

ALDI STORES LIMITED, HEDGE END, SOUTHAMPTON, SO34 4RT CONSTRUCTION AND ENVIRONMENTAL MANAGEMENT PLAN

EXECUTIVE SUMMARY

The premises comprise an existing Retail unit in a small retail park with shared car park and service yard. The building is to be stripped out and refurbished internally and altered externally to Aldi design standards and layouts to achieve a suitable shell for fitting out works to create the new store. The site is situated to the west of Hedge End close to junction 7 of the M27, which is to the east of Southampton. The site is adjacent to commercial and retail premises to the north and east with residential properties to the south.



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1.0 MATERIALS AND RESOURCE USE

1.1 Construction Waste

A specialist waste management organisation will be employed during the construction works with specific responsibility for the coordination of the disposal of all surplus materials and the management of an effective document control system to track and confirm that the proper procedures have been followed. The location of the waste handling site that the materials will be taken to will be dependent upon their specific make up but we anticipate that sites close to the proposed works and within Hampshire will be used amongst others as appropriate. Wherever possible, materials will be recycled and re-used either onsite, or provided for use elsewhere. Southampton County Council has a good network of companies and resources for recycling as long as it is planned well.

1.2 Construction

Estimates of key construction materials are listed below:

45m³ of reinforced concrete

40 tonnes of structural steelwork

500m² cavity block work construction

300m² internal walls, partitions and general fit-out materials.

1.3 Plant and Equipment

Consideration has been given to the types of plant that are likely to be used on-site during the construction phases of the Proposed Development. The plant and equipment associated with each key of the construction process is set out in Table 1

Table 1: Estimated Types of Plant during the Construction Phase

Plant	Stage		
	Substructure	Superstructure	Fit –out
360° Excavators	✓	✓	
Dumpers	✓	✓	
Mobile Cranes		✓	
Air Compressors	✓	✓	✓
Power Tools	✓	✓	✓
Hand/Power Tools	✓	✓	✓
Wheel Washing Plant	✓		
Scaffold	✓	✓	
Delivery Trucks	✓	✓	✓
Skips and Skip Trucks	✓	✓	✓
Forklift Trucks	✓	✓	✓

Note: ✓ Usage of plant at each stage.



1.4 Hours of Work

It is anticipated that the core working hours for the noise and traffic creating construction will be set out as follows:

- 0800 - 1800 hours Weekdays:
- 0800 - 1300 hours Saturday:
- No working on Sunday or Bank Holidays.

Although night time working will not normally be undertaken, it is expected that the store clean will take place at night outside of the approved hours but this will not create any amenity issues.



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2.0 PROPOSED CONSTRUCTION METHODOLOGY

2.1 Substructure Works

The substructure works consist of mass concrete pads and strip foundations. External drainage will also be installed at this time and, wherever possible, storm water soak-away (subject to satisfactory percolation testing) will be provided. Foul will discharge into the nearby public foul sewer connection.

2.2 Superstructure

The superstructure works comprise new build which is primarily steel frame construction with a concrete ground floor slab. The internal walls are to be constructed in block work and the external elevations will be of cladding and shop fronts.

2.3 Mechanical and Electrical Services

The store utilises a partial heat recovery system which in plain terms re-uses the expelled warm air from the refrigeration plant and re-cycles it back into the store for heating. The building is controlled by a management system to assist its efficiency and all the electrical and refrigeration equipment is to the latest efficiency standards.

2.4 External Works and Landscaping

It is anticipated that once the structure and building envelopes have been completed the common/service areas surrounding the building will commence. This will include completion of service and drainage lines, landscaping of the surrounding paving and erection of external lighting.

Only when all external works are finalised and the building envelope is completed, will the safety hoarding be dismantled and final 'dressing' of external public areas take place.

2.5 Commissioning and Building Handover

As each system is completed throughout the building, then it will be tested in accordance with the mandatory specifications and codes. On completion of all works the buildings and systems shall be subjected to statutory inspections and testing before finally being handed over and occupied by the Client.

A safety file is provided for the store which remains in the store for use by any maintenance operatives.



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3.0 SITE LOGISTICS

3.1 Introduction

The management of the site logistics is key to the success of the project. A site set up Plan will be produced which will identify the location of the welfare facilities, materials storage, waste management, onsite parking and smoking area, (see appendix A). The site manager will be responsible for the logistics of the deliveries and materials storage. This is to minimise both off and on site congestion. Material storage will be in phases with easy access to minimise breakage and waste. The delivery vehicles will enter site off Charles Watts Way through temporary access and egress the site in a forward movement Rob Wilcox will be our direct contact for any residents, mobile number is 07866383886. Site Working Hours are 7am-6pm Monday to Friday, Saturday 7am-1pm.

3.2 Concrete Pumps

A concrete pump will be used for the slab construction but will be contained within the site.

3.3 Site Accommodation

As shown in Appendix A the site accommodation is located opposite to the site entrance. An enclosed area provides safe access for site visitors from the public footpath. The office is stacked over the canteen and gives the site manager a clear view of all site activities and the boundary to the public highway and site boundaries.

3.4 Personnel Access

The proposed site personnel access is off Charles Watt Way All personnel will be required to report to the site office for a site induction on site safety issues.

3.5 Deliveries

All deliveries will be organised through the site manager so that he can prepare the site to receive the delivery. As the construction programme requires the car park road base construction is to be laid as soon as possible. A standpipe will be installed at the site entrance and vehicle wheels and axles will be cleaned prior to joining the public highway.

3.6 Cranes will be used to lift and install the structural steelwork and roofing materials.

3.7 Construction Vehicle Movements

Table 2 provides indicative construction HGV movements for the Proposed Development.

Activity	Approximate HGV Movements	Estimated Loads per Day
Substructure/Ground Formation	50	5
Superstructure	20	2
Fit Out	60	2
Total Period of Activities	130	9



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4.0 POTENTIAL ENVIRONMENTAL IMPACTS

4.1 Potential Impacts during Construction

A review has been undertaken of the potential sources of adverse impacts associated with the Construction works. The results of this have been presented in Table 3.

Timber Hoardings will be used to protect the perimeter boundaries of the site and all relevant H&S signage will be applied.

Table 3:

Note: HGV – Heavy Goods Vehicles, CO₂ Carbon Dioxide

Issue	Potential Impacts
Dust/Air Quality	Wind-blown dust from ground surfaces, stockpiles, vehicles, work faces and cutting and grinding of materials. Exhaust emissions from lorries and plan delivering and removing materials including dust and particulates.
Energy Usage	Indirect impacts associated with energy consumption such as CO ₂ emissions, depletion of natural resources, air pollution etc (Material selection and embodies energy issues are covered during the sustainable design section).
Ecology	Potential for damage to retained hedgerow and tree (including off-site) during construction. Potential to disturb nesting birds, which are legally protected, during clearance of woody vegetation.
Waste	Waste generation. Site waste management plan to reduce waste in ordering and on site re-use.

Water and Usage	Increased sediment loadings to storm water system. Potentially contaminated storm water runoff. Natural resources depletion. N/A standpipe only.
Vibration	Increased vibration levels form vehicles. Increased vibration levels from plant during general construction works. No vibration techniques required in construction of the site.
Site & surroundings pedestrian access	Restrictions on pedestrian access to walkways, footpaths and roads. N/A as site is self-contained.
Traffic	Traffic congestion caused by the site traffic. Increased vehicle movements mainly consisting of HGV's . Transfer of mud and material form vehicles onto the public highway. Disruption form abnormal of hazardous loads. Exhaust emissions.
Lighting	Temporary site lighting may be used to illuminate the work area, these will only operate during the agreed working hours and kept to a minimum.
Noise	Increased road noise levels from vehicles. Increase noise levels from plant during general construction works (e.g. from the use of air compressors and diamond cutters) on-site. Site working hours restricted.
Fuel & Construction material storage	Accidental spills, contamination to ground. Temporary fuel bowsers to be double lined and bund to be fitted as a secure method to ensure no contamination.
Hazardous materials, Contaminated land	Exposure of the work force to deleterious/hazardous material and contaminated land, mobilisation of any source contaminants and creation of pathway from source to groundwater receptor. Minimal risk due to ground conditions.



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5.0 MITIGATION MEASURES

5.1 Management of Trade Contractors

Individual contractors (e.g. for waste removal) will incorporate relevant requirements in respect of environmental control, based largely on the standard of 'good working practice' as outlined in the statutory requirements.

5.2 Public Relations

The site manager will deal with complaints and enquiries. This individual will be named at the site entrance, with a contact number prior to the start of construction. The site will either be controlled by the site manager or an appointed person.

5.3 Tree Protection / Ecology

Existing trees to be retained will be protected in accordance with BS 5887: trees in relation to construction: 2005.

- The barriers will be vertical weld mesh panels secured with uprights driven into the ground. Tree protection barriers will be erected prior to any materials being brought onto site and before any stripping of soil or erection of site huts.
- Once erected, fences should not be removed or altered.
- No excavation or building work shall be undertaken within the protective fencing including erection or storage of temporary buildings, soil, spoil or any other materials.
- There shall be no burning on site.

Heras fencing will be erected on the boundaries of the property to protect any trees from damage.

Disturbance to birds whilst actively nesting will be avoided by clearance of trees and shrubs outside bird nesting season (March to August, inclusive) unless checked first by ecologist

5.4 Construction Vehicle Management

The vehicles for site operatives are to be parked in the designated area. There will be a general policy of no off site car parking and the site labour force will be encouraged to share rides or use public transport

5.5 Access and Egress

All deliveries will need to be kept off the highway. The site entrance will be clearly identified and deliveries will arrive at a designated time windows so that vehicles can enter and egress the site in a forward driving manoeuvre.

5.6 Road Cleanliness

To minimise site-generated material on roads vehicles and equipment leaving site will have axles and wheels brushed down at an area close to the exit onto the access road. It is anticipated to lay the car park road base early in the construction process therefore reducing the risk of debris on the roads. A wheel cleaning system via a jet wash will be used until a suitable hard surface can be installed and the risk of site soil debris is eliminated. If required we will provide a road sweeper to clean high ways as necessary.

5.7 Dust Suppression

All dust suppression with demolition will be controlled by water fans projected to areas where dust is being created. This will suppress any airborne dust. In relation to road dust course through construction we will use a water road hydroclens vehicle.

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5.8 Management of Noise and Vibration

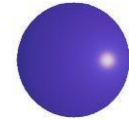
There is no residential housing around the site, we are surrounded by the A334 and Woodland. We are situated on a retail industrial park. There are 2 retail units next door. Any mechanical & refrigeration plant including construction works will comply with all environmental legislation.

At all times, good site practice procedures will be followed in order to mitigate noise, vibration and air pollution (e.g. through dust and fume generation) impacts.

Measures currently planned to be adopted include:

- Off site pre-fabrication to be used, where practical.
- All plant and equipment to be used for the works to be properly maintained, silenced where appropriate, and operated to prevent excessive noise and switched off when not in use and where practicable;
- Plant will be certified to meet relevant current legislation and British Standard BS 5228 standards;
- All Trade Contractors to be made familiar with current legislation and the guidance in BS5228 (Parts 1 and 2).
- Loading and unloading of vehicles, dismantling of site equipment such as scaffolding or moving equipment or materials around site will be conducted away from noise sensitive areas.
- Noise complaints immediately investigated.
- Brushing and water spraying of heavily used site hard surfaces and access points as Required;
- Wherever possible, plant and equipment will be switched off when not in use;
- Vehicles transporting materials capable of generating dust to and from site to be suitably sheeted on each journey to prevent release of materials and particulate matter;

- Effective wheel/body brushing facilities to be provided and used as necessary.
- Burning of wastes or unwanted materials will not be permitted on-site; and all hazardous materials including chemical, cleaning agents, solvents and solvent containing products to be properly sealed in containers at the end of each day prior to storage in appropriately protected storage areas.
- Working only within the permitted working times as confirmed by the planning officer



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5.9 Site Waste Management Plan

The disposal of all waste or other materials removed from the site will be in accordance with the requirements of the Environment Agency, Control of Pollution Act (COPA), 1974 Environment Act 1995, special Waste Regulations 1996, Duty of Care Regulations 1991 and the Site Waste Management Plan Requirements.

All waste will be removed off site via a waste carrier and taken to a waste site to be managed.

In general and in accordance with the principles of the UK Government's 'Waste Strategy 2000', a principal aim during construction will be to reduce the amount of waste generated and exported from the Proposed Development site. This approach complies with the waste hierarchy whereby the intention is first to minimise, then to treat at source or compact and, finally, to dispose of off-site as necessary. All relevant contractors will be required to investigate opportunities to minimise and reduce waste generation, such as:

- Agreements with material suppliers to reduce the amount of packaging or to participate in a packaging take-back scheme;
- Implementation of a 'just in time material delivery system to avoid materials being stock-piled, which increases the risk of their damage and disposal as waste;
- Attention to material quantity requirements to avoid over-ordering and generation of waste materials;
- Re-use of materials wherever possible;
- Segregation of waste at source where practical and re-use and recycling materials off-site where re-use on-site is not practical (e.g. through use of an on-site waste segregation facility. See appendix site layout plan).

Overall the waste management for the site comprises:

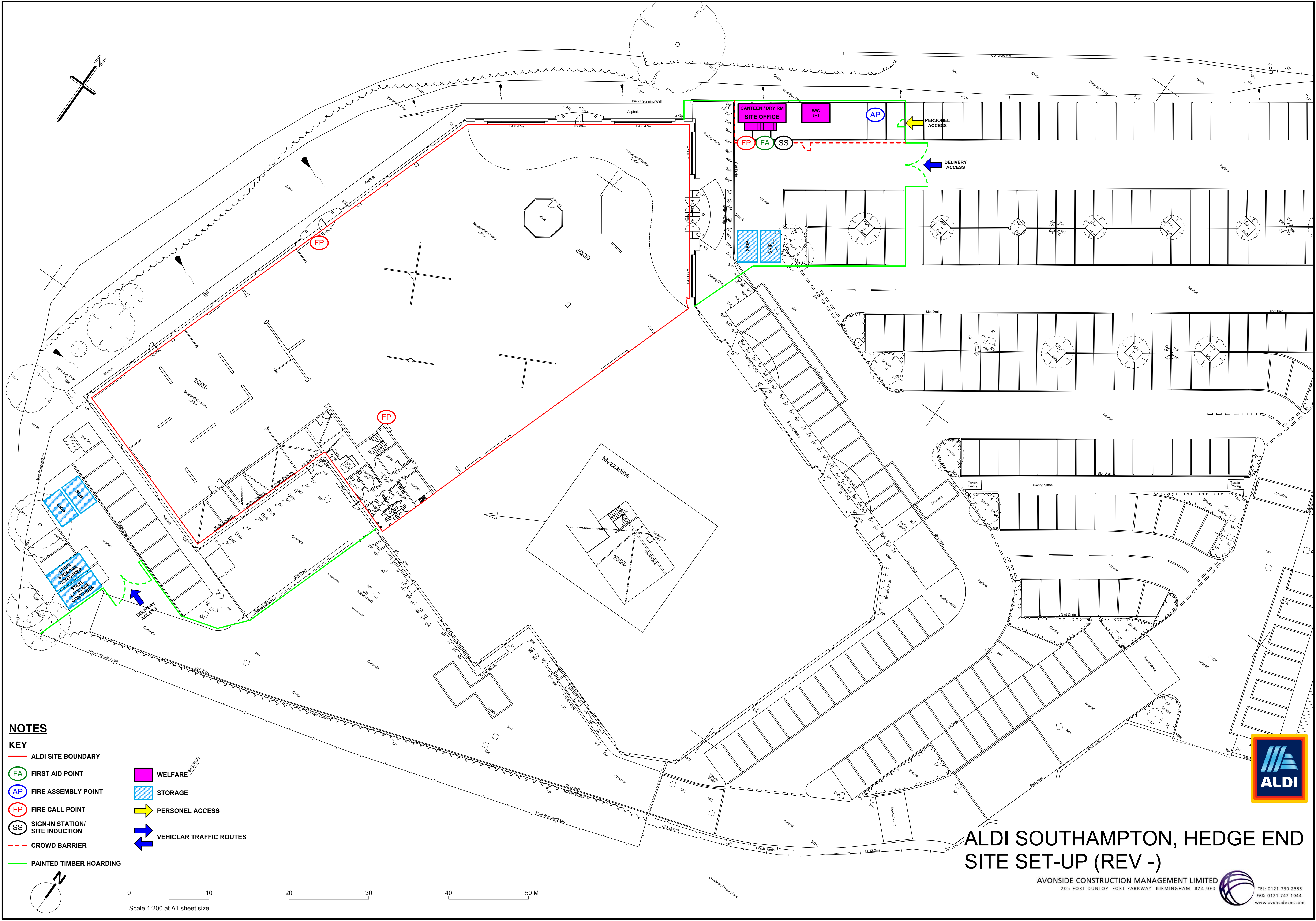
- Loads are ordered on a need basis to prevent over ordering and on site damage.
- Waste skips are provided for wood, metal, glass, plasterboard and mixed waste.

Skips will be covered to prevent dust and debris blowing around the site and will be cleared on a regular basis. Burning of wastes or unwanted materials will not be permitted on-site. All hazardous materials including chemicals, cleaning agents, solvents and solvent containing products will be properly sealed in containers at the end of each day prior to storage in appropriately protected and bunded storage areas.

5.10 Temporary Site Lighting

Temporary lighting will be specific to the area and task to be illuminated the lighting will only be used when necessary and the light will be angled downward or a lighting shield to be used so as not to provide light overspill to adjacent neighbours.

APPENDIX A



- NOTES**
- KEY**
- ALDI SITE BOUNDARY
 - FIRST AID POINT
 - FIRE ASSEMBLY POINT
 - FIRE CALL POINT
 - SIGN-IN STATION/ SITE INDUCTION
 - CROWD BARRIER
 - PAINTED TIMBER HOARDING
 - WELFARE
 - STORAGE
 - PERSONEL ACCESS
 - VEHICLAR TRAFFIC ROUTES



ALDI SOUTHAMPTON, HEDGE END
SITE SET-UP (REV -)

AVONSIDE CONSTRUCTION MANAGEMENT LIMITED
205 FORT DUNLOP FORT PARKWAY BIRMINGHAM B24 9FD
TEL: 0121 730 2363
FAX: 0121 747 1944
www.avonsidecm.com