Land at Spa Fields Industrial Estate, Slaithwaite, Huddersfield

Construction Environmental Management Plan

For Downey Properties

KRS.0870.001.R.001.B

March 2025

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Land at Spa Fields Industrial Estate, Slaithwaite, Huddersfield	
Project	Construction Environmental Management Plan
Client	Downey Properties
Status	Final
Prepared by	Emma Serjeant LL.B, MSc
Reviewed by	Keelan Serjeant BSc (Hons), MSc, MCIWEM
Date	March 2025

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TABLES & FIGURES

1.0 INTRODUCTION

1.1 Background

KRS Enviro was commissioned by Downey Properties Limited to undertake a Construction Environmental Management Plan (CEMP) to support an application to discharge Planning Condition No 9 of Planning Permission reference 2021/62/90605/W for the erection of an industrial building (B1(C) USE) ("the Proposed Development") on Land at Spa Fields Industrial Estate, Slaithwaite, Huddersfield, HD7 5BB ("the Site").

Condition 9 of the Planning Permission (ref: 2021/62/90605/W) states:

"9. Prior to development commencing (including any groundworks) a Construction Environmental Management Plan (CEMP) shall be submitted to and agreed in writing with the Local Planning Authority. The CEMP shall describe in detail the actions that will be taken to safeguard the structural integrity of the waterway. It shall include details of the location of construction equipment and any stockpiling on site, as well as measures to protect the canal infrastructure, the wider canal corridor and its users during construction works. Details of dust suppression and protection measures to avoid any unmanaged runoff to the canal should also be provided. The agreed plans shall be adhered to throughout the construction of the development and no change therefrom shall take place without the prior written consent of the Local Planning Authority.

Reason: This is a pre-commencement condition to ensure that details on how to safeguard the structural integrity of the waterway have been agreed at an appropriate stage of the development proposals, to accord with Chapter 15 of the National Planning Policy Framework."

1.2 Objectives

The objective of this CEMP is to ensure the safeguard of the structural integrity of the waterway and to protect the canal infrastructure and compliance with current environmental legislation, and to provide a benchmark for best practice such that all possible preventative measures will be taken to avoid pollution of land or the water environment during construction works and during the operational phase.

1.3 Responsibility

The company to whom the civil engineering construction contract is granted will be solely responsible for pollution prevention and the structural integrity of the waterway for the duration of the contract and until such time as permanent measures are deemed to be adequate and appropriately constructed to the specifications stated within the Contract. This responsibility will include the actions of any third party who is sub-contracted or otherwise involved in the project.

It is the responsibility of the Contractor to contact the Environment Agency, the Local Planning Authority (LPA), the Lead Local Flood Authority (LLFA), the Canals & Rivers Trust and other statutory and non-statutory bodies (e.g. RSPB, riparian owners, fishery and angling concerns etc) in the vicinity of and downstream of the proposed project so that the requirements and interests of these parties are adhered to and protected throughout the duration of the Contract. The Contractor will be responsible for obtaining all necessary consents, licenses and permissions for his activities as required by current legislation governing the protection of the environment.

Works may be suspended at the request of the Employer, the Environment Agency, the Canals & Rivers Trust, or the Health & Safety Executive (HSE) at any time where a potential risk from pollution is identified and resulting harm may be caused to land, water or human health, or where construction methods and mitigation measures are not as specified within the construction method statements and relevant plans as submitted and agreed at the commencement of the works.

1.4 Reference Documentation

This CEMP will be read and implemented on site in conjunction with the following documents:

- Pollution Prevention Guidelines:
    - Pollution Prevention Guidelines PPG1: Understanding Your Environmental Responsibilities (July 2013)
    - Guidance for Pollution Prevention GPP2: Above ground oil storage tanks (January 2018)
    - Guidance for Pollution Prevention GPP5: Works and maintenance in or near water (January 2017)
    - Pollution Prevention Guidelines PPG6: Working at construction and demolition sites (March 2012)
    - Pollution Prevention Guidelines PPG7: The safe operation of refuelling facilities (July 2011)
    - Guidance for Pollution Prevention GPP8: Safe storage and disposal of used oils (July 2017)
    - Guidance for Pollution Prevention GPP13: Vehicle washing and cleaning (April 2017)
    - Guidance for Pollution Prevention GPP21: Incident Response Planning (July 2017)
    - Guidance for Pollution Prevention GPP22: Dealing with spills (October 2018)
    - Guidance for Pollution Prevention GPP23: Safe storage - drums and intermediate bulk containers (February 2019)
    - Government Guidance ‘Oil storage regulations for businesses’ (2015)
    - Government Guidance ‘Manage water on land: guidance for land managers’ (2015)
- British Standards Institute (BSI):
    - Code of Practice for Earth Works, BS6O31:2009

- Code of practice for noise and vibration control on construction and open sites, BS5228-1: 2009

- CIRIA Publications:
  - Control of Water Pollution from Construction Sites – Guide to Good Practice (SP156)
  - Control of Water Pollution from Construction Sites – Guidance for Consultants and Contractors (C532)
  - Control of Water Pollution from Linear Construction Projects – Technical Guidance (C648)
  - Control of Water Pollution from Linear Construction Projects – Site Guide (C649)
  - Environmental good practice on site guide (fifth edition) (C811)
  - The SuDS Manual (C753)
  - Site Handbook for the Construction of SuDS (C698)

- Non-native Invasive Plant Management:
  - Stop Invasive Non-Native Plants from Spreading, https://www.gov.uk/guidance/prevent-the-spread-of-harmful-invasive-and-non-native-plants, updated February 2022
  - Environment Agency, Invasive Weeds – Guidance for the control of invasive weeds in or near water, 2003
  - https://www.gov.uk/guidance/prevent-japanese-knotweed-from-spreading

2.0 LOCATION & DEVELOPMENT DESCRIPTION

2.1 Site Location

The site is located at land at Spa Fields Industrial Estate, Slaithwaite, Huddersfield, HD7 5BB (see Figure 1). The National Grid Reference (NGR) of the site is 408621, 414288.

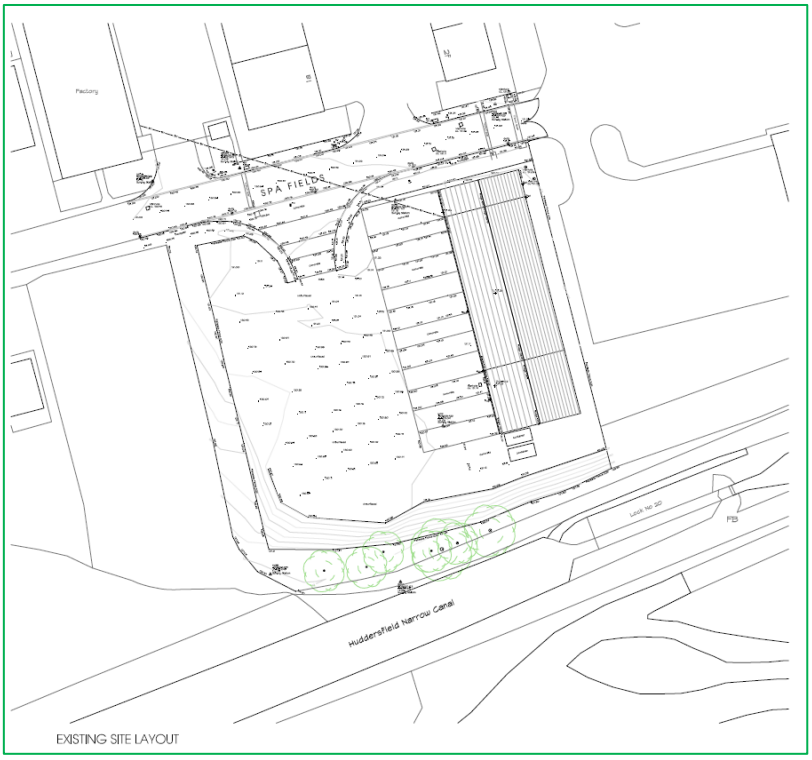


Figure 1 - Site Location

2.2 Existing Development

The existing site is currently utilised as a service yard and storage (see Appendix 1).

2.3 Proposed Development

The proposed development comprises a single commercial building that will be serviced from the existing service yard. As part of the development site, the site access/egress is to be relocated east by approximately 10m. (see Appendix 1). Further details with regard to the Proposed Development can be found in the accompanying information submitted with the planning application.

2.4 Ground Levels

The site is generally flat with levels of circa 131m AOD although there is a slight fall from east to west with a level variation of 0.20 - 0.50m, making the western boundary the lower area of the site.

There is a footpath/access track to the western extent which is lower than the proposed development site by up to 5m at the greatest variation. The topographic survey of the site is shown in Appendix 1.

2.5 Catchment Hydrology / Drainage

The Huddersfield Narrow Canal is located adjacent to the southern boundary of the site with the River Colne beyond.

2.6 Ground Conditions

The British Geological Survey (BGS) map shows that the bedrock deposits consist of the Marsden Formation - mudstone and siltstone. Sedimentary bedrock formed between 321.50 and 320 million years ago during the Carboniferous period. The superficial deposits consist of Alluvium - clay, silt, sand and gravel. Sedimentary superficial deposit formed between 11.80 thousand years ago and the present during the Quaternary period.

Information from the National Soil Resources Institute details the site area as being situated on freely draining slightly acid loamy soils.

2.7 Site-Specific Considerations

The Huddersfield Narrow Canal is located adjacent to the southern boundary of the site which is a potential receptor for pollution and physical damage. The canal is a heritage feature, requiring care in planning and execution and the canal may be at risk from runoff, sedimentation, and accidental discharges.

3.0 ENVIRONMENT RISKS AND MITIGATION MEASURES

3.1 Site Safety & Welfare

The Site area is clearly defined and will be fenced using a demountable Harris fencing system. Warning signage will be displayed at appropriate point to advise the on-site workforce and visitors of the construction work.

The contractor will ensure operatives and visitors wear Personal Protective Equipment (PPE) when on site. The client will brief all his onsite workforce of the construction work and agree a safe route for staff with the contractor to pass and repass the construction site. PPE will be compulsory on site and visitors will be required to sign in and out of site.

3.2 General Pollution Prevention Measures

The following points (not exhaustive) indicate general pollution prevention measures in accordance with those highlighted within the guidelines referenced above:

1. Precautions will be taken to ensure the protection of watercourses, the canal and groundwater against pollution, silting and erosion during construction operations.

2. Any material or substance which could cause pollution, including silty water, will be prevented from entering the canal, surface water drains or watercourses by the propitious use of and appropriate placement of straw bales, silt fences, cut-off drains, silt traps and drainage to vegetated areas where appropriate.

3. Any silty water generated on Site will ideally be settled out as much as possible through drainage mitigation measures (silt traps etc) and channelled into vegetated areas 20m from the canal, watercourses to allow the settlement of solids.

4. All refuelling will be carried out in designated locations, 50m away from watercourses / the canal. Irrespective of the buffer distance and location of refuelling, drip trays and spill kits will be available in accordance with standard best practice across the construction industry.

5. Areas of waste, oil / fuel / chemical storage and permanent refuelling will be located 50m from the canal, watercourses or drainage paths. Such storage areas will be appropriately sited to prevent the downward percolation of contaminants to natural soils and groundwater.

6. Fuel, oils and chemicals will be stored on an impervious base within a bund able to contain at least 110% of the volume stored. Rainwater will not be allowed to accumulate within the bund and in any way compromise the required 110% volume capacity.

7. Site compounds, parking areas and turning areas and vehicle and equipment washing areas are to be sited at least 10m from watercourses / the canal.

8. All waste and stockpiled materials will be stored in designated areas and isolated from any surface drains and a minimum of 10m away from watercourses / the canal.

9. The use of cut-off ditches, silt fences, silt traps and drainage to vegetated areas will be employed as required / appropriate in areas of excavation, exposed soils, stockpiling, dewatering and plant and wheel washing.

10. A Personnel Site Induction will make specific reference to required pollution prevention measures as detailed in the guidance discussed above.

11. All works will be carried out in accordance with best practice and will aim to prevent deterioration in the ecological status of surface waters and to avoid compromising the restoration potential of such waters.

12. In the event of a pollutant spillage on Site, the material will be contained (using an absorbent material such as sand or soil or commercially available booms).

The buffer distances referred to in several of the items listed above are minimum distances. Each area of works will be assessed individually to determine whether there is sufficient buffering capacity to settle solids and suspended silt prior to entry of runoff into the canal. Buffering capacity will generally depend on the topography and vegetation type and sensitivity.

3.3 Structural Integrity of the Canal

The construction of the Proposed Development will be undertaken using safe construction methods, and the manufacturers' guidelines will be followed at all times. A pre-construction survey of the canal will be undertaken to assess the canal conditions and monitor for any damage during the construction. The contractor is required to take a photographic record prior to commencement of works and keep copies available on the Site.

It will be ensured that vibration levels are within acceptable limits to protect the canal structure. The use of augured or drilled piles will reduce the risk of vibration damage to a minimum. To ensure that the construction works do not affect the structural integrity of the canal exclusion zones adjacent to the canal are proposed.

Stockpile Exclusion Zone

There will be no storage of any materials or any stockpiles within 10m of the canal and measures to intercept runoff will be incorporated, such as small perimeter bunds around the base of the stockpiles (see Appendix 2).

Aggregate or fine materials storage will be enclosed and screened/sheeted. Concrete should also be stored to prevent release into drains and the canal. All stockpiled materials will be stored in designated areas and isolated from any surface drains and the canal.

Heavy Plant Machinery Exclusion Zone

Except where necessary to facilitate drainage to the canal or works to the canal, no works or stockpiling will be undertaken within 5m of the canal and includes the exclusion of heavy machinery (see Appendix 3). The exclusion zones with the existing site fencing on the canal side which will remain in place and thus negate the ability to run heavy plant close to the canal bank.

3.4 Surface Water Management During Construction

Recent experience has shown that vegetation clearing, and soil compaction caused by construction traffic during development construction typically results in larger peak runoff rates and volumes than rates and volumes flowing completion of the construction and Site stabilisation. Furthermore, several growing seasons may be required before stabilisation vegetation becomes fully established.

3.4.1 Construction Phase Surface Water Impacts

The proposed development has the potential to introduce contaminants from the associated machinery, infrastructure, transportation, importation of constructions materials and maintenance and storage of plant equipment as discussed below:

Excavated Ground and Exposed Ground

Recently disturbed and vegetation free ground allows for relatively low velocity runoff to erode the surface. This leads to increased runoff and sedimentation of receiving waters, thereby increasing flood risk / potential impacts on water quality.

Stockpiles

Rainfall could lead to erosion of material should a stockpile be uncovered. This could lead to siltation of drainage or receiving watercourses and therefore an increase in flood risk / potential impact on water quality.

Oils and Hydrocarbons

The use of oils and hydrocarbons on construction sites provide a risk of leakages and spillages, leading to pollution incidents. This could affect the water quality in drainage / receiving watercourses and aquifers.

3.4.2 Soil Management

The limits of topsoil stripping will be minimised at the Site to reduce Site runoff volumes. Preserving the quantity and quality of the Site topsoil is critical to preserving the Site runoff rates both during and after construction and to promote stabilisation vegetation establishment. Topsoil stripping will be limited to the areas necessary for access road and construction and for the creation of temporary laydown areas, as required. All stripped topsoil must remain on the Site and be reused for landscaping or restoration.

3.4.3 Construction Phase Drainage

The following Section provides detail on Site drainage during the Construction Phase to include how pollution / silt mitigation measures will be implemented to protect the waterbody features adjacent to the site during construction. These measures will reduce the potential for vehicle movement on wet ground, which can increase the potential for compaction. In summary, the

Pollution Prevention Guidelines (PPGs)[1] and Government guidance[2] will be referred to and the following methods of surface water management will be put in place during the construction phase to ensure pollution, sediment and erosion control thereby safeguarding the structural integrity of the nearby waterbodies.

Excavated Ground and Exposed Ground

To limit the volume of runoff reaching the exposed ground, runoff diversion and interception devices will be placed upstream of exposed ground. To help control sediment in runoff from leaving the Site or entering drainage, silt bunds will be placed downstream of exposed ground to intercept runoff.

Stockpiles

There will be no storage of any materials or any soil stockpiles within 10m of the canal and measures to intercept runoff will be incorporated, such as small perimeter bunds around the base of the stockpiles. Aggregate or fine materials storage will be enclosed and screened/sheeted. Concrete should also be stored to prevent release into drains.

All stockpiled materials will be stored in designated areas and isolated from any surface drains, watercourses and the canal.

Oils and Hydrocarbons

Simple measures will be taken to prevent oil and hydrocarbons becoming pollutants, such as:

- Maintenance of machinery and plant.
- Drip trays.
- Regular checking of machinery and plant for oil leaks.
- Correct storage facilities.
- Check for signs of wear and tear on tanks.
- Care with specific procedures when refuelling.
- Designated areas for refuelling.
- Emergency spill kit located near refuelling area.
- Regular emptying of bunds.

[1] GPP 1 Understanding your environmental responsibilities – good environmental practices (2020).
GPP 2 Above ground oil storage (2018).
GPP 3 Use and design of oil separators in surface water drainage systems (2020).
GPP 4 Treatment and disposal of wastewater where there is no connection to the public foul sewer (2017).
GPP 5: Works and maintenance in or near water (2018).
PPG 6 Working at construction and demolition sites (2012).
GPP 8 Safe storage and disposal of used fuels (2017).
GPP 13 Vehicle washing and cleaning (2017).
GPP 20: Dewatering underground ducts and chambers (2018).
GPP 21 Pollution incident response planning (2021).
GPP 22 Dealing with spills (2018).
GPP 26 Safe storage - drums and intermediate bulk containers (2019).
[2] https://www.gov.uk/guidance/storing-oil-at-a-home-or-business, May 2015.
https://www.gov.uk/guidance/manage-waste-on-land-guidance-for-land-managers, May 2014.

- Tanks located in secure areas to stop vandalism.

The pollution, sediment and erosion control mitigation measures as detailed above will ensure that the effects on receptors and nearby waterbodies during the construction phase are negligible.

3.4.4 Phasing

The surface water drainage scheme will be installed and fully operational before occupation of the Site occurs.

3.5 Water Environment

The removal of established vegetative cover can lead to the loss of large quantities of soil particles and suspended silt to watercourses and the canal which can then cause significant pollution of water. Therefore, any earth moving works or other similar operations giving rise to contaminated drainage must be carried out in accordance with BSI Code of Practice for Earth Works, BS6O31:2009.

Site drainage and surface runoff contaminated with silt will not be allowed to directly enter any watercourse and the canal; as such, appropriate sedimentation and silt mitigation measures will be implemented on Site in order to treat contaminated waters.

Should formal discharge of contaminated Site drainage be required (for example where sedimentation and silt mitigation measures are not possible or are of insufficient capacity to deal with Site drainage) the Canals & Rivers Trust / the Environment Agency / the LPA / the LLFA will be contacted in order to determine possible and appropriate licensing requirements as determined by the quality and quantity of effluent to be discharged, the location of the effluent discharge point and the receiving water.

3.6 Water Abstraction and Dewatering Activities

Suitable mitigation measures will be installed to minimise the volume of silt contained within pumped waters and to avoid or minimise the impact of the pumped water discharge on the water environment. These may include, but are not restricted to, the following techniques:

- In order to prevent disturbance from the base of excavations or from the bed of watercourses and the canal during abstraction, any pump intakes will be protected from sediment by raising the intake using a floating rose and a ‘Terram’ filter.

- Prior to discharge, any silty water will be treated as per the mitigation measures detailed within this Pollution Prevention Plan. The Contractor will discuss and agree all pumping and associated mitigation measures with the Canals & Rivers Trust, the Environment Agency, the LPA and the LLFA where considered necessary.

3.7 Dust Suppression & Vehicle Wash

Water may be sprayed to suppress dust during dry weather and covered transportation for loose construction materials will be used. Water needed for dust suppression during periods of dry weather and the compound vehicle wash will be clean water. Clean water may be obtained from re-circulated clean or treated (silt removed) drainage waters.

Where required, water may be extracted from local watercourses or groundwater. In these instances, the Contractor will liaise with the Canals & Rivers Trust, the Environment Agency beforehand to agree abstraction locations, rates and authorisation requirements.

3.8 Noise Management

Noisy operations will be restricted to working hours and noise barriers will be used if construction noise was to impact neighbouring properties.

Working hours will be from 07:00 to 17:00 Monday to Friday and 07:00 to 15:00 Saturday. Construction noise levels should not require any noise barriers as no sensitive receptors are in the immediate area and the site is enclosed by large industrial buildings which will act as a sound block.

3.9 Welfare Facilities

Drinking Water

Drinking water for the Site will be sourced from the existing connection to the Site if this is not possible a registered supply and will be brought in by mains feed or mobile bowser and stored in a potable supply tank where no mains feed is available.

The Contractor will ensure that appropriate training, signage and physical measures are in place to ensure that only potable water is supplied to the potable water tank and that no pollution of potable supplies occurs as a result of construction works.

Toilets / Sewage

Foul water will connect to the existing public sewer within the Site if this is not possible a registered portable toilet will be brought in. All sewage collected from within system will be tankered from Site at an appropriate frequency and disposed of by an appropriately licensed contractor into the local foul water sewer system.

3.10 Concrete Pollution Prevention Measures

Cement is alkaline and highly toxic to aquatic organisms. Measures will be implemented to prevent the direct release of any cement or cement contaminated runoff into watercourses and the canal.

Concrete Pours

Accidental spillage and potential burst-out of concrete may occur during pouring of concrete. Foundation excavations are generally below the level of the surrounding ground, and therefore the risk of concrete spills exiting the base area is considered to be low. However, where the topography allows, foundation excavations are generally designed to be gravity draining in order to control ingress/egress of surface water from the excavation. It will therefore be stipulated that, prior to commencement, the Contractor will assess the local gradient and the potential risk of concrete runoff exiting the base area and subsequently entering natural watercourses / the canal or otherwise impacting on sensitive habitats.

Where a potential risk is identified, cut off ditches and diversion dams will be installed in order to channel potential spillages and runoff water to a suitable collection area (pre-constructed pond or other area suitable for temporary containment of spillages). In the event of a major spill, treatment of the contained material would be agreed with Natural Resources and in accordance with guidance. Depending on the volume of effluent, treatment may involve settlement and evaporation and/or neutralisation of the collected effluent prior to ground soakaway, or pump-out and disposal off-site. Residual solidified concrete within the containment area would be broken up and disposed of off-site prior to reinstatement of the area.

Concrete Wash Out

Washout of concrete trucks will only be undertaken in designated areas. Designated wash out areas will be located at least 10m from any open watercourse, the canal, field drain or sensitive habitat area. No surface runoff from within the wash out area will be permitted to leave the area and directly enter any drain or watercourse / canal. Each wash out area should be located away from main construction traffic area or access areas to prevent disturbance or tracking. A sign should be installed adjacent to each washout facility to inform concrete equipment operators to utilise only the designated washout areas.

The number of wash out areas should be kept to a minimum. The number and location of wash out areas will be specified prior to commencement of construction activities.

At the designated wash out areas, wash water will be contained within a specially constructed lined containment lagoon. Lagoons should be constructed and maintained in sufficient quantity and size to contain all liquid and concrete waste generated by washout operations. The supernatant from the wash pit may be reused for truck washing.

When temporary concrete washout facilities are no longer required for the work, any hardened concrete should be removed and disposed of. Materials used to construct temporary concrete washout facilities should be removed from the Site of the work and disposed of. Holes, depressions or other ground disturbance caused by the removal of the temporary concrete washout facilities should be backfilled and repaired.

3.11 Deliveries

The Contractor will be required to submit a plan for how fuels and hazardous materials will be delivered and handled.

3.12 Waste Management

The Contractor must submit details of how waste from the Site will be handled, stored and disposed of. The Duty of Care requires waste producers to ensure that waste does not escape from their control and is passed only to an authorized person accompanied by a full written description.

1. The contractor will endeavour to minimise waste on Site wherever possible. Waste minimisation involves reducing the volume of waste produced, reusing the material again (without reprocessing) or recycling (which involves an element of reprocessing).

2. All wastes will be stored in designated areas which are isolated from watercourses / surface drains / the canal. Skips should be covered to prevent dust and litter being blown out / entering the canal and rainwater accumulation and should be regularly inspected and replaced when full. Where possible, separate skips should be provided so that wastes can be segregated for recycling or to prevent cross contamination. Used chemical containers may need special handling and the manufacturer's instructions should be followed. If plant maintenance is carried out on Site, used oil should be stored in a bunded area for collection. Oil and fuel filters should also be stored in a designated bin in a bunded area for separate collection and recycling.

3. Under the Duty of Care, the waste producer has a duty to ensure that the waste contractor who removes the waste is registered with the Environment Agency. A written description of the waste must be given to the contractor.

3.13 Japanese Knotweed

Japanese Knotweed has been identified adjacent to the canal outside of the Site boundary and within the stockpile exclusion zone and heavy plant machinery exclusion zone therefore there will be a minimum of a 5m exclusion zone from the Japanese Knotweed. The following will be followed were necessary:

- Non-native Invasive Plant Management:
    - Stop Invasive Non-Native Plants from Spreading, https://www.gov.uk/guidance/prevent-the-spread-of-harmful-invasive-and-non-native-plants, updated February 2022
    - Environment Agency, Invasive Weeds – Guidance for the control of invasive weeds in or near water, 2003
    - https://www.gov.uk/guidance/prevent-japanese-knotweed-from-spreading

3.14 Monitoring

On Site meetings / inspections will be carried out as necessary to confirm the appropriate use of mitigation measures identified within the Contractor's environmental plans relating to pollution control. These meetings / inspections will highlight any further issues / measures which may be relevant either prior to commencement or during the works.

To ensure all mitigation measures put in place are maintained and continue to be effective, monitoring will be carried out. To ensure compliance of the works with this Construction Environmental Management Plan, the Balance of Plant Contractor's works will be regularly inspected.

Regular checks of plant and equipment will be undertaken by the Contractor to identify any oil or fuel leaks will be carried out to confirm the condition of the plant. Records will be kept of all inspections / findings for review and for discussion during regular meetings as discussed above. Regular checks for visual evidence of contamination / sediment will also be made alongside watercourses, the canal, nearby working areas and in areas of surface water discharge.

Work shall be stopped in the event that a suspected unrecorded non-native invasive plant is encountered and the Environment Agency shall be consulted.

A Pollution Prevention Measures Register (PPMR) will be maintained in which all mitigation measures put into place will be listed, and audited weekly to assess the requirement for maintenance.

3.15 Records

Records will be kept for all initial, final and routine monitoring inspections of Contractor's mechanical plant and working construction areas, as well as ecological and environmental issues. These records will be stored in an agreed location on Site and be available for internal and external monitoring as required.

Record sheets will detail the date, location of inspection, frequency, findings, appropriate person/s notified and identified actions, as necessary.

3.16 Training

All employees, subcontractors, suppliers and visitors to the Site will be notified via a Site induction of the requirements on Site for pollution prevention. Through tool box talks, Site personnel and subcontractors will be educated on those aspects of environmental management as appropriate to the task assigned to them.

Consultation meetings will include discussion on the works to be undertaken, review of applicable Environmental Plans and agreement on required mitigation and pollution prevention measures. Measures agreed at such consultation meetings will be disseminated to the relevant employees, subcontractors, suppliers and other appropriate persons via tool box talks and formal communications (email / memo), particularly where required for record purposes (e.g. variations, auditing and monitoring records).

The Contractor will ultimately be responsible for overseeing and enforcing pollution prevention procedures such that potential adverse impacts to human health or the environment from any activities involving handling of potential pollutants are avoided or mitigated. For the avoidance of doubt, pollution prevention procedures include, but are not necessarily limited to: all aspects of traffic, plant and materials management, waste management, surface water and drainage management and concrete management.

3.17 Health and Safety

In order to comply with the Construction (Design and Management) Regulations (CDM) 2015, SuDS designers must assess all the foreseeable risks during the construction phase and during the ongoing maintenance of the schemes.

Contractors and those responsible for future maintenance will be made aware of the risks by the Site owner, keeping a record of the key health and safety factors that will need to be managed during future ongoing maintenance works. During construction, the residual risks should be identified, and an action plan developed to deal with them appropriately.

All those responsible for maintenance should also take the appropriate health and safety precautions for all maintenance activities, this should additionally include lone working when relevant, and risk assessments should be undertaken for all activities.

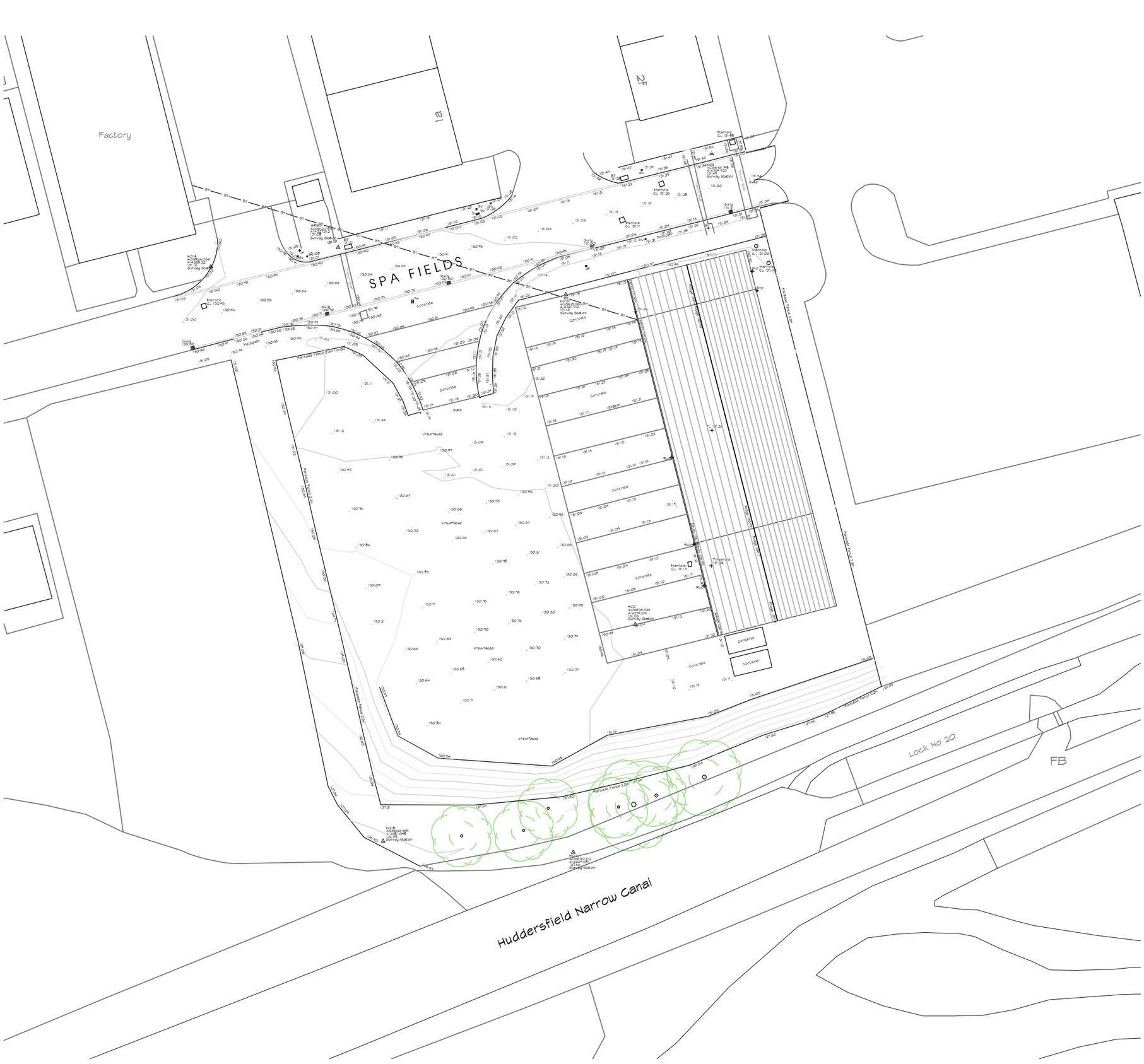
3.18 Spillage – Emergency Action

Most spillages on development are of compounds that do not pose a serious risk to the environment if they enter the drainage in a slow and controlled manner with time available for natural breakdown in a treatment system. Therefore, small spillages of oil, milk or other known organic substances should be removed where possible using soak mats as recommended by the Environment Agency, with residual spillage allowed to bioremediate in the drainage system.

In the event of a serious spillage, either by volume or of unknown or toxic compounds, then isolate the spillage with soil, turf or fabric and block outlet pipes from chamber(s) downstream of the spillage with a bung(s) (A bung for blocking pipes may be made by wrapping soil or turf in a plastic sheet or closely woven fabric).

APPENDICES

APPENDIX 1 – Existing and Proposed Site Layout



EXISTING SITE LAYOUT

REVISIONS:

Proposed Industrial Building

at Spa Fields Industrial Est.
Slaithwaite
Huddersfield
HD7 5BB

for DM Textile Machinery Ltd.

Existing Site Layout

Farrar Bamforth Associates Ltd.

Chartered Architectural Technologists

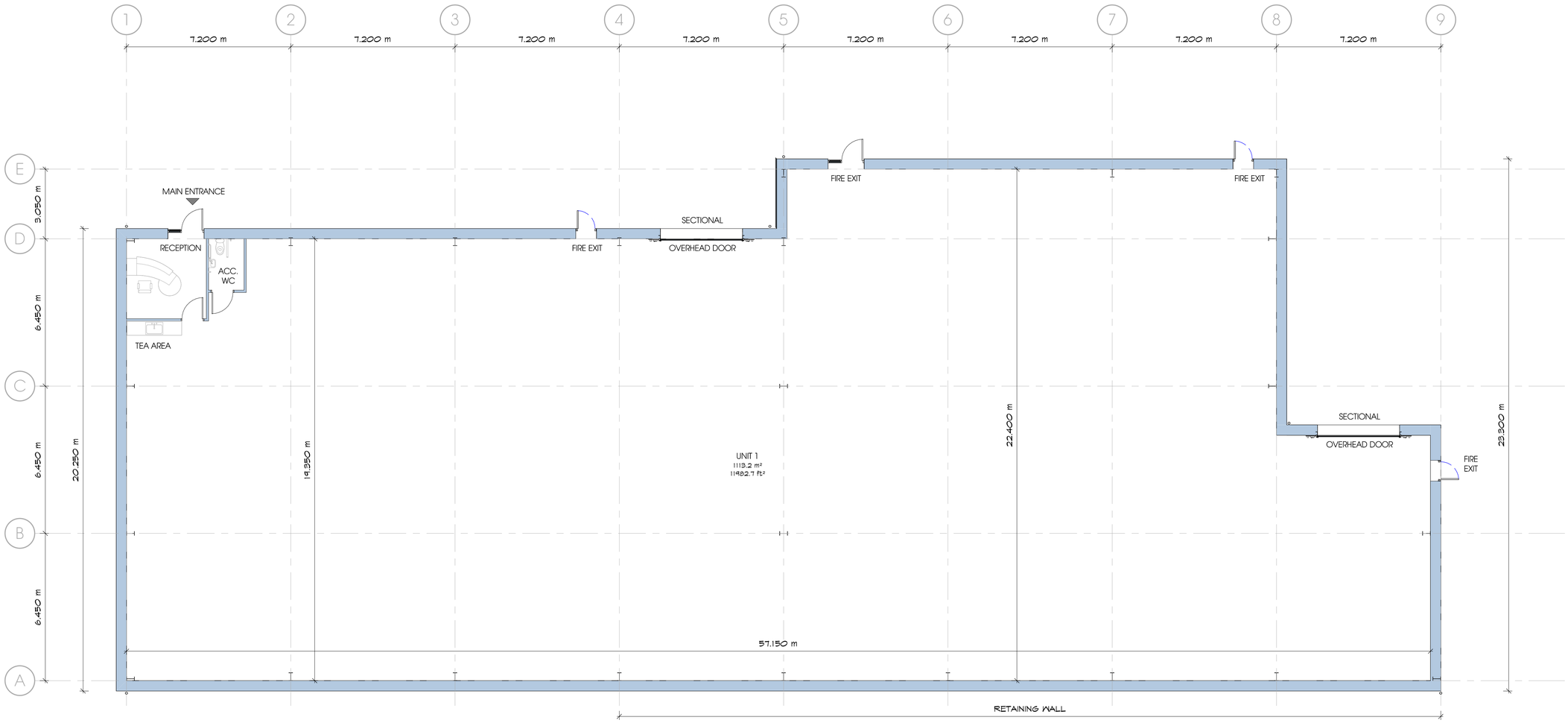
51, Trinity Street, Huddersfield HD1 4DN
Tel. (01484) 424008 Fax. (01484) 512305
E-mail : design@farrarbamforth.co.uk
Website : www.farrarbamforth.co.uk

Drawn	SJG		
Date	May 2016		
Scale	1:500 @ A3		
Drawing No.	20-C21-01	Rev.	

Drawing to be read in conjunction with; all 20 series GA floor plans, 21 series elevations & GA sections & 90 Series Site Plan

Based on topographical survey provided by Holden Surveys Ltd ref:FBA_158 _Spa Fields. The boundary shown is based on information supplied by others, not Farrar Bamforth Associates, and all boundaries are to be verified on site. Farrar Bamforth Associates Ltd are to be notified immediately should any discrepancies be found.

Refer to civil engineers drawings for details of all site setting out.



1 GA Ground Floor Plan
1 : 100

Rev	Description	Date	By	Rvw
P02	PLANNING ISSUE	12.02.21	JH	JR
P01	Preliminary Issue	30.09.20	VS	JH

Proposed Industrial Building

at Spa Fields Industrial Estate
Slaithwaite,
Huddersfield
HD7 5BB

for DM Textile Machinery Ltd

Farrar Bamforth Associates Ltd.
Chartered Architectural Technologists
51 Trinity Street, Huddersfield, HD1 4DN
Tel. (01484) 424008 Fax: (01484) 512305
E-mail: design@farrarbamforth.co.uk
Website: www.farrarbamforth.co.uk

GA Ground Floor Plan

Project	Originator	Zone	Level	Type	Role	Number	Revision
20C21 -	FBA -	ZZ -	GF -	DR -	A -	2000 -	P02

Drawn	Date	Suitability	Revision Status	Scale at A1
VS	Sep 20	S4	Planning	As indicated

North

Scale @ 1:100
0 5 10 m

Drawing to be read in conjunction with; all 20 series GA floor plans, 21 series elevations & GA sections & 90 Series Site Plan

Based on topographical survey provided by Holden Surveys Ltd ref:FBA_158 _Spa Fields. The boundary shown is based on information supplied by others, not Farrar Bamforth Associates, and all boundaries are to be verified on site. Farrar Bamforth Associates Ltd are to be notified immediately should any discrepancies be found.

Refer to civil engineers drawings for details of all site setting out.

1 GA Roof Plan
1 : 100

Proposed Materials

Walls:
Vertical profiled cladding - Colour: Silver (RAL 9006)
Trims and flashings - Colour: Dark Grey (RAL 7016)
Facing Brickwork to lower level - Colour Grey Mix

Roof:
Profiled steel cladding - Colour: Merlin Grey (RAL 180 40 05)
minimum 10% translucent GRP rooflights

Windows & Doors:
Sectional Overhead Door - Colour: Dark Grey (RAL 7016)
Fire exit doors to be steel - Colour: Dark Grey (RAL 7016)
Windows to be powder coated aluminium - Colour: Dark Grey (RAL 7016)

North

Scale @ 1:100
0 5 10 m

Rev	Description	Date	By	Rvw
P02	PLANNING ISSUE	12.02.21	JH	JR
P01	Preliminary Issue	30.09.20	VS	JH

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GA Roof Plan

Project	Originator	Zone	Level	Type	Role	Number	Revision
20C21 -	FBA -	ZZ -	RP -	DR -	A -	2001 -	P02

Drawn	Date	Suitability	Revision Status	Scale at A1
VS	Sep 20	S4	Planning	As indicated

Drawing to be read in conjunction with; all 20 series GA floor plans, 21 series elevations & GA sections & 90 Series Site Plan

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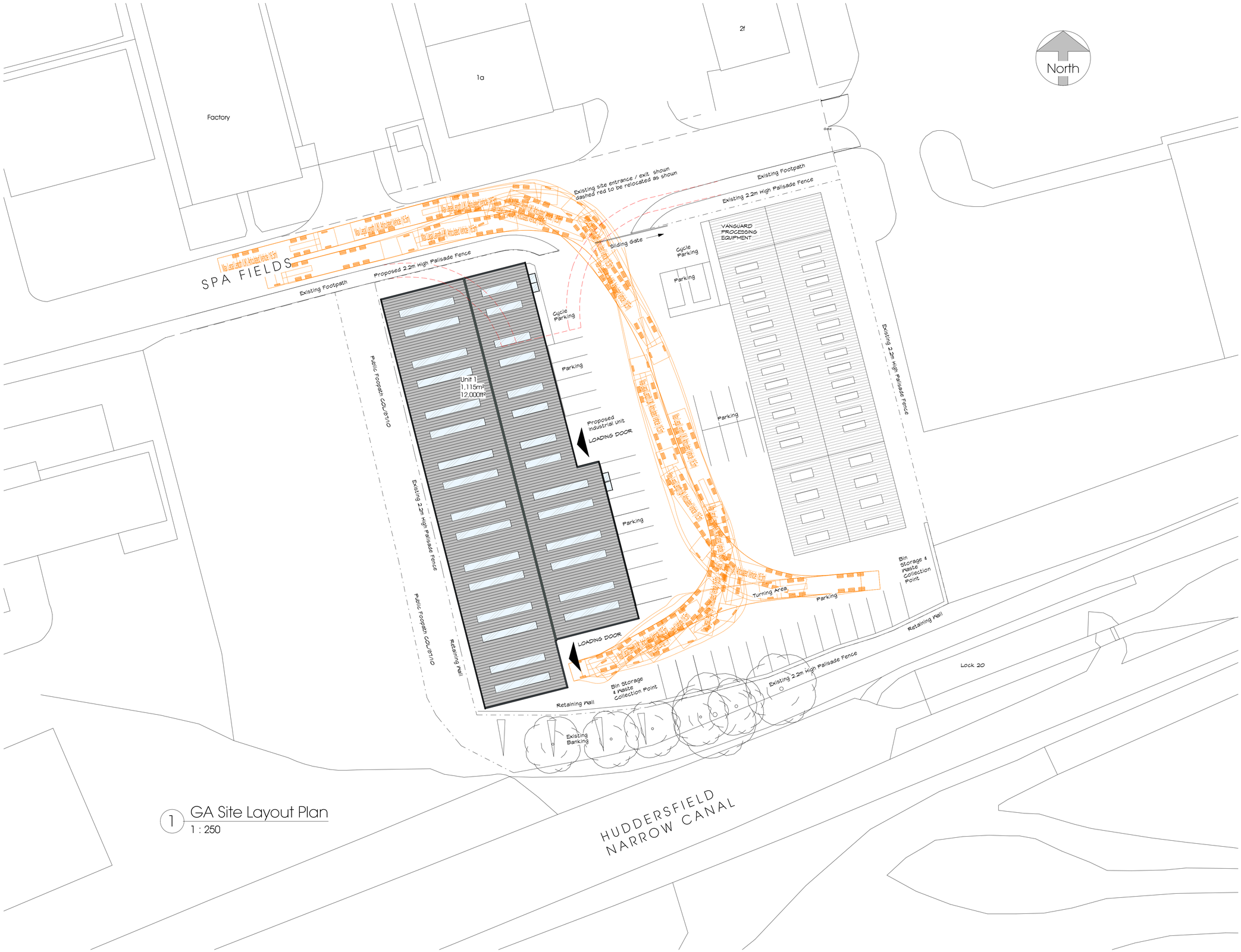
Refer to civil engineers drawings for details of all site setting out.



1 GA Site Layout Plan
1 : 250

Scale @ 1:250
0 5 10 25m

Rev	Description	Date	By	Rvw
P06	Updates further to highways comments	04.08.21	JH	JR
P05	PLANNING ISSUE	12.02.21	JH	JR
P04	Gate alterations	04.01.21	JH	JR
P03	Gate dimensions added	15.12.20	JH	JR
P02	Amended as Client discussions	19.10.20	VS	JR
P01	Preliminary Issue	25.09.20	JH	JR

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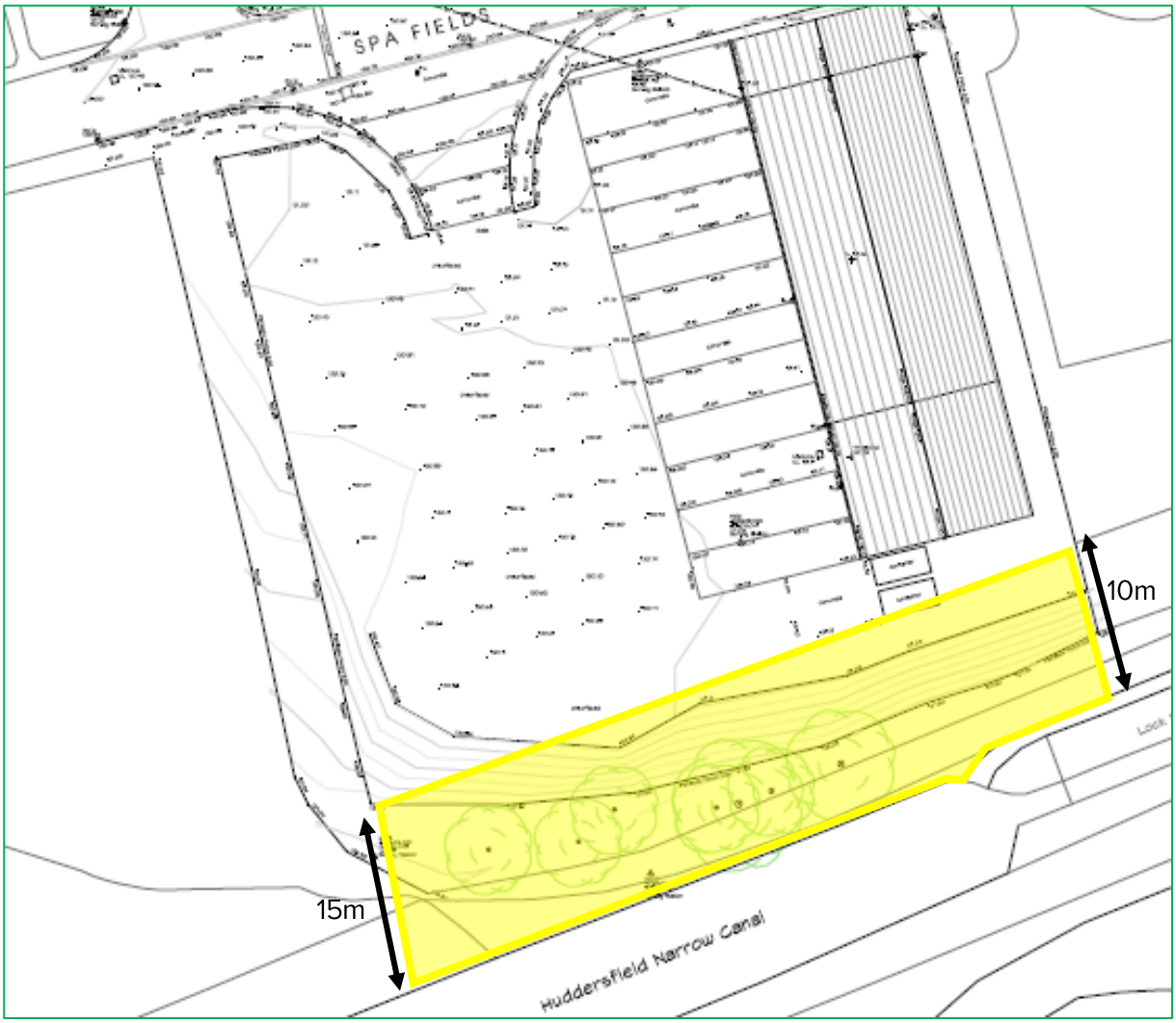
GA Site Layout Plan

Project	Originator	Zone	Level	Type	Role	Number	Revision
20C21 -	FBA -	ZZ -	XX -	DR -	A -	9001 -	P06

Drawn	Date	Suitability	Revision Status	Scale at A1
JH	Sep 20	S4	Planning	As indicated

APPENDIX 2 – Stockpile Exclusion Zone



Stockpile Exclusion Zone: Minimum of 10m

APPENDIX 3 – Heavy Machinery Exclusion Zone

Heavy Machinery Exclusion Zone: Minimum of 5m

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