

CONDITION 2 - CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN (COMPOUND PLAN)

CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN (CEMP)

TO BE READ IN CONJUNCTION WITH ATTACHED CEMP REPORT:

1. SITE HOARDING, SECURITY & ACCESS MANAGEMENT

- PERIMETER SECURITY: THE SITE COMPOUND AND ACTIVE CONSTRUCTION BOUNDARY WILL BE FULLY ENCLOSED WITH A SECURE 2.4M HIGH SOLID TIMBER HOARDING / MESH FENCING PANEL SYSTEM WITH ANTI-CLIMB PROVISIONS.
- SITE ACCESS POINTS: SEPARATE, CLEARLY SIGNPOSTED GATED ENTRANCES WILL BE ESTABLISHED FOR VEHICULAR TRAFFIC AND PEDESTRIANS. PEDESTRIAN TURNSTILES/GATES WILL LEAD DIRECTLY INTO THE SITE OFFICE FOR INDUCTION SIGN-IN PRIOR TO ENTERING OPERATIONAL ZONES.
- TRAFFIC CONTROL: ALL SITE TRAFFIC WILL ENTER AND EXIT IN A FORWARD GEAR WHERE POSSIBLE. REVERSING MANEUVERS WITHIN OR NEAR THE COMPOUND ACCESS GATE MUST BE DIRECTED BY A QUALIFIED TRAFFIC MARSHAL / BANKSMAN.
- LIGHTING: SITE SECURITY AND COMPOUND LIGHTING WILL BE LED DOWNWARD-FACING, DIRECTIONAL, AND FITTED WITH TIMERS/SENSORS TO PREVENT LIGHT POLLUTION TO ADJACENT RESIDENTIAL PROPERTIES AND ECOLOGICAL HABITATS.

2. WELFARE FACILITIES & OFFICE SETUP

- STRUCTURE: TEMPORARY MODULAR CABINS (MAINS CONNECTED OR POWERED BY ECO-GENERATORS) WILL HOUSE THE SITE OFFICE, DRYING ROOMS, CANTEEN, AND SANITARY FACILITIES.
- DRAINAGE: FOUL WATER FROM WELFARE UNITS WILL BE CONNECTED DIRECTLY TO THE PUBLIC FOUL SEWER (UNDER LOCAL WATER AUTHORITY APPROVAL) OR COLLECTED IN A SEALED, MONITORED EFFLUENT HOLDING TANK WITH REGULAR LICENSED TANKERING OFF-SITE.

3. MATERIAL STORAGE, REFUELING & HAZARDOUS SUBSTANCES

- COSHH & FUEL STORAGE: ALL FUELS, OILS, CHEMICALS, AND HAZARDOUS MATERIALS WILL BE STORED WITHIN A DEDICATED, LOCKABLE COSHH STORE SITUATED WITHIN THE MAIN COMPOUND.
- BUNDED FUEL TANKS: BULK FUEL/OIL STORAGE TANKS MUST BE DOUBLE-SKINNED OR PLACED WITHIN A BUND PROVIDING 110% CAPACITY OF THE LARGEST TANK (OR 25% OF TOTAL COMBINED VOLUME).
- REFUELING ZONE: REFUELING OF MOBILE PLANT MUST OCCUR ONLY ON A HARDSTANDING REFUEL PAD EQUIPPED WITH DRIP TRAYS, SHUT-OFF NOZZLES, AND A FULLY STOCKED SPILL KIT (SUITABLE FOR MINIMUM 100L CAPACITY). SPILL KITS WILL BE POSITIONED ADJACENT TO ALL STORAGE AND REFUEL POINTS.

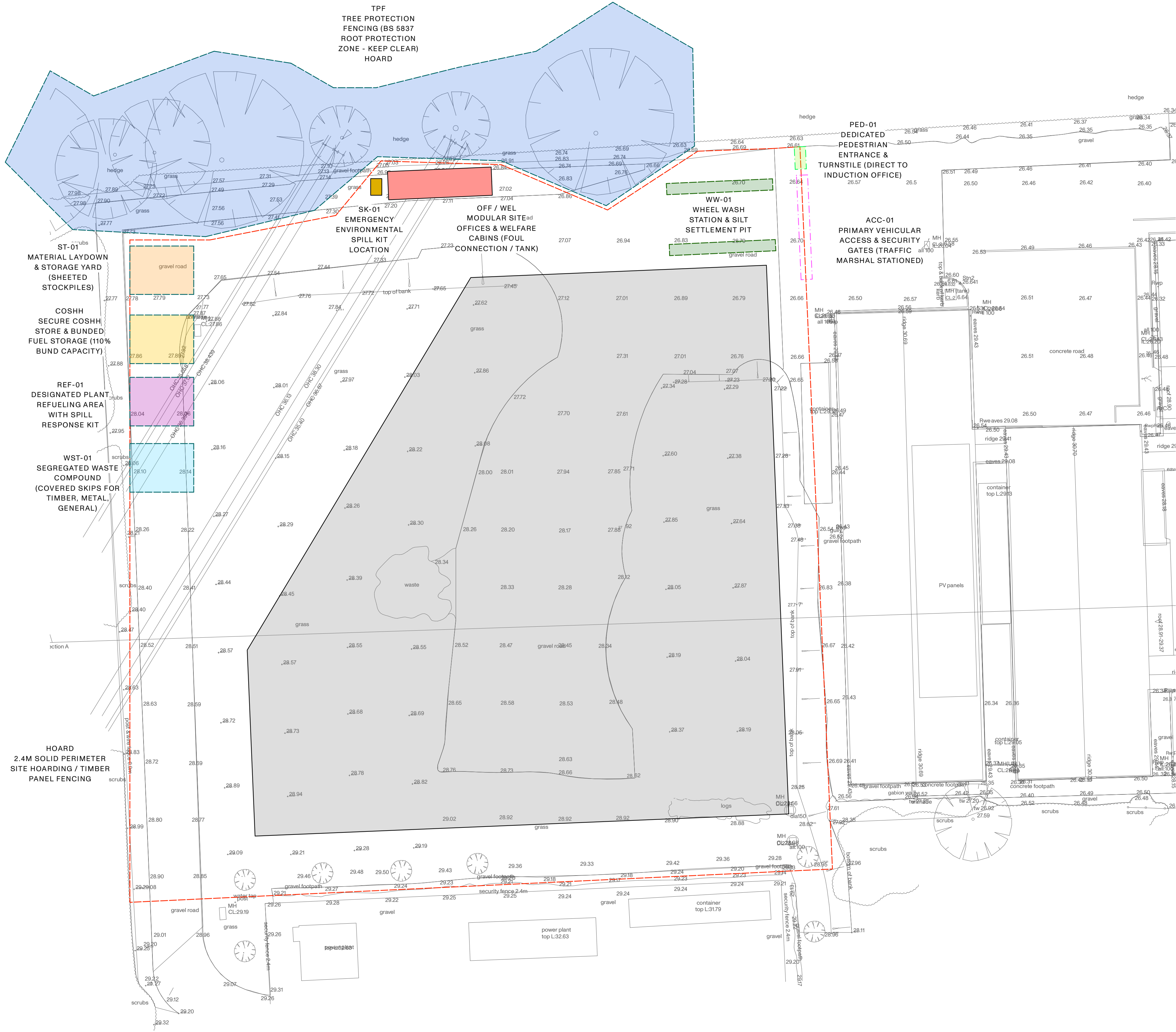
5. WASTE MANAGEMENT & SEGREGATION AREA

- SEGREGATED SKIPS: A DEDICATED, HARDSTANDING WASTE COMPOUND WILL BE ESTABLISHED WITH CLEARLY LABELED SKIPS FOR MATERIAL SEGREGATION (E.G., TIMBER, METAL, DRY MIXED RECYCLABLES, INERT WASTE, HAZARDOUS WASTE).
- CONTAINMENT: LIGHT WASTE AND PACKAGING SKIPS WILL BE COVERED/NETTED TO PREVENT WIND-BLOWN LITTER.
- DUTY OF CARE: ALL WASTE LEAVING THE COMPOUND WILL BE HANDLED BY LICENSED WASTE CARRIERS AND TRACKED VIA WASTE TRANSFER NOTES (WTNS) / HAZARDOUS WASTE CONSIGNMENT NOTES.

6. ENVIRONMENTAL PROTECTION & EXCLUSION ZONES

- TREE PROTECTION (BS 5837): TREE PROTECTION FENCING (ROOT PROTECTION AREAS / RPAS) WILL BE ERECTED AROUND RETAINED TREES ADJACENT TO THE COMPOUND PRIOR TO SETUP. NO STORAGE, PARKING, OR EXCAVATION IS PERMITTED WITHIN RPAS.
- ECOLOGICAL BUFFERS: HIGH-VISIBILITY FENCING AND WARNING SIGNS WILL DELINEATE ECOLOGICAL EXCLUSION ZONES (E.G., WATERCOURSES, HEDGEROWS, NESTING BIRD SITES).

Symbol / Label	Description / Annotation Standard
ACC-01	Primary Vehicular Access & Security Gates (Traffic Marshal Stationed)
PED-01	Dedicated Pedestrian Entrance & Turnstile (Direct to Induction Office)
OFF / WEL	Modular Site Offices & Welfare Cabins (Foul Connection / Tank)
ST-01	Material Laydown & Storage Yard (Sheeted Stockpiles)
COSHH	Secure COSHH Store & Bunded Fuel Storage (110% Bund Capacity)
REF-01	Designated Plant Refueling Area with Spill Response Kit
WST-01	Segregated Waste Compound (Covered Skips for Timber, Metal, General)
WW-01	Wheel Wash Station & Silt Settlement Pit
SK-01	Emergency Environmental Spill Kit Location
TPF	Tree Protection Fencing (BS 5837 Root Protection Zone - Keep Clear)
HOARD	2.4m Solid Perimeter Site Hoarding / Timber Panel Fencing



SITE PLAN



LANDÍVAR

ARCHITECTS

WEARMASTER HOUSE

1821 3.001 - Revision -

CLIENT	CONTEGO SAFETY
RIBA STAGE	STAGE 3 - SPATIAL COORDINATION
DRAWING	PLANNING CONDITION SUBMISSION
DATE	AUGUST 2026
SCALE	1:200 @ A1

PRINT DRAWING AT A1

N.B. Unless otherwise noted this drawing is not to be used for construction purposes. If indicated as feasibility this drawing is subject to a detailed site investigation, including ground conditions/contaminates, drainage design and planning / density negotiations. The layout may be based upon an enlargement of an os sheet or other small scale plans and its accuracy needs to be verified by survey. CDM regulations have not been fully considered.

The Workshop, unit 3,
29-42 Windsor Street,
Brighton, BN1 1RJ

landivar-architects.com
info@landivar-architects.com
01273 735590

