

DEMOLITION ENVIRONMENTAL MANAGEMENT PLAN



PROJECT: Starwood House, Avenue One, Letchworth
Garden City, SG6 2TS

CLIENT: Wrenbridge Land Ltd

DATE: 03/03/2025

REVISION: 01

AUTHOR: Laura Johnson

Demcom Limited
28 Thomas' Place
Ely
Cambridgeshire
CB7 4EX

T: 01353 886132
www.demcom.co.uk

Contents

1. Introduction and Scope.....	3
2. Objectives.....	3
3. Control measures	3
3.1 Working Hours, Including Delivery Times:.....	3
3.2 Parking of Site Operatives and Visitors.....	4
3.3 Loading and Unloading and Storage of Plant and Materials	4
3.4 Fencing/Hoarding.....	5
3.5 Control of Asbestos Containing Materials	6
3.6 Prevention of Deposition of Dirt on the Public Highway	6
3.7 Control of Dust and Dirt	7
3.8 Recycling Waste	8
3.9 Noise and Vibration	8
3.10 Pollution of Watercourses	8
3.11 Control of Fuel Spillages Associated with Site Plant etc.....	9
3.12 Protection of Drainage System	9
3.13 Management of Waste	9
3.14 Training and Awareness of Demolition Environmental Management Plan (DEMP)	10
3.15 Site Equipment Maintenance Plan.....	10
3.16 Accident/Incident Plan (environmental).....	10
3.17 Community Engagement Strategy	11
3.18 Demcom Site Set Up Plan / Emergency Plan (Assembly Location & Fire Points)	12

1. Introduction and Scope

This plan has been prepared by Demcom Ltd to confirm the environmental management of the planned demolition of Starwood House, Avenue One, Letchworth Garden City, SG6 2TS.

Management controls and mitigation measures identified in this plan will be included in relevant method statements and risk assessments and these will be briefed to site personnel in accordance with the requirements of the Construction Phase Plan.

Compliance with this plan will be audited alongside health and safety performance in accordance with the Construction Phase Plan.

2. Objectives

To minimise nuisance to local residents and businesses –

- Minimising construction / demolition related noise.
- Control of working hours.
- Control of dust and management of air quality.
- Prevention of exposure to asbestos and any other potential health and safety risk to the general public.

To prevent any significant pollution occurring as a result of the operations on this site by –

- Establishing control measures to prevent spillage, emissions or loss of materials from site that could constitute any form of pollution.
- Ensuring establishment of spillage/emergency procedures to minimise any harm occurring from any environmental incident
- Prevent materials being tracked off site
- To ensure that all waste materials arising from the site are -
- Managed in accordance with waste management regulations and the required records obtained and maintained to provide evidence of this.
- Potential waste materials are re-used, recycled as appropriate to minimise waste to landfill.

3. Control measures

3.1 Working Hours, Including Delivery Times:

Monday to Friday: 8am - 6pm
Saturday: 8am -1pm
Sundays and bank holidays: No work permitted.

Delivery times and vehicles attending site to collect waste etc from site will not be outside these hours. There may be some site set up activities prior to 8am, but machinery, equipment etc will not be switched on prior to this and no noisy activities to be carried out outside these defined working hours.

3.2 Parking of Site Operatives and Visitors

Parking will be available on site for company operatives, any other site personnel and visitors. This will be detailed in the project Traffic Management Plan (TMP).

The site manager will ensure that no vehicles will wait outside or park outside the site. On entering the site a HGV holding area will be formed on the site premises to prevent HGV's waiting on the highway.

The site manager shall check on a daily basis as part of their regular site checks that no disturbance is caused to the highway entering or existing the site. 6m vehicular gates will be installed for the duration of the works.

3.3 Loading and Unloading and Storage of Plant and Materials

Maximum number of wagon movements on and off site per day to be anticipated to be around ten deliveries and ten collections.

Loading and unloading associated with this contract will principally be:

- Delivery of welfare units.
- Delivery of plant and equipment and fencing.
- Delivery and removal of skips throughout the contract.
- Other minor ad hoc materials.

All loading and unloading will be carried out within the site as specified within the TMP. Vehicular access will be via the vehicular access to the site from Avenue One.

Existing vehicular gates will be used to control this access. These gates will be closed when not in use and locked when unattended. Gates will be opened and closed by a nominated operative/gateman. Vehicles will drive forward onto site and drive forwards off site under the control of a competent banksman to ensure the safety of any pedestrians and other traffic. A suitable HGV turning area will be established.

HGV's to attend site will be in the form of low loaders to deliver plant and equipment and skip lorries (RORO's) for the removal of waste materials.

Where unloading of materials is required, a telescopic handler will be used to offload transport within the off-load area located on site. Materials will then be placed within the material storage area prior to use. Offload area and material storage area detailed within the TMP.

Storage of Plant, Arisings and Materials

All plant and equipment will be secured at the end of each working day. Small plant, tools etc will be taken off site or locked in a secured cabin/container. Access equipment (MEWP's) will be removed, locked up or protected to prevent unauthorised use.

Waste skips will be positioned on existing hardstanding following the strip out and demolition sequence.

Waste materials will be segregated (where applicable) into green waste, metal, timber, plasterboard, general waste (to be sent to transfer station for further segregation) and asbestos waste. All waste material will be disposed of at a suitable licensed facility.

Waste materials arising from demolition will be segregated during the works and loaded into high sided 40yd skips for containment purposes.

The Site Manager will inspect the site at the end of each shift to ensure all plant secured, equipment placed safely, and waste covered/damped down as required.

COSHH materials will be kept in a COSHH store, drip trays/plant nappies will be provided for all fuelled equipment.

Storage areas will be organised to provide safe travel/transportation routes minimising risk of collision, damage or loss of materials.

3.4 Fencing/Hoarding

During the strip out and demolition phase of works the existing chain link and palisade fence will be retained, as marked in red on the Demcom Site Set Up Plan and to the northern, southern, western and eastern side of the site. Heras fencing will be installed to secure the site boundary where the existing palisade fence does not maintain a secure site boundary. The existing vehicle gates within the palisade fence (Avenue One) on the western side of site are to be utilised throughout the strip out and demolition phase.

These gates will be closed when not in use and locked with padlock and chains when the site is unattended. A single point of access and egress will be utilised (off Avenue One) for all access/egress on site.

Demcom Ltd demolition site warning notices will be displayed at the site boundary:

- Entering a Construction/Demolition Site (Entrance).
- Danger Demolition in progress, Construction Site Keep Out.
- H&S Sign Detailing PPE/RPE Requirements.
- Traffic Management Signage.
- Children must not enter this site.
- Contact signage (Demcom Office and Demcom Site Manager).

The Site Manager will inspect the fencing, hoarding, gates and notices at the start/end of each shift, and ensure any deficiencies are corrected.

3.5 Control of Asbestos Containing Materials

A demolition asbestos survey has been completed to the buildings/structures to be demolished. Positively identified asbestos containing materials will be removed and disposed of in accordance with the Control of Asbestos Regulations 2012 by a HSE licensed asbestos removal contractor (Demcom Asbestos Services Ltd).

Asbestos removal will be completed ahead of mechanical demolition works.

During demolition works operatives will remain vigilant for the presence of unidentified asbestos containing materials. Demcom Ltd demolition operatives are a minimum of CAT B trained for the removal of non-licensed asbestos containing materials. If an unidentified material is suspected of containing asbestos that has not been highlighted on the demolition asbestos survey works will cease until the product has been tested and a suitable control measures put in place for its removal and disposal.

All asbestos waste will be disposed of at a suitable licensed facility. Waste consignment notes will be provided to the client as part of the Demcom H&S folders at completion of demolition works.

3.6 Prevention of Deposition of Dirt on the Public Highway

Site Entrance Ahead notices will be provided on both approaches to the site entrance on Avenue One. These signs will be set up at the start of each shift, located safely and weighed down with sand bags, and removed at the end of the shift to notify approaching vehicles of the site entrance.

During the demolition works HGV's will access/egress site and only travel on site on existing hardstanding, minimising any potential for dirt to be tracked off site.

A jet wash facility will be provided, and vehicle wheels will be inspected prior to driving off site and wheels washed as necessary. The site manager shall ensure that a road sweeping vehicle is deployed where required, to remove any dirt on the highway.

The Site Manager, or nominee, shall regularly review the condition of the public highway adjacent to the site exit, reviewing this at multiple occasions during the day when there are movements of vehicles off site that could result in mud being deposited on the highway.

As an immediate response to any mud being deposited, Slippery Road signs will be displayed on both approaches to the site. The Site Manager will organise an increased frequency of visits by the road sweeper to ensure that the mud is rapidly removed. Any mud deposited on the pavement will be removed by site personnel as directed by the Site Manager.

3.7 Control of Dust and Dirt

See also items 3.5 and 3.6 above.

Soft strip works will not generate any dust that could have any implication outside the site. Arisings from the soft strip work will constitute wall partition materials, carpets, ceiling tiles, removed fixtures and fixings etc. These will be placed into a waste skip on site and would not be expected to generate any dust.

The method of demolition is by machine with specialist attachments which allows accurate and precise dismantling of the structure minimising dust potentially to be released. Where necessary, for the main demolition works a specialist water fog system will be deployed on site, a Generac system or similar. This system provides a fine water spray which can be accurately directed and effectively suppresses any dust arising from the works, without using large volumes of water and potentially creating an associated nuisance.

Following dismantling of elements from the structure, the released materials are placed directly by the demolition excavator into the on-site skips, avoiding double handling and the potential for generation of additional dust/debris. Arisings placed in the skip will also be damped down as required if their condition is such and/or weather conditions are such that any dust could arise. Skips will be removed as soon as full, skip sizes have been planned to accommodate the anticipated sizes of dismantled materials. Skips being removed from site will be covered over prior to leaving site.

During the demolition work and subsequent external works and/or in periods of dry weather, the Site Manager shall monitor on a qualitative basis the extent of dust arising and migration of any dust offsite on a daily basis and record the results of these checks in the site records and ensure effective use of the dust suppression system. If the site is experiencing high winds and dust emissions cannot be reasonably controlled with dust suppression systems the works will cease until weather conditions change to allow recommencement of works.

Control of dust arising locally from specific operations, such as cutting, is controlled strictly through risk assessments and method statements to protect the operatives' health. These measures include dust suppression and by ensuring protection of operatives working close to these operations, will also avoid any potential for generation of dust to a wider area. Compliance with these controls is implemented via the risk assessment and method statement for the works and audited in accordance with the company Health and Safety Policy.

HGV's removing waste that could produce dust, specifically including all outgoing vehicle loads with fine materials that could generate fines, shall be sheeted over on site. Any storage of such waste on site shall be removed daily or covered over. Dust control measures are included in the RAMS and are briefed to all personnel on site.

3.8 Recycling Waste

A Site Waste Management Plan will be implemented for the works, detailing arrangements to re-use, recycle and dispose of waste materials arising from the works.

All vegetation removed from the site will be placed in green skips and taken from site for composting recycling by others.

Metal arisings will be placed in a metal skip and be taken off site for recycling.

Demolition arisings (masonry, concrete, glazing) produced in the demolition phase will either be crushed on site and reused within the construction phase (Wrap Protocol) or removed and taken to a facility for recycling.

Timber and plasterboard arising from the demolition will be segregated and recycled off site.

General waste will be removed from site in general waste skips and be sorted by others offsite and recyclable materials recovered at a waste transfer station by the appointed skip hire company.

Waste transfer notes will be obtained for all consignments of waste removed from site. Copies of waste carriers' registrations will be maintained on site for all companies removing waste and copies of waste management licences obtained for waste taken to landfill or for further treatment elsewhere.

3.9 Noise and Vibration

The method of soft strip and demolition selected (hand tools and mechanical tools, reciprocating saws etc) minimises noise and vibration arising from the above ground strip out and demolition works by selectively dismantling the structure into its component parts.

No works will be carried out outside of the permitted working hours. Noise levels of equipment are limited as far as possible in relation to health and safety criteria. No significant noise levels are anticipated.

3.10 Pollution of Watercourses

There are no local watercourses directly adjacent to the site boundary.

Outlets from the foul and surface water drainage will be stopped off within the site prior to demolition works commencing to the substructures. The strip out works should not require protection of existing drainage, however where applicable to prevent any loss of materials into the existing drainage system causing potential blockage, disconnection manholes will be identified, bunged to prevent debris spread down removed pipes and manholes will be protected at surface level with block and mesh fencing.

See item 3.11 for control of fuel/hydraulic spillages.

3.11 Control of Fuel Spillages Associated with Site Plant etc

The following measures will be implemented to control potential for spillages on site:

- Double skinned fuel bowzers compliant with all regulation and guidance, including PPG6, and inspected weekly and recorded as part of equipment inspection records. Bowzers to be sited over a plant nappy on existing hardstanding away from surface water outlets.
- Re-filling of the bowser by company approved supplier and only under the supervision of the site supervisor. Bowzers have automatic cut-off nozzles to prevent overfilling.
- Only authorised, competent personnel to carry out re-fuelling of plant and refuelling only carried out in agreed areas (fuel filling area). Spill kits in place in the re-fuelling area and on plant/equipment operating area.
- All personnel instructed/briefed on spillage procedures.
- Spill kits to be used to clear up any spillage. Spills to be cleared and reported in accordance with company procedures.
- Plant nappies placed for all stationery fuelled plant and fuel containers/generators. All fuelled equipment inspected weekly and any indications of leaks investigated.
- Plant nappies or other suitable drip trays to be placed under all stationary fuelled plant and equipment.
- Company procedures for maintaining and inspected plant and equipment ensure effective pro-active and re-active maintenance of plant and equipment, reducing risks of leaks.

3.12 Protection of Drainage System

- Identification of drainage system to be clearly marked on site prior to commencement of works (CMP Architects Existing Site Plan – Constraints Ref: L060-CMP-SI-ZZ-DR-A-00002 P1).
- Capping of redundant drainage prior to commencement of demolition to prevent demolition arisings entering live drain runs.
- Existing gullies which are to remain on site to be screened with geotextile membrane to prevent ingress of debris.
- Other drainage gullies etc to be protected where there is any potential for construction materials to be washed into them with geotextile membrane.
- Demolition waste to be placed directly into skips for containment.
- Where applicable, removal of the hardstanding, excavation, backfilling and levelling of the site with granular materials will create a free draining area minimising the potential for any run-off from the site.

3.13 Management of Waste

Arisings from the soft strip and demolition works are to be placed directly into skips and removed from site for segregation and recycling by others.

Where applicable, hardstanding, slab and foundation materials to be crushed on site and re-used within the construction phase (Wrap Protocol).

Copies of Waste Transfer Notes/Consignment Notes to be completed for each load, with a copy left on site and copies retained in the haulier transportation. The contractor's waste Carrier Registration should be available on site. A copy of the hauliers' waste management licence for the site receiving the waste to be provided. All HGV's to be sheeted over before leaving site and wheels washed where required.

3.14 Training and Awareness of Demolition Environmental Management Plan (DEMP)

All personnel will be briefed on the requirements of this Plan and will sign to confirm understanding of it.

The Plan will be displayed in the site office/cabin available to site personnel.

All personnel will be briefed against RAMS for each work activity as detailed above.

A series of tool box talks will be delivered on a weekly basis and these will include relevant environmental issues.

All personnel will be made aware of spillage procedures.

All personnel will be made aware of the need to report any apparent ground contamination, any noncompliance with agreed procedures and any spillage or other environmental incident.

3.15 Site Equipment Maintenance Plan

All equipment is maintained in accordance with company H&S Policy which ensures proactive maintenance in accordance with manufacturers guidelines. All equipment delivered to site is inspected on arrival and recorded on the daily/weekly defects sheet and any identified potential faults addressed prior to the equipment being used on site.

On an ongoing basis, all mobile plant is inspected daily and recorded on the daily/weekly sheets. All other equipment, especially fuelled equipment is inspected daily and the inspections are recorded weekly. All identified defects are reported by the site manager to the company head office and equipment quarantined and returned to the yard as appropriate.

3.16 Accident/Incident Plan (environmental)

Site Fire and Emergency Notice will include response to an environmental incident. All incidents and near misses are responded to, reported and investigated in accordance with the Construction Phase Plan.

Spill kits to be available in the work area. Personnel to have received training in the use of spill kits.

3.17 Community Engagement Strategy

The site manager will liaise with the client's representative to ensure that the neighbours to the site are informed of the planned works and to provide them with contact details for the Site Manager in the event of any complaint or concern.

A letter drop will be carried out by Demcom Ltd prior to work starting on site to inform of the proposed work and any disturbance that will occur from the work.

Site rules will be brief to all personnel as part of the induction and displayed in the site welfare Facilities. This will include the necessary standard of conduct and behaviour to avoid nuisance or potential harm to the general public and to neighbours to the development.

Risk assessments and method statements will take into account the potential for the works to create nuisance and control measures to avoid or reduce this risk.

In accordance with the company QMS, the project team will note any complaint in the project file, investigate it and actions taken in response. This log will be available for review by the client and any third parties.

Where the project team considers the complaint to be valid, it will also be recorded on the company Non-Conformance Form, where details of the non-conformance, actions taken and further corrective/preventive measures shall be confirmed as appropriate and completed.

The site gates will be kept closed when not in use and locked when unattended. The site manager will inspect the site including the hoarding/fencing and all external areas at the end of each shift and ensure any issues are addressed and record the completion of this check to ensure the site is secure.

3.18 Demcom Site Set Up Plan / Emergency Plan (Assembly Location & Fire Points) Project: Starwood House, Avenue One, Letchworth Garden City, Herts, SG6 2TS

