source will be contained, and the Environment Agency will be notified.</p> <p>Underground services will be investigated and identified to avoid damage to them.</p> <p>All containers and tanks will have clear notices of their contents and how to handle them. Refuelling of machines is only permissible at designated refuelling point on site (refer to pg. 11: HGV waiting area, Unloading, loading of storage of plant and materials). Stockpiled material will be protected to reduce rainwater.</p>
Target	To protect receiving water bodies from accidental pollution.
Monitoring and observation	<p>Water consumption for site facilities, water used for damping down as well as other water supply sources will be monitored by the environmental manager.</p> <p>Unusually high consumption of water will be investigated to prevent undiscovered leaks.</p>
Further action	Prevention of spills during refuelling on site (See fuel and oils spills).
Reference to further information	<p>Water Act 2003</p> <p>Water Industry Act 1991</p> <p>Environment Agency Pollution Prevention Guideline PPG6: Working at construction and demolition sites.</p> <p>Environment Agency Emergency Hotline: 0800 80 70 60</p>

30. Bat Sightings

Responsibilities: Site Supervisor & Director (Environment Manager)

Item	Bats or bat roosts
Source	Not present on site
Preventive Action	<p>Notify the workforce that it is an offence for anyone intentionally to kill, injure or take any wild bat, or sell, offer or expose for sale any live or dead bat. It is also an offence to damage, destroy or obstruct access to any place used by bats for shelter or as a breeding site, whether they are present or not.</p> <p>If a bat is found in any crack of a structure being demolished, works will stop immediately. If the bat(s) does not fly out voluntarily, then the aperture will be carefully covered to protect it leaving a gap for escape. Covering will be free from grease or other contaminants and will be a non-fibreglass base material.</p> <p>If any bats fall out of structures or are injured, they will be gently placed in a secure ventilated box and left in a cool dark place. The licence holder or the bat conservation trust helpline will be contacted immediately for advice.</p> <p>If possible, contain the bat in a closed room and restrict access to this area.</p> <p>If the bat is dead, keep it pending advice by Natural England. If for any reason the bat needs to be moved, wear gloves and use a tool to avoid direct contact with it.</p>
Target	To protect an endangered species.
Monitoring and observation	Demolition will be monitored by the Site Supervisor to detect any unexpected finds.
Further action required	<p>In the event of discovery of bats or bat roosts notify the Director,(environment manager) and site supervisor. Stop works that might disturb bats or their roosts.</p> <p>Further action will only be taken following advice given by Natural England. Only when Natural England and DEFRA (if the work is licensable) are satisfied that the risk to bats is acceptably controlled should works recommence. Obtain licence from DEFRA if appropriate.</p>
Reference to further information	<p>Wildlife and Countryside Act 1981</p> <p>Bat Conservation Trust Helpline - 0845 1300 228</p> <p>Natural England Bat Advice contact: 0300 060 3900.</p>

31. Dust

Responsibilities: Site Supervisor & Director (Environment Manager)

Item	Dust
Source	Present on site
Preventive Action	<p>The dust plan, presented below, will be agreed by the client prior to works commencing:</p> <ul style="list-style-type: none"> • Background baseline data provided by SLR Ref: 410.064608.00001 suggests the following controls: <ul style="list-style-type: none"> ➤ Soft strip inside buildings before demolition (retaining walls and windows in the rest of the building where possible, to provide a screen against dust). ➤ 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. ➤ Avoid explosive blasting, using appropriate manual or mechanical alternatives. ➤ Bag and remove any biological debris or damp down such material before demolition. • Location of monitoring stations (See Traffic management plan) • Frequency of checks (3 checks a day, 8am, 12pm and 5pm) • Frequency of reporting to the Client (weekly) <p>At regular and key periods of the project, the dust monitors will be utilised and the data analysed weekly, which will then be passed in the form of a report to the client. Any issues highlighted in the report will be addressed immediately and control measures adjusted to suit.</p> <p>A water supply will be established for the use of both dust suppression and a wheel wash area. The wheel washing area will be located in designated area (see traffic management plan) for heavy vehicles visiting site and good housekeeping will be maintained at all times to prevent debris on the local roads causing nuisance to the local residents. A trained and competent operative appointed by D Hughes Demolition will attend the wheel wash station. No wagon may leave site without being inspected and deemed clean by the operative. At regular intervals, the site supervisor will check the wheel wash station to ensure the operative is providing the quality wash required to prevent spreading of mud/dirt and grit onto public roads.</p> <p>Stockpiles will be strategically placed so as not to require double handling which would cause more dust.</p> <p>All mitigation bunds will be constructed at the earliest opportunity.</p>

	<p>If necessary, road sweepers will be utilised and all haul roads will be dampened down to minimise dust production.</p> <p>In the event of any mud, grit and dirt on public highways occurring, this would be cleaned immediately, and actions taken to prevent any reoccurrence.</p> <p>To control dust and debris leaving the site, sheeting of vehicles will be implemented for the transporting of materials to and from site. Extra care will be taken when loading materials onto trucks or when excavation work is taking place.</p> <p>All High and Ultra High Reach Excavators are equipped with an integral dust suppression system that delivers an adjustable water spray directly at the work face, reducing the need for hand held systems.</p> <p>The supervisor will check the weather forecast each morning to enable the site to prepare for potentially difficult conditions, e.g., dry or windy weather.</p> <p>Dust emissions will be minimised and/or contained to the boundaries of the demolition.</p> <p>Wind-blown dust from large, disturbed areas will be reduced by dampening down the surface and where possible, restricting the extent of such areas.</p> <p>Should dust levels be elevated the following action will be taken:</p> <ul style="list-style-type: none"> • Stop work until approval by the site supervisor. • Notification to D Hughes Demolition & Excavation Limited site supervisor and community relations representative. • Reference to the site diary to find a possible cause for exceeded dust levels, either related to the works or external. • Inspection of monitoring equipment if a fault is suspected. • Notification to the relevant local authority if required. • Issuing of an explanatory report to affected residents if required.
Target	To identify the source of higher-than-expected dust levels, take corrective action when necessary and prevent re-occurrence.
Monitoring and observation	Record daily dust monitoring site log any exceedances: Weather Site activities including major deliveries and unplanned works Emergency situations Traffic incidents and presence of emergency vehicles.
Further action required	If it is found that the demolition works are causing dust levels higher than the specified tolerances, a review of the suppression techniques and construction methods will be carried out to establish modifications that would reduce dust emissions to acceptable levels.

32. Control of Records

The control of records and data that provide evidence of conformance to requirements of the supplied products and services and the effective operation of the quality system is documented in the control of records procedure.

All documents referenced are stored in either hard copy or electronic form for the retention time specified. This retention time is based on business, regulatory and customer requirements.

All key records required by this plan are listed below. For records that are required to be kept for legal reasons, the time for which they should be retained is also noted.

Waste Transfer Notes - 2 years

Hazardous Waste Consignment Notes - 3 years

Environmental Permits

Any correspondence with environmental enforcement agencies

Results of internal and external audits

Minutes of meetings including environmental management performance

Noise, Vibration and Dust monitoring records

Environmental reports (Incidents)

Discharge consents / licenses

33. Internal Audit

The procedure for carrying out internal audits is documented as part of the SHEQ guidelines and site inspection requirements. This includes management system audits as well as project environmental plan implementation audits which will be carried out at least once to ensure that each key activity is audited at least once during the execution of the works

Internal audits will be carried out by a D Hughes Demolition & Excavation Limited environmental Director or qualified auditor that is independent from the project management team and reports to a D Hughes Demolition & Excavation Limited Group Director.

34. Environmental Aspects

The following environmental issues have been identified as significant for the works:

- Subcontractors
- Noise and vibration
- Site plant and vehicles
- Waste
- Water
- Energy
- Storage of Hazardous materials

In the following sections, each aspect will be assessed and a set of control and mitigation measures will be devised to serve as a guide to the personnel involved in each of them.

35. Procurement

The procedure to evaluate and assess each supplier will be managed by the D Hughes Demolition & Excavation Limited Head Office team. The Head Office team will take into account quality, environmental, safety and sustainability criteria in addition to technical criteria.

36. Noise and Vibration

Noise and vibration monitoring will be arranged by D Hughes Demolition & Excavation Limited and will take action accordingly to ensure disturbance is kept to a minimum at all times. Best practical means as defined in the Control of Pollution Act shall be applied at all times.

All plant used on site will comply with the noise limits quoted in the directive 2000/14/EC/United Kingdom Statutory Instruments (S) 2001/1701. Adopt recommendation of BS 5228-1: 2009.

As far as reasonably practicable, plant or equipment liable to create noise and /or vibration will be located away from sensitive receptors. Barriers will be used whenever possible.

Plant and equipment will be maintained in good working order, including noise control measures.

Electrically powered plant, equipment's and tools will be preferred over diesel or petrol driven.

When reasonably practicable, effective exhaust silencers will be fitted and maintained in good working order.

Machines not in use will be shut down or throttled down to a minimum.

Notifications will be given to receptors in advance of works with high levels of noise and / or vibration giving details of duration and likely impacts.

Toolbox talks will be carried out to make staff aware of the sensitivity of the site location.

Adequate lubrication to all plant including cranes and working platforms will be provided to control unnecessary noise.

Materials will be carefully handled to minimise noise and vibration.

Residential / Local Businesses

BS 5228 provides practical information on demolition and construction noise and vibration reduction measures and promotes a 'Best Practicable Means' (BPM) approach to control noise and vibration.

There are no current national standards or guidelines that provide specific noise limits for construction sites. However, as a guide, typical daytime levels for noisy temporary works at neighbouring premises usually lie in the range of 70 – 80 dB LAeq.

It is therefore recommended that the following good practice limits apply to construction noise levels at each identified noise-sensitive receptor:

- 70dB LAeq, Monday – Friday; and
- 70dB LAeq, Saturday and Sunday

A semantic scale for description of the magnitude of construction noise effects is shown in the table below:

Description	Magnitude of Impact
Daytime noise levels more than 10 dB below existing background levels	Neutral
Daytime noise levels less than or equal to 65 dB LAeq	Negligible
Daytime noise levels between 65 and 70 dB LAeq	Minor
Daytime noise levels between 70 and 75 dB LAeq	Moderate
Daytime noise levels greater than 75 dB LAeq for a total of less than 10 days in any 15-day period, or for a total of days less than or equal to 40 in any 6-month period	High
Daytime noise levels greater than 75 dB LAeq for a total of more than 10 days in any 15-day period, or for a total of days more than 40 in any 6-month period	Substantial

Vibration

Vibration producing tools will be subject to a HAVS assessment to identify the safe working times.

A(8) Daily Exposure Levels Control of Vibration at Work Regulations 2005

Exposure Action Value 2.5 m/s²

Exposure Limit Value 5 m/s²

Exposure Action Value 0.5 m/s²

Exposure Limit Value 1.15 m/s²

D Hughes Demolition & Excavation Limited will ensure that workers operate equipment within the recommended guidelines. Information is provided in the site files.

Vibration from construction activities, in particular demolition, may impact on adjacent buildings. The target criteria used in this assessment relate to the potential for cosmetic damage, not structural damage.

The table below details potential vibration levels measured in terms of 'Peak Particle Velocity' (PPV), and provides a semantic scale for description of construction vibration impacts on human receptors.

BS 7385 establishes the basic principles for carrying out vibration measurements and processing the data, with regard to evaluating vibration effects on buildings.

The table below details potential vibration levels measured in terms of 'Peak Particle Velocity' (PPV), and provides a semantic scale for description of construction vibration impacts on human receptors.

Peak Particle Velocity Level	Description	Magnitude
0 mm/s	No vibration perceptible	Neutral
0.14 mm/s	Vibration might be just perceptible in the most sensitive situations for most vibration frequencies associated with construction. At lower frequencies, people are less sensitive to vibration.	Negligible
0.3 mm/s	Vibration might be just perceptible in residential environments.	Minor
1.0 mm/s	It is likely that vibration of this level in residential environments will cause complaint, but can be tolerated if prior warning and explanation has been given to residents.	Moderate
10 mm/s	Vibration is likely to be intolerable for any more than a very brief exposure to this level.	High
15 mm/s	Vibration will be intolerable	Substantial

At values of 1.0mm/s it is likely that complaint will be caused in residential environments but may be tolerated if prior warning is given to residents; at vibration levels of 10mm/s vibration is likely to be intolerable for any more than a very brief exposure.

37. Waste

In order to minimize the generation of waste and waste disposed to landfill, all spoil, demolition arising's and wastes will be managed in accordance with the waste hierarchy and relevant regulatory controls.

The site supervisor has been appointed to prepare and maintain a site waste management plan. The plan will estimate the amounts of each waste type to be produced by the works and establish opportunities to dispose of the waste stream in compliance with the environmental objectives.

Measures to reduce excessive quantities of material storage on site will include adopting a just in time approach to material deliveries.

Compliance with all aspects of the Duty of Care (Environmental Protection Act 1990) will be achieved during demolition in order to protect the interests and safety of other from the potential effects of handling, storing, transporting and disposing of materials and wastes arising from the works.

Proposals for dealing with waste arising from the demolition works of this project:

- Storing and reusing demolition materials to negate the export and import of inert
- Reduction of site generated waste through waste minimisation and re-cycling initiatives, including the source segregation of re-usable and recyclable materials
- Appropriate methods of waste disposal linked to a robust waste disposal audit trail
- Construction and demolition arising's being re-used within the site as structural or non-structural fill
- Detailed procedures and guidance would be developed and implemented through the construction process to minimise the import of non-sustainable raw materials and for identifying opportunities for re-using or re-cycling materials
- All waste generated during the course of this organisation's activities shall be deemed 'controlled waste' and disposed of in a responsible manner in accordance with our duty of care under the Environmental Protection Act.
- D Hughes Demolition & Excavation Limited will ensure that all waste materials are stored and disposed of in accordance with the company procedures and relevant legislation.

All 'non-hazardous waste' will be accompanied and recorded through a system of signed 'waste transfer notes'

Disposal of waste from site will be carried out by a licensed waste carrier.

Copies of waste transfer notes for non-hazardous wastes will be kept for a minimum of 2 years

If waste is deposited, kept or treated on the site, a Waste Management License or an exemption will be obtained

Copies of documentation for the transport of hazardous waste will be kept.

Prior to any works taking place, the buildings will be inspected for any substances either within the structure or left within the building. Any substances found which appears to be a hazard to health will be reported to the client and procedures will be arranged for dealing with such matters. Any amendments will be made to the CPP.

38. Water

Compromise to all water bodies and facilities are to be minimised as far as reasonably practicable.

Adapted working methods are to be established to ensure protection of surface and groundwater from pollution arising from project activities.

Preventive actions to protect water include:

- Trade effluent will only be discharged to sewers once permission has been granted and a water discharge license is in place.
- Containers of contaminating substances will be leak proof and kept secure to prevent spills and vandalism.
- The containers and areas for transfer will be protected by temporary impermeable bunds with a capacity of 110% of maximum stored volume.

All refuelling, oiling and greasing will take place above drip trays or on an impermeable surface that provides protection to ground and away from drains.

Vehicles will not be left unattended during refuelling.

Only vehicles and demolition equipment free of leaks will be permitted on site. Drip trays will be placed below static mechanical plant.

All wash down of vehicles and equipment will take place in designated areas and wash water will be prevented from passing untreated into watercourses and will comply with EA PPG13 (Environment Agency Pollution Prevention Guidance)

39. Energy

D Hughes Demolition & Excavation Limited environmental objectives included a reduction of energy consumption as well as emissions of CO₂. In line with this goal, D Hughes Demolition & Excavation Limited Development will sign up to energy saving initiatives championed by the key stakeholders.

40. Storage of Hazardous Materials

Contractors will be made aware of their responsibilities and any such materials will be suitably stored in areas where they will not affect others or the environment. The arrangements for storage of such items will be detailed in the risk assessments/method statements provided by the subcontractors.

D Hughes Demolition & Excavation Limited will follow the Considerate Constructor Scheme site code

Care About Appearance

Ensure the site appears professional and well managed
Ensuring that the external appearance of sites enhances the image of the industry;
Being organised, clean and tidy;
Enhancing the appearance of facilities, stored materials, vehicles and plant;
Raising the image of the workforce by their appearance

Respect the Community

Give utmost consideration to their impact on neighbours and the public
Informing, respecting and showing courtesy to those affected by the work;
Minimising the impact of deliveries, parking and work on the public highway;
Contributing to and supporting the local community and economy;
Working to create a positive and enduring impression, and promoting the Code

Protect the Environment

Protect and enhance the environment
Identifying, managing and promoting environmental issues;
Seeking sustainable solutions, and minimising waste, the carbon footprint and resources;
Minimising the impact of vibration, and air, light and noise pollution;
Protecting the ecology, the landscape, wildlife, vegetation and water courses

Secure Everyone's Safety

Attain the highest levels of safety performance
Having systems that care for the safety of the public, visitors and the workforce;
Minimising security risks to neighbours;
Having initiatives for continuous safety improvement;
Embedding attitudes and behaviours that enhance safety performance

Value Their Workforce

Provide a supportive and caring working environment
Providing a workplace where everyone is respected, treated fairly, encouraged and supported.
Identifying personal development needs and promoting training;
Caring for the health and wellbeing of the workforce;
Providing and maintaining high standards of welfare.

All D Hughes Demolition & Excavation Limited Development sites will have hoarding erected around the perimeter clearly displaying emergency out of hours contact details whilst maintaining a clear line of sight to prevent accidents or fear of crime issues.

Light will not be blocked out from any neighbouring properties and any changes will be discussed with the relevant authorities and parties involved.

Appendix 1 Environmental Policy

D Hughes Demolition & Excavation Limited

Environmental Policy Statement

D Hughes Demolition & Excavation Limited is committed to the conservation and improvement of the environment and recognises its responsibility to manage and minimise the environmental impacts of our activities, products and services.

- To identify the significant environmental impacts of our activities;
- To develop suitable objectives, targets and management programmes, applying appropriate operational procedures to minimise our significant environmental impacts during normal, abnormal and emergency conditions.
- Comply with relevant legislation, regulation and other requirements relating to our significant environmental impacts.
- To prevent pollution, minimise our inputs of utilities and resources and the outputs of emissions to the atmosphere, effluents to waters/sewers and wastes to disposal facilities; endeavouring to re-use, recover or recycle materials where practicable, or safe disposal where not.
- Take into account the principles of sustainable development in conducting its administrative, commercial and social activities, using the procurement of materials from local, sustainable sources.
- To ensure that environmental responsibilities are defined, communicated and understood at all levels within our organisation through the provision of appropriate training.
- To ensure that suppliers and contractors understand the Company Policy and assist them in developing appropriate systems and a responsible approach with regard to environmental issues.
- To communicate, co-operate and respond to the views of interested parties, including stakeholders, customers and the general public, on environmental issues, where this is practicable and likely to result in an overall improved environmental performance.
- To strive for continual improvement in overall environmental performance.