CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN

Proposed three-storey extension to northeast corner of existing hotel and single upward extension. New main entrance façade, exterior cladding and dressing and new fenestration to all windows. Associated works to include internal reconfiguration and repurposing to deliver rooftop restaurant and bar, new large restaurant and bar, new reception and overflow reception, seventeen additional bedrooms together with plant rooms, luggage storage and a new sub-station.

First Inn Venue Wimbledon Ltd Holiday Inn Express

200 High Street – Colliers Wood – SW19 2BH

Control Sheet	
Site Address	Holiday Inn Express – 200 High Street Colliers Wood SW19 2BH
Report Ref:	T1198-002
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Issue No.	01

Summary

The Construction Environmental Management Plan (CEMP) for the Holiday Inn Express, Colliers Wood establishes a structured framework for managing environmental impacts associated with the construction phase. The plan ensures that activities are conducted in compliance with regulatory requirements, best practice standards, and local authority guidance, while minimising disruption to the surrounding community and environment.

Each environmental aspect identified in this document has been assessed and addressed with targeted mitigation measures. These include air quality and dust control, noise and vibration management, water pollution prevention, biodiversity protection, waste and materials handling, and traffic and logistics coordination. In addition to these specific controls, the project will maintain an overarching commitment to monitoring, compliance, and continuous improvement.

Monitoring and Compliance Summary

Environmental monitoring will be integrated into all phases of construction to ensure that mitigation measures remain effective and that compliance with regulatory standards is maintained. Key monitoring commitments include:

- Air quality monitoring, with real-time assessment of PM10 and PM2.5 concentrations, ensuring compliance with IAQM Construction Dust Guidance 2024 and local air quality standards.
- Noise and vibration monitoring, ensuring that construction activities adhere to the thresholds outlined in BS 5228-1:2009+A1:2014, with proactive adjustments made if levels exceed acceptable limits.
- Surface water and pollution monitoring, with regular inspections of drainage systems, silt traps, and spill control measures to prevent contamination of local watercourses.
- Biodiversity and ecological assessments, including pre-construction surveys and periodic site inspections to ensure protection of trees, vegetation, and nearby wildlife habitats.
- Waste tracking and segregation audits, ensuring that construction waste is handled in line with the Waste (England and Wales) Regulations 2011, with records maintained for compliance reporting.
- Traffic management monitoring, including vehicle movement logs and on-site inspections to ensure that construction logistics remain aligned with the approved Construction Traffic Management Plan (CTMP).
- Regular environmental audits will be conducted throughout the project, with findings documented and corrective actions implemented as necessary. Any incidents, exceedances, or complaints will be investigated promptly, with remedial measures taken to prevent recurrence.

The construction team will adopt a proactive approach to environmental management, ensuring that any evolving site constraints or regulatory updates are incorporated into the CEMP as needed. By maintaining open communication with Merton Council, local businesses, and residents, the project will remain responsive to community concerns while ensuring compliance with all planning conditions and environmental obligations.

Upon completion of construction, a final review of environmental performance will be undertaken to evaluate the effectiveness of implemented measures and identify any lessons learned. This commitment to

best practice and continuous improvement will ensure that the project sets a high standard for environmentally responsible construction.

The measures set out in this CEMP will provide a robust and adaptable environmental management framework, supporting the successful delivery of the Holiday Inn Express extension while safeguarding the local environment. Through stringent mitigation, structured monitoring, and compliance assurance, the project will achieve its objectives in a sustainable, efficient, and responsible manner.

Contents

1. Introduction

1.1 Purpose of the Report

This **Construction Environmental Management Plan (CEMP)** has been prepared by Apex Strategies Ltd on behalf of Enviro-Reporter Ltd to outline the measures that will be implemented to manage and mitigate the environmental impacts associated with the construction works at Holiday Inn Express, 200 High Street, Colliers Wood, London, SW19 2BH ('the Site').

This CEMP establishes clear environmental management procedures to be followed by all personnel on-site, including contractors, sub-contractors, and site management teams. At this early planning stage, no Principal Contractor has been appointed, and certain specifics, including construction methods and the detailed construction programme, are yet to be confirmed. Therefore, this document is intended to serve as a "**live document**" that will be updated post-planning once further details become available. Any revisions will incorporate site-specific construction methodologies, scheduling refinements, and contractor-specific environmental management procedures.

By implementing this CEMP, the project team is committed to:

- **Regulatory Compliance** – Adhering to relevant legislation, policies, and planning conditions set by Merton Council and other regulatory authorities, including compliance with the Environmental Protection Act 1990, Control of Pollution Act 1974, IAQM Construction Dust Guidance 2024, and Non-Road Mobile Machinery (NRMM) emissions standards.

- **Minimising Environmental Disturbance** – Preventing significant impacts on air quality, noise levels, local watercourses, and sensitive ecological receptors, while reducing nuisance to nearby residents, businesses, and transport networks.

- **Monitoring and Continuous Improvement** – Establishing a framework for ongoing environmental monitoring, ensuring that real-time dust, air quality, and noise assessments inform site operations and that mitigation measures are reviewed and adjusted as necessary.

- **Sustainable Construction Practices** – Promoting resource efficiency, responsible waste management, and emissions reduction strategies, ensuring that construction aligns with sustainability best practices and the waste hierarchy.

This CEMP is an essential document that will guide the environmental management of the project throughout its duration. It sets out the responsibilities of site personnel, details the required mitigation measures, and provides a mechanism for monitoring, reporting, and compliance assurance.

By following this plan, the construction team will ensure that the project is delivered efficiently, responsibly, and in a manner that prioritises environmental protection and community well-being.

1.2 Scope of the CEMP

This CEMP applies to all construction activities associated with the extension and reconfiguration of the site. It outlines the specific environmental risks associated with the development and the corresponding mitigation measures that will be implemented to ensure compliance with environmental regulations, best practices, and planning conditions.

This CEMP specifically addresses the following key areas of environmental management:

- **Air Quality and Dust Control** – Implementation of dust suppression techniques and real-time air quality monitoring in line with the IAQM Construction Dust Guidance 2024, ensuring minimal impact on surrounding properties and businesses.
- **Noise and Vibration Management** – Control of construction-related noise and vibration to protect nearby residents, businesses, and transport infrastructure, ensuring compliance with BS 5228:2009.
- **Water Management and Pollution Prevention** – Measures to prevent surface water contamination, manage drainage, and respond effectively to spill incidents.
- **Biodiversity and Ecological Protection** – Safeguarding local wildlife, trees, and habitats, ensuring compliance with relevant legislation and conservation guidelines.
- **Waste and Materials Management** – Responsible storage, handling, and disposal of construction materials and waste, promoting recycling and sustainable resource use in accordance with the waste hierarchy.
- **Traffic and Site Logistics** – Management of construction vehicle movements, site access, and delivery scheduling to reduce disruption to the local road network and public transport services.
- **Emergency Preparedness and Incident Response** – Implementation of procedures for environmental incidents, including spill response, pollution control, and emergency reporting protocols.
- **Environmental Monitoring and Compliance** – Establishment of inspection regimes, reporting requirements, and compliance tracking to ensure the ongoing effectiveness of mitigation measures.

1.3 Relevant Policy and Guidance Context

The construction activities must adhere to a comprehensive framework of national, regional, and local environmental legislation, policies, and best practice guidance. This section outlines the key regulatory requirements that govern the environmental management of the site and ensures compliance with statutory obligations.

1.3.1 National Legislation and Regulations

The project must comply with the following primary legislation that regulates construction-related environmental impacts in the UK:

- **Environmental Protection Act 1990** – Establishes the framework for environmental management, including waste handling, pollution prevention, and statutory nuisance controls.
- **Control of Pollution Act 1974** – Regulates noise and vibration from construction sites, setting out powers for local authorities to impose restrictions.
- **Environmental Permitting (England and Wales) Regulations 2016** – Covers environmental permitting for activities that may affect air, water, and land quality.
- **Clean Air Act 1993** – Addresses air pollution control, particularly for construction-related emissions, including restrictions on smoke and dust generation.

- **The Waste (England and Wales) Regulations 2011** – Implements the waste hierarchy (prevention, reuse, recycling, recovery, disposal) and mandates duty of care obligations for construction waste.
- **Health and Safety at Work etc. Act 1974** – Ensures that site workers and the public are protected from environmental hazards associated with construction activities.

1.3.2 Regional and Local Policies

As the site is located within London Borough of Merton, construction activities must align with regional and local planning policies. The following key policies and guidance apply:

The London Plan (2021)

- **Policy SI 1 – Improving Air Quality** – Requires major developments to assess and mitigate air pollution, including adherence to the Non-Road Mobile Machinery (NRMM) Low Emission Zone requirements.
- **Policy SI 7 – Reducing Waste and Supporting Circular Economy** – Mandates waste minimisation strategies, aligning with the waste hierarchy.
- **Policy D14 – Noise** – Ensures that construction noise is managed to prevent adverse impacts on surrounding communities.

Merton Local Plan & Supplementary Guidance

- **Merton's Waste Management Guidance** – Specifies requirements for storage, segregation, and collection of construction and demolition waste.
- **Merton's Air Quality Action Plan** – Requires dust and emissions mitigation measures in construction projects.
- **Merton's Sustainable Drainage Systems (SuDS) Strategy** – Encourages construction projects to implement measures that prevent increased surface water runoff and pollution.

1.3.3 Best Practice Guidance and Industry Standards

To ensure high environmental standards, construction activities will follow the latest industry guidance and best practices, including:

- **IAQM Construction Dust Guidance (2024)** – Provides a framework for assessing, monitoring, and mitigating dust emissions from construction sites.
- **BS 5228-1:2009+A1:2014 (Code of Practice for Noise and Vibration Control on Construction Sites)** – Establishes acceptable noise and vibration levels and mitigation measures.
- **CLOCS (Construction Logistics and Community Safety) Standard** – Sets requirements for managing construction traffic and minimising impacts on vulnerable road users.
- **GLA Control of Dust and Emissions During Construction and Demolition (2014, updated 2021)** – Supplementary planning guidance detailing mandatory dust control measures for developments in London.

1.3.4 Application of Regulatory and Policy Requirements

This CEMP serves as a compliance tool to ensure that all legal, policy, and best practice requirements are implemented effectively throughout the construction phase. The environmental controls outlined in this document will; ensure compliance with statutory obligations related to air quality, noise, waste, water management, and ecological protection; integrate site-specific mitigation measures to align with local planning conditions and best practice standards; establish a monitoring and reporting framework that demonstrates ongoing compliance with regulatory requirements; and, provide a flexible and evolving approach, allowing for updates in response to new regulatory changes or project-specific conditions post-planning.

The Principal Contractor (once appointed) will be responsible for ensuring that all site activities are carried out in full compliance with the policies and regulations outlined in this section. Regular inspections, audits, and monitoring will be conducted to verify adherence, and any non-compliance issues will be addressed through corrective actions and engagement with regulatory bodies.

This approach ensures that the Holiday Inn Express expansion is delivered in an environmentally responsible manner, safeguarding both local communities and the natural environment.

2. Site Context and Development Details

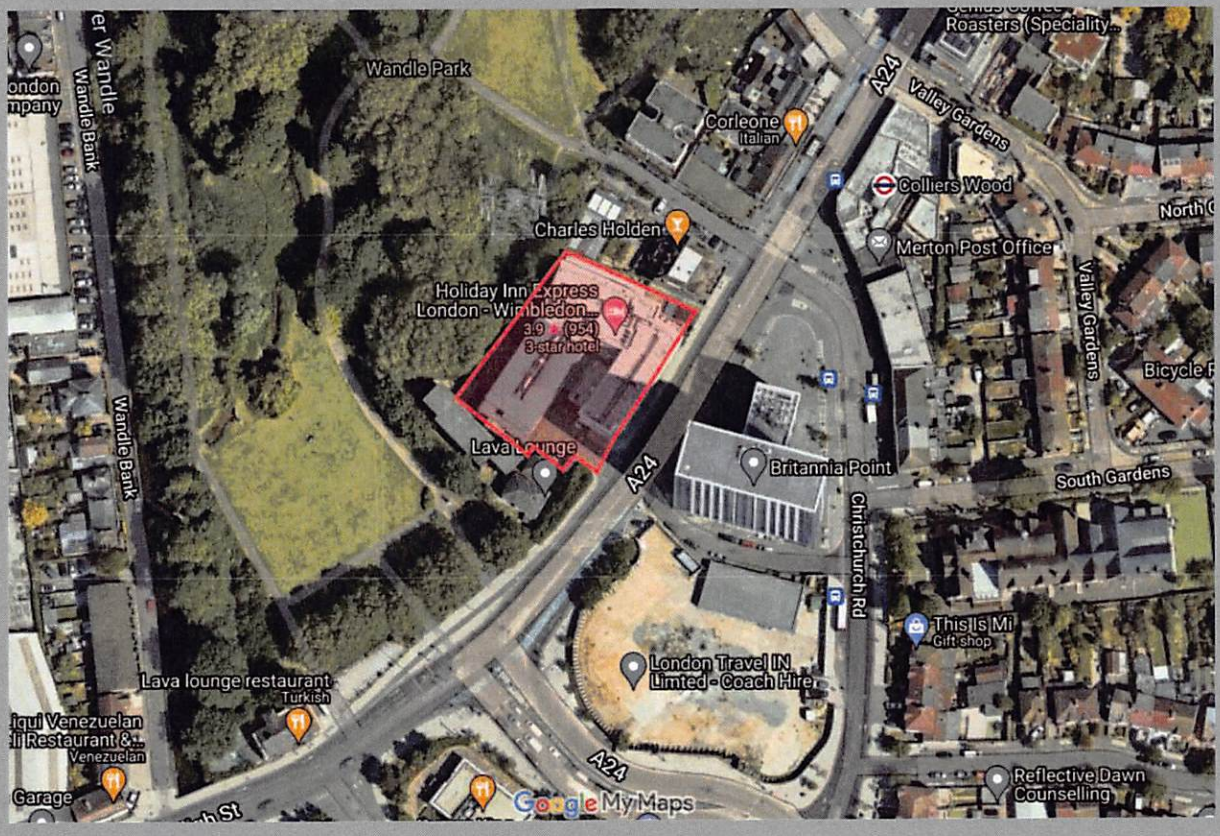
2.1 Site Location

The site is located at 200 High Street, Colliers Wood, London, SW19 2BH, within the administrative boundary of the London Borough of Merton. The site is bounded by the following key land uses:

- **North: Wandle Park**, which lies alongside the river Wandle and is of informal design with woodland and wetland features and biodiversity considerations, necessitating measures to protect ecological features from dust and noise emissions.
- **East: The Holden public house**, a well-frequented premises, meaning that construction activities must account for potential disruption to patrons and business operations.
- **South: The A24 (High Street Colliers Wood)**, a key transport corridor with high traffic volumes, requiring strict vehicle management plans to ensure safe and efficient construction access.
- **West: Millers Mead**, a residential apartment block, placing an emphasis on noise and dust mitigation measures to reduce impacts on local residents.

The immediate proximity of residential properties, businesses, and a public park necessitates a carefully managed construction approach that prioritises environmental controls, stakeholder communication, and construction logistics planning.

Figure 1 - Site Location



2.2 Environmental and Infrastructure Constraints

The location and context of the site introduce several challenges that must be addressed through effective construction and environmental management:

- **Traffic Management and Site Access:** The site benefits from good transport connectivity (PTAL 5), which must be carefully managed to minimise disruption during the construction phase. Colliers Wood Station (Northern Line) is approximately 100 metres east, providing frequent services into central London and surrounding areas. Several bus routes also operate along High Street Colliers Wood, serving Mitcham, Tooting, Wimbledon, and Morden, meaning construction vehicle movements must be coordinated to avoid peak public transport hours.

  The A24 (High Street Colliers Wood) is a busy thoroughfare, requiring strict access controls and scheduling for construction vehicle movements to prevent congestion and maintain pedestrian safety. The area includes pavements, pedestrian crossings, and cycle lanes, which must remain accessible, necessitating temporary diversion plans where required.

- **Air Quality Considerations:** The entire London Borough of Merton is a designated Air Quality Management Area (AQMA), requiring dust suppression measures in compliance with IAQM Construction Dust Guidance 2024.

- **Noise and Vibration Sensitivities:** The proximity of Millers Mead and The Holden public house means that construction noise and vibration must be actively managed and monitored, ensuring compliance with BS 5228:2009+A1:2014.

- **Ecological Considerations:** Wandle Park, located immediately north of the site, presents potential risks to local biodiversity, requiring protective measures against dust, pollution, and construction runoff.

- **Limited On-Site Storage:** The confined urban nature of the site limits storage space for materials and equipment, necessitating a ***"just-in-time"*** delivery approach to reduce congestion and improve efficiency.

In summary, the urban setting, transport constraints, and presence of sensitive receptors make environmental and construction management a key priority. This CEMP will ensure that all risks are assessed and mitigated, enabling the project to be delivered efficiently, safely, and in compliance with environmental best practices.

2.3 Description of Proposed Works

The proposed development involves a series of extension and reconfiguration works aimed at improving the hotel's capacity, functionality, and aesthetic appearance. These works will be undertaken within the existing site boundary, with no external expansion beyond the current footprint of the property.

The key elements of the proposed works include:

- **A Three-Storey Extension:** Located at the northeast corner of the building, this extension will provide additional guest accommodation and improve operational efficiency.
- **A Single-Storey Upward Extension:** A new level will be added to the existing structure to increase the number of guest rooms, requiring structural reinforcement and load-bearing assessments.
- **Internal Reconfiguration:** The existing reception, lobby, and dining areas will undergo refurbishment and redesign to enhance guest experience and operational flow.
- **Rooftop Development:** The creation of a new rooftop restaurant and bar, incorporating modern design elements and external seating areas.
- **Facade Enhancements:** The exterior of the building will be upgraded with new cladding, windows, and architectural finishes, improving both energy efficiency and visual appeal.
- **Service Area Modifications:** The existing plant rooms and back-of-house facilities will be reconfigured and expanded, ensuring seamless integration of new mechanical and electrical systems.

As no Principal Contractor has yet been appointed, the specific construction methods will be determined post-planning. However, it is anticipated that:

- Demolition and Enabling Works will be limited as the majority of works focus on extensions and internal reconfigurations.
- Steel and Concrete Structural Works will be employed for the new extensions and rooftop development.
- Pre-Fabrication Methods may be explored to reduce on-site work duration and associated environmental impacts.
- Careful Phasing of Works will be required to allow sections of the hotel to remain operational during construction.
- Noise, Dust, and Vibration Controls will be implemented in accordance with BS 5228:2009+A1:2014 and IAQM Construction Dust Guidance 2024 to mitigate disturbances to nearby residents and businesses.

Due to the site's constrained urban location, the following temporary arrangements will be necessary:

- Temporary Hoardings and Safety Barriers will be installed to secure the construction zone and protect the public.
- Designated Site Access Points for construction vehicles and personnel will be carefully coordinated to minimise disruption to pedestrian and road traffic along the A24.

- Off-Site Material Storage and "Just-in-Time" Deliveries will be considered to optimise space management within the limited site footprint.
- Waste Management and Recycling Areas will be established in accordance with Merton Council's Waste Management Guidance to facilitate efficient disposal and material reuse.

2.4 Construction Programme and Working Hours

As no Principal Contractor has yet been appointed, the detailed construction programme is not yet finalised. However, the works will follow a structured phased approach to ensure that disruption is minimised, environmental impacts are managed effectively, and site constraints are appropriately addressed.

Although the exact sequencing of activities will be determined at a later stage, the construction programme is expected to follow these broad phases:

Table 1 - Indicative Construction Phasing

Phase	Description of works
Pre-Construction and Site Preparation	Installation of site hoarding, signage, and welfare facilities. Implementation of early environmental controls (e.g., dust suppression measures, drainage protection). Establishment of temporary access routes for construction traffic. Coordination with relevant stakeholders, including Merton Council and local businesses.
Demolition and Enabling Works	Minimal demolition, primarily related to internal reconfigurations and structural alterations. Removal of obsolete plant and equipment to facilitate new mechanical and electrical installations. Structural assessments to prepare for the upward extension and rooftop development.
Structural Works and Superstructure Construction	Foundations and load-bearing enhancements where required. Erection of steel and reinforced concrete structures for the three-storey extension and rooftop addition. Installation of new cladding, fenestration, and external finishes.
Internal Fit-Out and Mechanical & Electrical Installations	Internal reconfigurations within the existing hotel. Installation of new HVAC systems, electrical wiring, and plumbing. Fit-out of guest rooms, restaurant areas, and communal spaces.
Final Works, Testing, and Commissioning	Removal of temporary site arrangements and restoration of affected areas.

	Installation of landscaping and external finishes. Final commissioning of new mechanical, electrical, and safety systems. Compliance checks and sign-offs in preparation for handover and operational use.

In line with Merton Council's standard construction hours, the following working schedule will be adhered to unless specific exemptions are granted:

- Monday to Friday – 08:00 to 18:00
- Saturday – 08:00 to 13:00
- No work on Sundays or Bank Holidays

Given the proximity of sensitive receptors, including Millers Mead residential apartments, The Holden public house, and Wandle Park, the following working restrictions and mitigation measures will be considered:

- Noisy operations will be scheduled during mid-morning and early afternoon to minimise disruption.
- Deliveries and large vehicle movements will be carefully scheduled to avoid peak traffic periods on the A24 High Street Colliers Wood.
- Continuous monitoring of noise, dust, and vibration will be implemented to ensure compliance with BS 5228:2009+A1:2014 and IAQM Construction Dust Guidance 2024.

Where necessary, additional liaison with local residents and businesses will be undertaken to address concerns and provide updates on construction schedules.

As this CEMP is a live document, it will be updated post-planning to reflect the appointment of a Principal Contractor and any revisions to the construction programme.

3. Environmental Management Measures

3.1 Air Quality and Dust Control

Construction activities have the potential to generate airborne dust and emissions, which can negatively impact local air quality and cause nuisance to nearby residential, commercial, and ecological receptors. Given that the site is located within the London Borough of Merton's Air Quality Management Area (AQMA), stringent dust suppression and emissions control measures will be implemented in line with IAQM Construction Dust Guidance (2024) and other relevant best practices.

During construction, dust and pollutants may arise from various activities, including demolition and excavation, vehicle movements, materials handling, and the operation of construction plant and non-road mobile machinery (NRMM). Dust from exposed materials and soil, along with emissions from heavy vehicles, can contribute to increased levels of particulate matter (PM10 and PM2.5) and nitrogen oxides (NOx). The movement of construction traffic may also lead to track-out of dust onto the surrounding road network, further impacting air quality if not properly managed.

Dust Risk Assessment and Management

A dust risk assessment will be undertaken in accordance with IAQM Construction Dust Guidance (2024). The assessment will consider factors such as the scale and nature of construction activities, the proximity of sensitive receptors including Millers Mead residential apartments, The Holden public house, and Wandle Park, as well as meteorological conditions such as prevailing wind direction and speed. The outcome of this assessment will inform the level of mitigation required to minimise dust emissions and maintain air quality within acceptable limits.

Mitigation Measures

To prevent excessive dust generation, a Dust Management Plan (DMP) will be developed by the Principal Contractor, detailing preventative and reactive measures. A designated site manager will oversee dust control, ensuring that mitigation strategies are actively implemented and that any exceedances are addressed promptly. Daily visual inspections will be carried out to assess dust levels, particularly in high-risk areas, and any issues will be rectified immediately.

Exposed surfaces, stockpiles, and haul roads will be regularly dampened, especially during dry or windy conditions, to suppress airborne dust. To prevent track-out onto the public highway, wheel-washing facilities will be installed at site exits, supported by the use of rumble strips where required. Non-toxic dust suppressants may also be applied to heavily trafficked areas to further reduce emissions.

Materials that have the potential to generate dust, such as sand, cement, and aggregates, will be stored in covered or sealed containers to prevent wind dispersal. When loading or unloading these materials, drop heights will be minimised to reduce dust plumes. Stockpiling of materials on-site will be kept to a minimum, with any necessary stockpiles being sheeted, dampened, or stabilised using vegetation where practical.

Emissions from construction vehicles and machinery will be managed through strict compliance with the GLA's Non-Road Mobile Machinery (NRMM) Low Emission Zone requirements. All construction vehicles and equipment will be required to meet the necessary emissions standards. Engine idling will be prohibited, and all vehicles and machinery will be turned off when not in use. Where feasible, electric or hybrid plant and machinery will be prioritised over traditional diesel-powered equipment. Construction deliveries will be carefully scheduled to avoid peak congestion periods, minimising queuing and unnecessary emissions.

Monitoring and Compliance

Air quality monitoring stations will be installed at strategic locations around the site to continuously measure PM10 and PM2.5 concentrations. If dust levels exceed pre-determined action thresholds, additional suppression measures will be implemented immediately. Regular reports will be submitted to Merton Council, summarising compliance with air quality standards, detailing mitigation actions undertaken, and highlighting any required adjustments to site operations.

A complaints log will be maintained, recording any dust-related concerns raised by the public. Each complaint will be investigated, with appropriate corrective actions taken to address the issue. Periodic site audits will be conducted to ensure that dust control measures remain effective and that any necessary improvements are implemented without delay.

In summary, managing dust and air quality is a critical aspect of the construction process, particularly given the site's location within an AQMA and the proximity of sensitive receptors. A proactive and adaptive approach will be adopted, with real-time monitoring, stringent mitigation measures, and responsive management strategies ensuring that air quality impacts are minimised throughout the duration of construction. The site team will remain committed to compliance with IAQM, GLA, and local authority requirements, ensuring that construction activities do not contribute to any significant deterioration in local air quality.

3.2 Noise and Vibration Management

Construction activities can generate significant noise and vibration. Given the location of the site and its proximity to sensitive receptors such as residential properties, businesses, and public spaces, careful planning and mitigation measures will be necessary to ensure compliance with noise and vibration limits and to minimise disruption to the surrounding community.

Noise emissions and vibration may result from various sources, including demolition, excavation, piling, and the operation of heavy machinery. If not properly controlled, excessive noise and vibration can lead to disturbances, potential structural impacts on adjacent buildings, and complaints from local residents and businesses.

To mitigate these impacts, noise and vibration management measures will be implemented in accordance with BS 5228-1:2009+A1:2014 (Code of Practice for Noise and Vibration Control on Construction and Open Sites). Compliance with this standard will ensure that best practices are followed to reduce noise emissions and manage vibration levels effectively.

Noise Control Measures

A Noise and Vibration Management Plan will be developed by the Principal Contractor, outlining the specific mitigation strategies to be adopted throughout the construction period. Site activities will be carefully scheduled to minimise noisy operations during particularly sensitive times of the day. Construction works will adhere to the permitted working hours of 08:00 to 18:00 Monday to Friday and 08:00 to 13:00 on Saturdays, with no works taking place on Sundays or bank holidays unless specific approval is granted by Merton Council.

Where possible, quieter construction methods will be prioritised, and all machinery will be fitted with appropriate silencers or noise-dampening equipment. The use of barriers and acoustic screens around high-noise activities will be considered, particularly where works are taking place near residential buildings or commercial premises. Regular maintenance of construction plant and equipment will be carried out to ensure that all machinery operates at optimal efficiency and does not generate excessive noise due to mechanical faults.

Communication with local stakeholders will play an important role in managing noise-related concerns. Prior notice will be given to nearby residents and businesses ahead of any particularly disruptive works, ensuring that they are informed and prepared for temporary noise disturbances. A dedicated point of contact will be established to receive and address noise-related complaints, and corrective actions will be taken where necessary to mitigate any issues that arise.

Vibration Control Measures

Certain construction activities, such as piling and heavy compaction, have the potential to generate vibration that could affect nearby structures. A pre-construction survey may be undertaken to assess the condition of adjacent buildings and identify any structures that could be particularly sensitive to vibration. Where vibration-intensive works are required, they will be scheduled during appropriate time periods and monitored to ensure that levels remain within acceptable limits.

Where necessary, alternative construction techniques will be explored to minimise vibration impacts. Non-percussive piling methods may be considered where feasible, and temporary buffers or dampers may be used to reduce vibration transmission to surrounding properties. If vibration levels exceed recommended thresholds, work will be temporarily halted, and mitigation measures will be reviewed and adjusted accordingly.

Monitoring and Compliance

Noise and vibration monitoring will be carried out at strategic locations around the site to ensure compliance with agreed limits. This will involve periodic measurements of noise levels, as well as continuous vibration monitoring where high-impact activities are taking place. If monitoring indicates that noise or vibration levels are exceeding acceptable thresholds, additional mitigation measures will be introduced immediately.

Reports detailing noise and vibration levels, as well as any mitigation actions taken, will be submitted to Merton Council at agreed intervals. Complaints and concerns raised by local stakeholders will be recorded, investigated, and addressed promptly to maintain good community relations and ensure adherence to best practice standards.

In summary, managing noise and vibration will be a key priority throughout the construction process. By implementing best practice controls, ensuring compliance with relevant legislation, and maintaining an open dialogue with the local community, the project will aim to minimise noise and vibration impacts while delivering the necessary construction works efficiently and responsibly. Monitoring and adaptive management will be integral to ensuring that noise and vibration levels remain within acceptable limits, and any issues that arise will be addressed swiftly to mitigate disruption to the surrounding area.

3.3 Water Management and Pollution Prevention

Construction activities can pose significant risks to local watercourses, groundwater, and drainage systems through surface water runoff, accidental spills, and improper waste disposal. Given the proximity of the site to Wandle Park and the River Wandle, robust water management measures will be implemented to ensure that construction does not result in water contamination, flooding, or disruption to local drainage infrastructure.

The primary concerns related to water management during construction include soil erosion, sedimentation, potential contamination from fuel and chemical spills, and interference with existing drainage systems. Without appropriate mitigation, pollutants such as oil, fuel, concrete washout, silt, and construction debris could enter nearby watercourses, posing risks to aquatic ecosystems and breaching regulatory requirements.

This section outlines the measures that will be taken to prevent water pollution, manage surface water runoff, and comply with relevant legislation, including the Environmental Protection Act 1990, the Water Resources Act 1991, and the Control of Pollution (Oil Storage) Regulations 2001.

Surface Water Management

A site-specific Surface Water Management Plan will be established by the Principal Contractor to control runoff from construction areas and prevent sedimentation in local drains and watercourses. Temporary drainage systems, including silt traps, bunds, and sediment basins, will be installed where necessary to capture and filter runoff before it leaves the site. Regular inspections and maintenance of these control measures will be carried out to ensure continued effectiveness.

Concrete and cement-based materials pose a particular risk to water quality due to their high alkalinity and potential for contamination. To mitigate this risk, all concrete washout areas will be designated and lined to prevent leachate from infiltrating the ground or reaching surface water systems. These washout areas will be monitored and maintained regularly, with waste material disposed of in accordance with environmental guidelines.

Pollution Prevention and Spill Control

All fuel, oils, and chemicals used on-site will be stored in bunded containers or designated storage areas, ensuring compliance with the Control of Pollution (Oil Storage) Regulations 2001. These storage areas will be located away from drainage channels and watercourses to prevent contamination in the event of a spill. Refuelling of machinery and vehicles will take place in controlled areas, using spill kits and containment measures to mitigate accidental leaks.

Emergency spill response procedures will be in place to address any accidental discharges of hazardous substances. Spill kits will be positioned strategically across the site, and site personnel will be trained in their proper use. Any spills will be immediately reported, contained, and cleaned up, with records maintained for compliance and audit purposes.

Where necessary, impermeable membranes or geotextiles will be deployed to protect underlying soils and groundwater from contamination during excavation and construction activities. Temporary containment measures, such as bunds and drip trays, will be used when handling high-risk materials, reducing the potential for pollutants to enter the surrounding environment.

Drainage and Flood Risk Management

To prevent construction activities from compromising existing drainage infrastructure, all connections to public drainage systems will be monitored and protected throughout the project. If temporary diversions or modifications to drainage routes are required, appropriate permissions will be obtained, and measures will be put in place to ensure continued functionality.

Flood risk assessments will be reviewed periodically, particularly during periods of heavy rainfall, to ensure that construction does not contribute to localised flooding. Where necessary, temporary pumping stations or drainage channels may be used to redirect excess water safely away from the site.

The use of Sustainable Drainage Systems (SuDS) will be encouraged where feasible to reduce surface water runoff and enhance water management efficiency. Where space permits, measures such as permeable surfaces, swales, and retention basins may be introduced to improve water infiltration and reduce reliance on conventional drainage networks.

Monitoring and Compliance

Routine inspections of pollution prevention measures will be undertaken to ensure compliance with best practices and regulatory requirements. Any identified risks or failures will be rectified immediately, with adjustments made to improve water management strategies as needed.

Regular water quality monitoring may be conducted to assess potential contamination risks and verify that construction activities are not negatively impacting local watercourses. Reports detailing these findings will be maintained and submitted to regulatory authorities if required.

In summary, effective water management and pollution prevention are critical to ensuring that construction activities do not adversely affect local watercourses, drainage systems, or groundwater quality. By implementing proactive surface water controls, spill prevention measures, and flood risk management strategies, the project will minimise the risk of pollution while maintaining compliance with environmental legislation and best practice standards. A structured monitoring programme will ensure that mitigation measures remain effective throughout the construction period, with adjustments made as necessary to respond to evolving site conditions.

3.4 Biodiversity Protection

The construction site is located in proximity to Wandle Park, an established green space that provides habitat for local wildlife and contributes to the ecological value of the area. Construction activities have the potential to disturb or damage habitats, displace species, and impact vegetation, particularly through increased noise, dust, vibration, pollution, and surface runoff.
A proactive approach will be taken to ensure that construction works do not result in significant ecological harm, aligning with relevant legislation such as the Wildlife and Countryside Act 1981, the Conservation of Habitats and Species Regulations 2017, and the Environment Act 2021. Measures will be implemented to mitigate risks, protect biodiversity, and ensure compliance with best practices in ecological conservation.

Ecological Considerations and Potential Impacts

The adjacent Wandle Park and nearby green corridors provide habitat for birds, bats, and invertebrates, and may contain protected species. Noise, artificial lighting, and dust emissions from construction could disrupt foraging and nesting behaviour, while accidental pollution from surface runoff could degrade local water quality and harm aquatic life in the River Wandle.

Tree roots and vegetation within or near the site may also be at risk from trampling, soil compaction, or accidental damage during excavation and material storage. Given these sensitivities, a robust biodiversity protection strategy will be followed throughout the construction phase.

Habitat and Wildlife Protection Measures

Pre-construction ecological surveys will be undertaken to identify any habitats or species requiring specific mitigation measures. If necessary, an Ecological Clerk of Works (ECoW) will be appointed to oversee sensitive operations and ensure compliance with biodiversity protection measures.

To minimise the risk of disturbing nesting birds, any necessary vegetation clearance will be scheduled outside of the bird nesting season (March to August). If clearance is required during this period, a qualified ecologist will conduct nesting bird checks, and appropriate exclusion zones will be established where active nests are found.

Where there is potential for bat roosting habitats in nearby trees or buildings, further surveys will be conducted, and mitigation measures such as temporary bat boxes or alternative roosting structures may be introduced in consultation with the local planning authority.

Tree and Vegetation Protection Measures

Where appropriate, protective barriers will be installed around existing trees and vegetation in accordance with BS 5837:2012 (Trees in Relation to Design, Demolition, and Construction). These barriers will ensure that tree roots are not compacted or disturbed during site activities, preserving their structural integrity and ecological function.

Construction materials and machinery will be kept away from tree root zones, and soil compaction will be minimised by restricting heavy vehicle movements to designated access routes. Where tree pruning is required, this will be carried out under the supervision of a qualified arboriculturist to ensure that canopy reduction or branch removal does not harm the tree's long-term health.

Lighting and Noise Management Measures

Artificial lighting will be controlled to prevent light spill onto ecologically sensitive areas, particularly in the evenings when bats and other nocturnal species may be active. Shielded, downward-facing lighting will be used, and light intensity will be minimised where possible.

Construction noise will be carefully managed in accordance with BS 5228:2009+A1:2014, with particularly loud activities scheduled away from sensitive periods such as dawn and dusk, when wildlife activity is highest.

Monitoring and Compliance

Regular site inspections will be conducted to ensure that biodiversity protection measures remain effective and that any issues are promptly addressed. Where necessary, ongoing ecological assessments will be carried out to determine whether additional mitigation is required.

A record of any wildlife sightings, environmental incidents, or corrective actions taken will be maintained and made available to regulatory authorities if required. Collaboration with local conservation groups or environmental stakeholders may also be explored to enhance ecological outcomes.

In summary, a precautionary and proactive approach to biodiversity protection will be adopted throughout the construction phase. By implementing habitat protection strategies, pollution control measures, tree safeguarding protocols, and ecological monitoring, the project will minimise its impact on local wildlife and contribute to the broader objectives of environmental sustainability and ecological conservation.

3.5 Waste and Materials Management

Effective waste and materials management is essential to ensure that construction activities at the site are carried out sustainably, in compliance with regulatory requirements, and with minimal environmental impact. The site is subject to Merton Council's Waste Management Guidance, and all waste-related activities will align with the principles set out in the Waste (England and Wales) Regulations 2011, which mandate adherence to the waste hierarchy of preventing, reusing, recycling, recovering, and disposing of materials responsibly.

Given the constrained nature of the site, a structured Site Waste Management Plan (SWMP) will be implemented by the Principal Contractor (once appointed) to optimise material use, minimise waste

generation, and ensure efficient segregation and disposal of construction debris. The SWMP will be developed in accordance with best practice standards and updated throughout the construction process to reflect project-specific requirements.

Waste Management Strategy

Waste generated during construction will primarily consist of demolition debris, packaging materials, surplus construction materials, and general site waste. To ensure efficient handling and disposal, waste will be segregated at the source into designated waste streams, including inert, non-hazardous, and hazardous materials.

Materials such as concrete, bricks, metal, timber, and plasterboard will be sorted and, where possible, reused or recycled to reduce landfill disposal. Waste contractors will be appointed to manage the collection and processing of recyclable materials, ensuring that they are directed to appropriate recovery facilities. Any non-recyclable waste will be disposed of in licensed waste management sites, with full documentation maintained for compliance purposes.

To prevent excess waste generation, a "just-in-time" delivery approach will be adopted, ensuring that materials are ordered and delivered only as required. This will help to reduce on-site storage needs, limit material damage, and lower disposal volumes. Where feasible, prefabricated components may be used to minimise offcuts and construction waste.

Hazardous Waste Handling

Certain construction activities may produce hazardous waste, including asbestos-containing materials, contaminated soils, paints, adhesives, solvents, and fuel residues. These materials will be stored separately in clearly marked and secure containers, preventing cross-contamination with non-hazardous waste streams.

Licensed hazardous waste contractors will be engaged to ensure that such materials are handled, transported, and disposed of in compliance with the Hazardous Waste Regulations 2005. All hazardous waste movements will be recorded, with consignment notes retained for regulatory reporting and audit purposes.

On-Site Materials Management

To enhance sustainability and reduce the environmental footprint of the development, opportunities for reusing excavated materials, salvaging existing fixtures, and incorporating recycled content into new construction elements will be explored. Any excavated soil that meets suitability criteria for reuse will be retained for backfilling or landscaping purposes, reducing the need for off-site disposal.

Where possible, suppliers will be selected based on their commitment to providing sustainable and responsibly sourced materials, including those with FSC certification for timber and recycled aggregates. A preference will be given to materials with low embodied carbon to align with sustainable construction best practices.

Site Logistics and Waste Storage

Designated waste storage areas will be established within the site, ensuring clear separation of recyclable, non-recyclable, and hazardous materials. These areas will be regularly monitored and maintained to prevent overflow, contamination, or unauthorised disposal.

All waste containers and skips will be securely covered to prevent wind dispersal of debris and unauthorised use, particularly in an urban environment where public access may be a consideration. Regular site inspections will be conducted to ensure that waste is correctly segregated, and any issues will be rectified promptly.

Monitoring and Compliance

A waste tracking system will be implemented to record volumes, types, and disposal routes of waste materials, ensuring full traceability and compliance with regulatory requirements. Regular waste audits will be conducted to assess performance against waste reduction targets, with findings reviewed to identify areas for improvement.

Engagement with the construction workforce will play a key role in ensuring adherence to waste management procedures. Toolbox talks and on-site training sessions will be carried out to educate personnel on best practices for segregation, handling, and minimisation of waste.

In summary, a structured and proactive approach to waste and materials management will be adopted throughout the construction phase, ensuring compliance with regulatory requirements and adherence to the waste hierarchy. By implementing efficient waste segregation, responsible disposal, and material reuse strategies, the project will contribute to sustainable construction goals while minimising environmental impact. Continuous monitoring, training, and adaptive management will ensure that waste reduction measures remain effective and are refined as the project progresses.

3.6 Traffic and Logistics Management

Managing construction traffic and site logistics is critical to ensuring that the project at the site is carried out safely and efficiently while minimising disruption to the surrounding road network, local businesses, and pedestrians. Given the site's location on the A24 High Street Colliers Wood, a major arterial route with high traffic volumes and pedestrian activity, careful planning will be required to coordinate deliveries, vehicle movements, and site access.

The construction phase will introduce additional vehicle movements, including delivery trucks, construction plant, and site personnel transport, which must be managed in accordance with Merton Council's transport policies and best practices outlined in the Construction Logistics and Community Safety (CLOCS) Standard. Compliance with these measures will help mitigate risks associated with congestion, road safety, and air quality impacts.

Site Access and Vehicle Movements

Construction access to the site will be carefully planned to minimise conflict with pedestrian routes, public transport, and general traffic flows along the A24. A designated site access point will be established for construction vehicles, with clear signage to direct deliveries and prevent unauthorised access.

Vehicle movements will be scheduled outside of peak hours, where possible, to reduce pressure on the local road network. Deliveries will be pre-booked and coordinated to prevent vehicles queuing on surrounding streets, with waiting areas identified where required. The site team will engage with TfL and Merton Council to ensure that construction traffic does not interfere with bus services or cycle lanes in the vicinity.

All construction vehicles will follow designated routes to and from the site, avoiding unnecessary travel through residential streets and reducing the risk of congestion. Routes will be communicated to drivers, suppliers, and subcontractors, ensuring compliance with agreed traffic management measures.

Pedestrian and Cyclist Safety

Given the levels of pedestrian and cyclist activity along High Street Colliers Wood, ensuring safety around the construction site is a key priority. Temporary diversions or alternative crossing points will be considered where construction activities may obstruct footpaths or cycle lanes. Clearly marked pedestrian walkways and safety barriers will be installed where necessary to guide the public safely around the site perimeter.

Vehicle marshals will be deployed at access points to manage vehicle movements and assist pedestrians where necessary. To further improve safety, all site vehicles will comply with the FORS (Fleet Operator Recognition Scheme) standards, ensuring that side guards, proximity sensors, and high-visibility signage are in place to protect vulnerable road users.

Delivery and Material Storage Strategy

Due to the limited on-site storage capacity, a "just-in-time" delivery system will be implemented to ensure that materials arrive only as required, reducing congestion and preventing on-site clutter. Delivery coordination will include prioritisation of off-peak hours, where possible, to alleviate traffic pressures during busy periods.

Materials will be offloaded within the designated site boundary, avoiding obstruction of public footways or carriageways. Where temporary road or footpath closures are necessary, advance notice will be provided to local businesses and residents, ensuring minimal disruption.

Waste removal and recycling collections will be scheduled efficiently to coincide with other vehicle movements, further reducing traffic impact. Construction plant and machinery will be positioned strategically on-site to limit unnecessary movements and streamline logistical operations.

Traffic and Environmental Impact Mitigation

To minimise the environmental impact of construction logistics, all site vehicles will adhere to low-emission standards, in line with the London Ultra Low Emission Zone (ULEZ) and Non-Road Mobile Machinery (NRMM) Low Emission Zone requirements.

Idling of vehicles will be prohibited, and contractors will be encouraged to use low-emission or electric vehicles where feasible. Measures such as wheel-washing facilities and dust suppression techniques will be in place to prevent dirt and debris from being tracked onto the public highway.

Regular engagement with local stakeholders, transport authorities, and emergency services will ensure that any necessary adjustments to the traffic management plan are made proactively. Complaints and feedback from the public regarding construction traffic will be logged, reviewed, and addressed accordingly.

Monitoring and Compliance

A Traffic Management Plan (TMP) will be developed by the Principal Contractor (once appointed) and regularly reviewed to ensure that all construction traffic adheres to planned routes, scheduled timings, and safety measures. On-site personnel will conduct routine traffic assessments, monitoring congestion levels, vehicle compliance, and potential hazards.

Periodic audits will be carried out to assess adherence to CLOCS and FORS standards, ensuring that vehicles and drivers meet the necessary safety and environmental performance criteria. Any identified

issues will be addressed through corrective actions, including additional driver training or revisions to delivery scheduling.

In summary, a structured approach to traffic and logistics management will be implemented throughout the construction phase, ensuring that vehicle movements are controlled, efficient, and safe. By adhering to best practices in traffic planning, pedestrian safety, and environmental impact mitigation, the project will minimise disruption while maintaining compliance with local transport policies and industry standards. Continuous monitoring and engagement with stakeholders will allow for proactive adjustments, ensuring that construction activities integrate smoothly with the surrounding urban environment.

4. Summary and Conclusions

The Construction Environmental Management Plan (CEMP) for the Holiday Inn Express, Colliers Wood establishes a structured framework for managing environmental impacts associated with the construction phase. The plan ensures that activities are conducted in compliance with regulatory requirements, best practice standards, and local authority guidance, while minimising disruption to the surrounding community and environment.

Each environmental aspect identified in this document has been assessed and addressed with targeted mitigation measures. These include air quality and dust control, noise and vibration management, water pollution prevention, biodiversity protection, waste and materials handling, and traffic and logistics coordination. In addition to these specific controls, the project will maintain an overarching commitment to monitoring, compliance, and continuous improvement.

Monitoring and Compliance Summary

Environmental monitoring will be integrated into all phases of construction to ensure that mitigation measures remain effective and that compliance with regulatory standards is maintained. Key monitoring commitments include:

- Air quality monitoring, with real-time assessment of PM10 and PM2.5 concentrations, ensuring compliance with IAQM Construction Dust Guidance 2024 and local air quality standards.
- Noise and vibration monitoring, ensuring that construction activities adhere to the thresholds outlined in BS 5228-1:2009+A1:2014, with proactive adjustments made if levels exceed acceptable limits.
- Surface water and pollution monitoring, with regular inspections of drainage systems, silt traps, and spill control measures to prevent contamination of local watercourses.
- Biodiversity and ecological assessments, including pre-construction surveys and periodic site inspections to ensure protection of trees, vegetation, and nearby wildlife habitats.
- Waste tracking and segregation audits, ensuring that construction waste is handled in line with the Waste (England and Wales) Regulations 2011, with records maintained for compliance reporting.
- Traffic management monitoring, including vehicle movement logs and on-site inspections to ensure that construction logistics remain aligned with the approved Construction Traffic Management Plan (CTMP).
- Regular environmental audits will be conducted throughout the project, with findings documented and corrective actions implemented as necessary. Any incidents, exceedances, or complaints will be investigated promptly, with remedial measures taken to prevent recurrence.

The construction team will adopt a proactive approach to environmental management, ensuring that any evolving site constraints or regulatory updates are incorporated into the CEMP as needed. By maintaining open communication with Merton Council, local businesses, and residents, the project will remain responsive to community concerns while ensuring compliance with all planning conditions and environmental obligations.

Upon completion of construction, a final review of environmental performance will be undertaken to evaluate the effectiveness of implemented measures and identify any lessons learned. This

commitment to best practice and continuous improvement will ensure that the project sets a high standard for environmentally responsible construction.

The measures set out in this CEMP will provide a robust and adaptable environmental management framework, supporting the successful delivery of the Holiday Inn Express extension while safeguarding the local environment. Through stringent mitigation, structured monitoring, and compliance assurance, the project will achieve its objectives in a sustainable, efficient, and responsible manner.