



Demolition Environmental Management Plan

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2	Environmental Incident and Accident Emergency Plan	4.0
3	Site Waste Management Plan	1.0
6	Anti-idling Policy	2.0
7	GPP 5 - Works and Maintenance in or Near Water	N/A
8	Communications Log	1.0
9	Toolbox Talks	N/A
10	Toolbox Talk Training Record	3.0
11	Site Induction	N/A
12	Emergency Response Investigation and Feedback Record	3.0
13	Record and Tracker of Consents, Licenses & Agreements	1.0
14	Daily Housekeeping Schedule	1.0
15	DEMP Environmental Compliance Audit	Check
16	Emergency Spill Response Plan	1.0
17	Daily Plant/Machinery Tick Sheets	N/A

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1. Introduction

1.1. General

This Demolition Environmental Management Plan (DEMP) has been prepared to support the discharge of planning conditions associated with the demolition of the Southern Port Office Building and associated Annex at the Port of Newport, South Wales. The document replaces and supersedes the previously prepared Demolition Environmental Management Plan (DEMP) and has been specifically rewritten to address demolition activities.

1.2. The Contractor

The purpose of this DEMP is to identify, manage, and control environmental risks arising from demolition works and associated site clearance activities, ensuring compliance with:

- Planning conditions
- Natural Resources Wales (NRW) requirements
- Associated British Ports (ABP) environmental and operational standards
- Relevant environmental legislation and guidance, including the Guidelines for Pollution Prevention (GPP), with particular reference to GPP5 – Works and Maintenance in or Near Water (Appendix 7).

1.3. Contractor Responsibility

The Contractor will be responsible for safeguarding the environment and for mitigating the effects of the demolition works (the 'works') by implementing the general environmental requirements of the DEMP. The Contractor will continually review and update the DEMP and incorporate it into the company's Quality Management System (QMS) and/or Environmental Management System (EMS).

1.4. Purpose and Content

The purpose of this DEMP is to present how demolition of the project will avoid, minimise or mitigate effects of the Proposed Scheme on the environment of the site and surrounding area, as well as:

- Highlight stakeholder requirements.
- Ensure the Proposed Scheme is compliant with current environmental legislation.
- Describe any site-specific environmental consents required.

This DEMP addresses the demolition activities and associated mitigations of risk of the Proposed Scheme on a phased demolition basis.

1.5. Regulatory Framework

This DEMP has been compiled with consideration given to the following environmental legislations.

Table 4: Regulatory Framework

Environmental Factor	Status/Legal Protections
Wildlife Sites, e.g., SSSI's	The Wildlife and Countryside Act 1981 (Amendment) (Wales) Regulations 2004
	Environment (Wales) Act 2016
	Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019
	The Hedgerow Regulations 1997
	Countryside Rights of Way (CROW) Act (2000)
European Protected Species: e.g., Bats & Dormice,	Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019
Other Protected Species: e.g., Nesting Birds, Reptiles & Badgers	The Wildlife and Countryside Act 1981 (Amendment) (Wales) Regulations 2004
	Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019
	Protection of Badgers Act 1992
Invasive Plant Species	Wildlife and Countryside Act 1981 (Schedule 9) <i>It is an offence to cause the spread of Japanese Knotweed or Giant Hogweed</i>
Fuel Storage and Handling	The Water Resources (Control of Pollution) (Oil Storage) (Wales) Regulations 2016 <i>Applicable to storage of fuels outside in containers with a capacity greater than 200 litres.</i>
Air	Air Quality (Amendment of Domestic Regulations) (EU Exit) Regulations 2019 (SI 2019 74)
	Air Quality (Wales) Regulations 2000; Air Quality (Wales) (Amendment) Regulations 2002; Air Quality (Wales) Standards Regulations 2010.
Noise	Environmental Noise (Wales) Regulations 2006; as amended by the Environmental Noise (Wales)(Amendment) Regulations 2009
	Noise Insulation Regulations 1975 (as amended).
Waste	Environmental Protection Act 1990
	Hazardous Waste (England and Wales) Regulations 2005
	The Waste (England and Wales) Regulations 2011 (as amended)
	EU Revised Waste Framework Directive (2008/98/EC)
	The Environmental Permitting (England and Wales) Regulations 2016 (SI 2016/1154)
	EU Landfill Directive (1993/31/EC), as amended by the EU Directive (2003/33/EC)
	EU Regulation 1272/2008 on classification, labelling and packaging of substances and mixtures (including revisions)
	Clean Neighbourhoods and Environment Act 2005

	Waste Electrical and Electronic Equipment (WEEE) Regulations 2013 (SI 2013/3113)
	The Waste (Circular Economy) (Amendment) Regulations 2020
	Waste Management, The Duty of Care Code of Practice (2016 update)
	<i>Workplace Recycling Regulations</i>
	The Waste Separation Requirements (Wales) Regulations 2023 The Prohibition on the Incineration, or the Deposit in Landfill, of Specified Waste (Wales) Regulations 2023 The Prohibition on Disposal of Food Waste to Sewer (Civil Sanctions) (Wales) Order 2023
Water	Water Resources Act 1991 <i>It is an offence to pollute any controlled waters</i>
	The Water Environment (Water Framework Directive) (England and Wales) Regulations 2017
	Environmental Quality Standards Directive (2008/105/EC), amended by Directive 2013/39/EU
	Groundwater Directive (2006/118/EC)
	Flood Risk Regulations 2009 (2009/3042). Flood Risk (Amendment) (Wales) Regulations 2011
	The Flood and Water Management Act 2010
	The Water Resources (Environmental Impact Assessment) (England and Wales) Regulations 2006
	Water Act 2003 and Water Act 2014
	Water Framework Directive (Standards and Classification) Directions (England and Wales) 2015
	Water Industry Act 1991 (Amendment) (England and Wales) Regulations 2009
	Land Drainage Act 1991 and 1994
	Antipollution Works Regulations 1999
Environmental Incidents/Contaminated Land	Water Resources Act 1991
	The Control of Pollution Act 1974 (As amended)
	Contaminated Land (Wales) (Amendment) Regulations 2012
	Environmental Damage (Prevention and Remediation) (Wales) Regulations 2009; Environmental Damage (Prevention and Remediation) (Amendment) (Wales) Regulations 2015
	Environmental Protection Act 1990
Environmental Targets	The Environment Act 2021
Miscellaneous	Salmon and Freshwater Fisheries Act 1975

	The Eels (England and Wales) Regulations 2009
	The Environment (Miscellaneous Amendments) (EU Exit) Regulations 2020
	Ancient Monuments and Archaeological Areas Act 1979
	Planning (Listed Building and Conservation Area) Act 1990
	Climate Change Act 2008
	Highways Act 1980

2. Background of the Proposed Scheme

2.1. Scheme Location and Description

The site comprises the Southern end of the Port Office building and the adjacent Annex, located at the Port of Newport, South Wales. The site is situated within a live operational dock environment, with ongoing port activities including vehicle movements, plant operations, and marine-related logistics taking place in close proximity throughout the duration of the works.

The surrounding land is owned and operated by Associated British Ports and is used for the import and export of cargo. The environmental sensitivity of the site is heightened due to its proximity to dock waters and surface drainage infrastructure which ultimately discharges to the marine environment.

3. Site Location, Access and Haulage Routes

3.1. Site Access and Compound Layout

The site will be accessed via the A48, turning into the dock's security gate, from the gate, all vehicles will proceed down East Way to the works area.



Figure 1: Access route.

The site comprises the Southern end of the Port Office building and the adjacent Annex, located at the Port of Newport, South Wales. The site is situated within a live operational dock environment, with ongoing port activities including vehicle movements, plant operations, and marine-related logistics taking place in close proximity throughout the duration of the works.

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Figure 2: – Site Set-up.

Key features of the site layout will include:

- Defined site boundaries agreed with ABP.
- Designated demolition zones and exclusion areas.
- Secure site compound incorporating welfare, storage, and parking.
- Clearly identified environmental protection areas.



The layout will be reviewed and adjusted as required throughout the works to maintain environmental protection and operational safety.

4. Site Working Hours and Days

4.1. Operational Working Hours and Days

Site activities will be constrained to the following operating hours:

- 08:00 to 18:00 Monday to Friday
- 08:00 to 13:00 Saturday.

No operations are to take place on Sundays or bank holidays.

Key constraints and sensitivities relevant to the demolition works include:

- Live port operations operating seven days per week
- Presence of surface water drainage systems within and adjacent to the site
- Proximity to dock waters, requiring strict pollution prevention controls
- Restricted working areas and defined boundaries agreed with ABP
- Existing buried and live services, to be treated as live until proven otherwise

All works will be planned and executed to ensure no interruption to port operations and no adverse impact on the surrounding environment.



5. Lighting Strategy

5.1. Additional Lighting Strategy

No night working is anticipated, and no additional amount of lighting will be required in winter conditions.

6. Environmental Management Approach

6.1. Environmental Standards

Prichard's will ensure it complies and maintain all relevant environmental standards. As a minimum the Proposed Scheme will:

- Comply with all relevant environmental legislation avoiding prosecutions for the contravention of environmental law and regulations,
- Raise environmental awareness throughout the Site Management Team and subcontractors by means of regular environmental toolbox talks and awareness sessions,
- Implement suitable and sufficient controls to achieve zero pollution incidents (emergency spills, noise / nuisance, water contamination, waste management issues) whilst maintaining an operational work site,
- Implement the waste hierarchy: prevent waste where possible; reuse materials until they cannot be reused; recycle waste where reasonably practicable; recover waste (e.g., energy recovery); and only dispose of waste if no other options within the hierarchy are possible,
- Identify and recognise all designated sites (Sites of Importance for Nature Conservation etc.), heritage assets and protected flora, fauna and wildlife that may potentially be affected by site activities. The site will instigate appropriate mitigation measures to ensure adequate protection, and that minimum disturbance is caused. Phase specific mitigation measures are outlined throughout this DEMP and its appendices (where applicable); and
- Audits and inspections will be carried out on a regular basis on site to ensure environmental compliance and to minimise the risk of damage to the environment.

6.2. Development of the Environmental Management Plan

The guidance followed for the development the Environmental Management Plans (EMPs) is based on the LA104 Environmental Assessment and Monitoring (Appendix 1).

The key aims of EMPs are to:

- Be a main reference document for environmental issues and act as a continuous link between design, demolition and maintenance and operation stages of a project,
- Ensure a link between requirements of environmental legislation, policy, good practice and the environmental regulatory bodies with regards to demolition,
- Demonstrate how environmental risks will be managed during the demolition stage from an early stage,
- Record objectives, commitments and mitigation measures to be implemented alongside a programme and completion date,
- Identify staff structures and roles of responsibility associated with environmental control and training of staff; and
- Provide a review, monitoring and audit mechanism to determining the effectiveness and compliance with environmental control measures.

The production of the EMP is the responsibility of the Project Manager (supported by the Environmental Manager).

6.3. Environmental Control Plans

Environmental Control Plans (ECPs) ensure that mitigation measures and actions set out in the DEMP are implemented effectively on site. These inform the development of Risk Assessments and Method Statements.

The following ECPs have been developed and appended as part of this DEMP:

Table 5: Environmental Control Plans	
ECP Name:	Appendix Reference:
Pollution Incident Control Plan/Pollution Prevention Plan/Emergency Response Plan	2
Site Waste Management Plan	3

Add rows above as necessary.

6.4. Risk Assessments

All activities undertaken on site shall be subject to a risk assessment which considers environmental impacts. Risk Assessments pertaining to environmental aspects of the Proposed Scheme will be undertaken by the Contractor's trained staff and reviewed and signed off by the Project Manager and where applicable the Environmental Manager.

Works involving an environmental risk will be identified by the Environmental Manager and/or the Ecologist and will be signed off as per the above prior to the works starting.

Risk Assessments shall:

- identify the significant environmental impacts that can be anticipated,
- assess the risk from the impacts,
- identify the control measures to be taken and re-calculate the risk,
- report where an inappropriate level of residual risk is identified so that action can be taken through either re-scheduling of work, alternative methods of working in order to eliminate or reduce the risk to an acceptable level, or a design change,
- the results of risk assessments, and their residual risks are only considered acceptable if; the severity of outcome is reduced to the lowest practical level; the number of risk exposures are minimised; all reasonably practical measures have been taken, and the residual risk rating is reduced to a minimum; and
- the findings of the risk assessment and in particular the necessary controls will be explained to all operatives before the commencement of the relevant tasks.

6.5. Method Statements

Method Statements shall be completed by the Contractor and / or subcontractors, by trained staff or other appropriate experienced personnel, in consultation with specialists (where applicable) which will account for the environmental constraints identified in the area. Their production shall include a review of the Environmental / Health and Safety risk and commitments, so that appropriate controls measures are developed and included within the demolition process.

The Environmental Manager will decide on the requirement for a method statement dependent on the remit of the specific works and/or when required by the risk assessment.

Method Statements will be reviewed by the Project Manager and, where necessary, by an appropriate environmental specialist. Where appropriate, method statements will be submitted to the regulatory authorities (for example Natural Resources Wales) as required.

The requirement for method statements will be decided by the Project Manager.

The Method Statements will contain as a minimum:

- Location of the activity and access / egress arrangements,
- Work to be undertaken and methods of demolition,
- Plant and materials to be used and how these will be stored,
- Use of demolition compounds,
- Labour and supervision requirements,
- Health, safety and environmental considerations; and
- Permit or consent requirements.

7. Roles and Responsibilities

7.1. Structure

Table 8: Key Roles and Responsibilities	
Role:	Main Responsibilities:
Scheme Project Manager	Oversee the implementation of whole project. To report as per contract requirements and internal organisation Environmental Management Systems.
Environmental Manager	Ensure compliance with environmental legislation, consents, objective, targets and other environmental commitments in line with the DEMP; Assist with environmental training of site workers; Identify concerns on site as the Proposed Scheme develops; Assess and check survey results and update databases with any new information; Manage the environmental specialists (where applicable), documentation and monitor compliance of demolition activities with Environmental Control Plans throughout demolition; Liaise with contractor site supervisors/workers and with relevant consultees/stakeholders; Accompany statutory authorities on site visits; and identify cost savings and best practice activities.
Health and Safety Manager	Ensure compliance with Health and Safety legislation; Assist with training of site workers; Identify concerns on site as the Proposed Scheme develops; Manage the Health and Safety documentation and monitor compliance of demolition activities with regulations throughout demolition; Liaise with contractor site supervisors/workers and with relevant consultees/stakeholders; and accompany statutory authorities on site visits.
Site Manager	Oversee the implementation of the project. To report as per to the Scheme Project Manager and implement internal organisation Environmental Management Systems with assistance from the Environmental Manager.
Environmental Specialists	As required, archaeologists, ecologists, geotechnical engineers and hydrologists, etc. will provide technical advice throughout the demolition phase (when required).
Transport and Waste Managers	Oversee the provision of transport vehicles for plant and machinery deliveries, materials deliveries and waste removals.



7.2. Key Suppliers/Subcontractors

Prichard’s have a robust system in place to ensure the competencies of our supply chain and sub-contractors and have been vetted using our sub-contractor assessment forms to ensure they have adequate systems and procedures in place with regards to environmental standards.

Where acting as the Principal Contractor, Prichard’s will be responsible for the site sub-contractors and supply chain and ensure the highest standard of environmental safety is upheld across the project. A summary of the proposed subcontractors and supply chain has been provided below.

Table 8: Proposed Key Suppliers & Subcontractors		
Subcontractor	Roles	Primary Contact (If assigned)
LT Scaffolding Limited	Scaffolding contractor	TBC
CES Environmental	Licenced asbestos removal contractor	TBC
King Site Services	Steel fabricator	TBC

Add rows above as necessary.

8. Communications

8.1. Internal Communications

Internal communications will be maintained throughout the demolition of the Proposed Scheme.

Internal communications will be in the form of team meetings and through the use of toolbox talks, along with other methods and through regular consultation and/or method statements.

8.2. External Communications

External communication with third parties on site will be recorded and would typically include:

- Communication with interested third parties,
- Addressing complaints with members of the public; and
- Communication with the media.

Communications with stakeholders will be managed through a communication plan and log. The communications plan and log have been combined and is to be maintained throughout the demolition period, see Appendix 8.

In addition, prior to the commencement of works Prichard's will undertake a letter drop of all properties in the immediate vicinity to advise them of the commencement of the works. This will be followed by monthly updates during the course of the works.

Additionally, the Site Manager will maintain close liaison with:

- ABP Project Management and Port Operations teams
- Subcontractors and specialist contractors
- Regulatory bodies where required

8.2.1. Meetings

Monthly meetings will take place on site between Prichard's and other relevant stakeholders. Environmental matters will be on the agenda for each of these meetings. A Prichard's contact directory is included at the end of this document for any party to communicate with at any time to discuss concerns.

9. Training and Awareness

9.1. General

All construction site workers will be made aware of the environmental legislation, policy and the relevant Environment Control Plans included in this DEMP. A legislation register included and maintained within Table 4 of this DEMP.

All construction site workers will be briefed on the following topics:

- General environmental awareness,
- Environmental sensitivities of the port environment
- Waste management,
- Surface water pollution and control,
- Habitat protection measures,
- Spills and emergency response procedures,
- Dust management; and
- Noise management.

A package of toolbox talks covering the above points has been appended to this DEMP, see Appendix 9. These will be tailored specifically to the site works to be undertaken on a site-specific basis.

Specific training will be identified and provided for all site workers involved in activities that could have an adverse impact on the environment and the importance of adhering to the contents of this DEMP will be discussed.

General training will be delivered via the following mediums:

- Posters and notice boards,
- Toolbox talks,
- Provision of the Demolition Environmental Management Plan, Demolition Plan: Management of Works and Risk Assessment briefings,
- Method Statement briefings for demolition activities.

A record of training shall be maintained by the Contractor, with all site personnel undergoing a site induction and task-specific toolbox talks on the environmental issues related to the works and the DEMP. A copy of the training register is appended to this DEMP, see Appendix 10.

9.2. Site Induction

Prior to workers starting demolition on site, they would need to undergo a site-specific induction. This will introduce them to the environmental objectives, requirements and responsibilities of the workforce. The site induction has been appended to this DEMP, see Appendix 11; the site induction covers the following topics:

- Environmental site rules,



- Emergency spill procedures and spill kit use/management.

10. Environmental Accidents and Emergency Response Plan

10.1. Response Plan

A procedure for a general response shall be included in the Environmental Accident, Incident and Response Management Plan (Appendix 2), stating the chain of command and standby operatives, and clearly advised to all staff.

Environmental incidents shall be recorded on a form by the Contractor that includes the requirement to address details of:

- Nature of spill / leak / incident,
- Time / date,
- Exact location,
- Type of material released,
- Approximate volume released,
- Actions taken to prevent contamination,
- Individuals reported to; and
- Lessons learnt.

Lessons learnt shall be fed back to site staff through safety and environment briefings and used by the Environmental Manager to amend procedures and update this DEMP accordingly.

A copy of the investigation and feedback procedure as appended in the Emergency Response Plan has been appended to this DEMP, see Appendix 12.

Completed copies will be retained on file within Appendix 12 and summarised in Table 9.

Table 9: Emergency Response Investigation Summary Table

Date:	Form Reference:	Summary of Investigation:

Add rows above as necessary.

11. Consents, Licensing & Agreements

11.1. Additional Required Consents and Licenses

All consents, licenses and agreements will be recorded and summarised on Appendix 13.

This Demolition Environmental Management Plan has been prepared to satisfy planning conditions requiring the submission of a DEMP. The document addresses the following requirements:

- Demolition methods and waste management
- Site management, programme, drainage, and buffer zones
- Pollution prevention measures and implementation of GPP5
- Emergency spill response and incident procedures
- Roles, responsibilities, and contact arrangements

The measures set out within this DEMP will be implemented for the duration of the demolition works.

11.2. Potential Consents and Licenses

Environmental consents may need to be obtained for various environmental aspects of the demolition of the Proposed Scheme. These may include:

- Consent to carry out tree works/Tree Felling Licence on any trees that have not been identified (including works to trees subject to a Tree Preservation Order);
- European Protected Species License (only if any relevant species are found).

All consents, licenses and agreements that are proposed or undergoing application will be recorded and (if undergoing application) the progress will be tracked on Appendix 13. There is a bespoke permit in place for the wider site area which will also include aspects of these works.

11.3. Agreements

Agreements with third parties may be required in parallel to the planning application process. Some of these may be related to environmental aspects and will be recorded on Appendix 13.

11.4. Records

A record will be kept of all consents, licences and agreements and will be maintained by the Contractor. The record has been appended to this DEMP, see Appendix 13. A copy of the consent will also be retained within Appendix 13.

All outstanding consents, licenses and agreements will also be recorded on Appendix 13.

12. Environmentally Significant Changes

12.1. Change Control Procedure

Any changes to the Proposed Scheme design, demolition methods, or other details written within the DEMP, that would result in a change to the requirements of this DEMP or effect an environmental commitment, will be identified and reported by the Contractor.

Any unexpected, contaminated land, protected species, or other changes in environmental aspects will also be reported.

Any changes identified will be assessed for environmental impact, remain compliant with the DEMP and be reported on and approved by the contractor prior to implementation.

13. Monitoring to Ensure Compliance with the DEMP

13.1. Regular Inspections and Monitoring

Inspections and monitoring will be carried out on a regular basis on site to ensure environmental compliance and to minimise the risk of damage to the environment.

The Site Manager will undertake a site-specific daily inspection (Appendix 14) and report all findings to the Environmental Manager.

The daily site inspection has been developed to consider the environmental requirements as set out in this DEMP and associated appendices to ensure no risk of environmental adversities occur.

Every site member must ensure that environmental and health and safety standards are part of their everyday duties.

13.2. Audits

Audits will also be completed to examine the environmental systems and performance standards set out in this DEMP and associated documents. Audits will be undertaken regular intervals as the project progresses and as and when different milestones are reached, such as the completion of different phases.

Staff responsible for undertaking audits are recorded in Table 7.

A copy of the DEMP Environmental Compliance Audit has been appended to this document, see Appendix 15.

13.3. Procedures in the Event of Failure to Comply with the DEMP.

Prichard's will be responsible for assigning responsibility, investigating and addressing any non-conformances raised by the inspection within an agreed time frame and ensuring that corrective and preventative actions have been fully closed out.

In the event of a non-conformance arising during the Proposed Scheme, the Environmental Manager will be informed.

The Environmental Manager will instruct remedial action as identified in the Environmental Control Plans (section 6.3.) and the Environmental Accident, Incident and Response Management Plan (Appendix 2).

Following remedial action, the Environmental Manager will undertake an investigation as set out in section 10.1 and record the findings and actions of the investigations on the Emergency Response Investigation and Feedback Record (Appendix 12).



13.4. Review and Close Out Reports

The DEMP is designed to be dynamic in nature throughout the course of the project. It will be updated at regular intervals as the project progresses and as and when different milestones are reached, such as the completion of different phases.

14. Waste Management (and Duty of Care)

14.1. Management and Reduction of Wastes

Prichard's will place a series of waste skips within the designated compound area for any waste materials that are produced during the works and from the site operations. Skips and containers will be clearly labelled and maintained in good condition. All wastes removed offsite will be taken to a licensed recycling facility and a waste transfer note will be provided for the site's environmental records.

The company will undertake, as part of the Site Waste Management Plan (SWMP, see Appendix 3), an audit of all recovery/disposal outlets to ensure that the prevention of pollution from wastes at this stage is demonstrated and where ever possible, implement the waste hierarchy to prevent waste where possible; reuse materials until they cannot be reused; recycle waste where reasonably practicable; recover waste (e.g., energy recovery); and only dispose of waste if no other options within the hierarchy are possible.

An audit of the disposal facility to ensure that the site is suitable to accept the waste will be completed. The audit shall assess as a minimum:

- The recovery/disposal company has a suitable permit/exemption in place to receive the wastes,
 - Prichard's will audit the permit to ensure it allows for the acceptance of the waste EWC and written description, as classified by Prichard's in line with the WM3 guidance.
- Assess whether the facility has any breaches issued by the regulator that may impact how the wastes are processed.
- Access to wastes will be limited to Prichard's operatives or other assessed authorised individuals/company. Waste storage areas will be cordoned off with heras fencing and further lined with litter barriers.
- The recovery/disposal company has a suitable environmental management system in place that allows for the waste to be treated/disposed.
- The recovery/disposal company has suitable infrastructure in place to prevent the escape of wastes in a manner likely to cause pollution.
- Prichard's will issue a duty of care note for wastes to be dispatched, that shall detail the production and recovery/disposal address, EWC code, quantity and description of the wastes (list is not exhaustive).

The works are to be undertaken and operated in accordance with a site-specific Demolition Phase Plan and Site Waste Management Plan (SWMP). The site waste management plan will set the scope for waste reduction, downstream waste audits, due-diligence checks and types of waste to be produced during the works (including waste classification audits and EWC code).

If identified, in order to comply with The Hazardous Waste (England and Wales) Regulations 2005, the company will register the site with Natural Resources Wales as a hazardous waste producer. The hazardous waste consignment note shall refer to the hazardous waste producer registration and shall be checked by the recovery/disposal facility.

Hazardous wastes shall be placed in appropriate containers and clearly signposted. The skip will be disposed of in an appropriately licenced facility and a consignment note will be completed and retained. COSHH and oil/fuel wastes will be stored in a designated COSHH and COSHH waste area. All COSHH and similar waste items will be stored on bunded decks with the capacity for 110% of the initial container capacity. COSHH and similar wastes will be stored in minimal quantities and removed from site as often as is required.

Wastes will be segregated in line with the new regulations issued by the Welsh Government in April 2024, which requires waste producers to segregate select wastes by type for onwards recycling.

Suitable containers will be provided for the following waste types:

- Paper and Cardboard
- Plastics, Metals and Cartons
- Glass
- Food Waste
- Textiles
- WEEE

There is also a ban on:

- Sending food waste to sewer (any amount)
- Separately collected waste going to incineration and landfill
- All wood waste going to landfill

All demolition waste will be managed in accordance with the waste hierarchy:

- **Prevention** – minimising waste generation through controlled demolition
- **Reuse** – where materials are suitable and approved
- **Recycling** – segregation of recyclable materials such as metals and clean concrete
- **Recovery** – where recycling is not practicable
- **Disposal** – as a last resort

The Principal Contractor will seek to maximise reuse and recycling wherever reasonably practicable.

The works will generate a range of waste materials typical of building demolition within a port environment. Anticipated waste streams include:

- Concrete, masonry, and brickwork.
- Structural steel and non-ferrous metals.
- Timber and joinery.
- Plasterboard and internal finishes.
- Mixed construction and demolition waste.
- Hazardous waste, including asbestos-containing materials (where identified).
- Mixed municipal wastes from welfare.

Waste volumes will be managed to prevent excessive on-site stockpiling and to minimise environmental risk.

15. Water Consumption

15.1. Potable Water

Potable water will be supplied to the site compound for drinking water via containers. Records of quantities will be retained via purchase documents.

15.2. Other Water

Water for welfare uses, such as cleaning/washing and toilets will be transported to site via bowser deposited into storage containers within the welfare facilities.

Water for use of dust suppression will be supplied by bowser, sourced from the nearest fire hydrant or water supply at less than 20m³ per day.

During times of water shortage/drought, water can be extracted from rainwater collection tanks from the Tom Prichard Contracting's sister company's collection systems.

The quantity of water delivered for the use of welfare and dust suppression systems will be recorded for monitoring purposes.

15.3. Wastewater

Wastewater will be minimised through the use of a Motofog suppression unit in lieu of a fire water hose, If any water needs to be removed from site, this will be undertaken by an appropriately licensed third party company and taken to an appropriate disposal facility. Records of waste removal will be retained in line with the waste management procedures in section 14.1.

16. Non-Native Invasive Species Management Plan

The area is not impacted by INNS. In the event of any INNS being identified, the following management plan will be put into place.

Table 10: INNS Management Method Statement

Process	Mitigation
General Site Management and Identification and Demarcation	Identify record and quarantine the location of the INNS on the site. Quarantine those areas plus a 7m buffer zone. Avoid going within 10 meters of that area.
Personnel and Pedestrian Movements and Activities	Make sure all equipment and personnel do not bring INNS onto the site. All PPE and clothing are to be checked by the user prior to entry. If it is necessary to go into an area where INNS is present then check and clean any boots, PPE or vehicles before they leave the area using biosecurity kit - stiff brush, knife or boot bath box/pressures washer as appropriate. Biosecurity kit to be kept thoroughly dry between deployments. All staff to be trained on appropriate actions within the 7-meter buffer zone via toolbox talks and daily briefings.
INNS Impacted Material Excavation & Transport	If INNS impacted materials are to be required to be excavated, all operatives will be trained via toolbox talks on the proper procedures for excavation, movement and deposit. Regular monitoring of the excavated sites, decontamination of the vehicles and personnel involved in the excavation and movement of the impacted materials. Supervision of the excavation will be undertaken by the watching brief of an ecologist.



17. Energy Use

The site compounds will be powered by generator.

Fuel will be stored in line with Table 16.

18. Pest Management Plan

18.1. Introduction

Prichard's has responsibility to control pests during the demolition phase. Control of pests will be undertaken in line with the Pest Management Plan (PMP) to ensure that during operational hours pests are controlled.

18.2. Assessment of Risk

Assessment of pest infestation risk arising directly from site operations is minimal because of the types of activities to be undertaken within the Proposed Scheme.

In consideration of the operation on site, the only potential sources for that may support a pest population such as scavenging birds and rodents is the welfare units.

18.3. Control of Pests Scavenging Birds and other Scavengers

The compound and welfare area has been identified as a location that can attract pests. Where waste is produced on site, it will be managed in accordance with section 14.1. This will involve the careful placement of skips, regular removal of waste to prevent build up and undertaking a daily site inspection to check and enforce the strict housekeeping standards.

18.4. Actions in the Event of Pest Occurrence

If pests are identified through daily checks, the company will hire a pest controller who will recommend and implement appropriate pest control procedures.

19. Phased Construction and Environmental Protection Measures

19.1. General

This DEMP addresses the demolition activities of the Proposed Scheme on a phased demolition basis.

Phased Demolition and Environmental Procedures are set out in this section; this section will also include the:

- Demolition process (as addressed in phases where applicable),
- Summary of the mitigation procedures.

Phases may be undertaken in sequence or concurrently to one another.

The following works phases have been identified.

Table 11: Phase Actions.

Phase	Description
Phase 1	Set up and use of site compound.
Phase 2	Soft strip including asbestos removal where identified.
Phase 3	Main demolition of the building.
Phase 4	Removal of car park.
Phase 5	Demobilisation.

For each phase, a range of environmental risks have been identified.

The below sections outline the relevant risk management plans, appropriate works phases which present those risks, and the respective mitigation procedures for the risks identified.

The demolition works will be undertaken within a constrained operational port environment. The site layout will be planned to clearly separate demolition activities from live port operations and to ensure environmental risks are effectively managed.

General mitigation procedures

- All demolition activities will be planned and undertaken to minimise the risk of pollution to land, surface water, dock waters, and air.
- All demolition activities will be undertaken in accordance with ABP Standard Operating Procedures and site-specific port rules.
- Environmental controls will be briefed to all site operatives during induction and reinforced through toolbox talks.
- The Site Manager will carry out daily environmental inspections to confirm controls remain effective.

- Appropriately sized buffer zones will be maintained between:
 - o Fuel and oil storage areas
 - o Refuelling locations
 - o Concrete breaking and processing areas
 - o Spoil stockpiles and waste storage areas
 - o Surface water drains and dock edges
 - o Buffer zones will be clearly demarcated and managed to prevent accidental pollution or spillage.
 - o All waste storage areas will be located away from surface drains and dock edges

Where required, the Contractor will comply with ABP Permit to Work systems, including permits relating to:

- Hot works
- Excavations
- Working near water
- Lifting operations

Close coordination will be maintained with ABP Port Operations to:

- Manage vehicle and plant movements
- Maintain emergency access routes
- Avoid disruption to port activities

19.2. Dust Management Plan

The following works have been identified as having the potential to produce dusts:

Table 12: Actions, Risks and Mitigations associated with the dust management.

Risk and/or Impacts	Works	Mitigations/Enhancements
Escape of dust to atmosphere, impacting local residents and fauna / flora, including nearby environmentally sensitive designations such as the nearby River Usk and downstream receiver, Severn Estuary (SSSI, RAMSAR, SAC and SAP)	Phase 1 – Compound set up.	During periods of dry weather, dusts may be produced in the wake of vehicles / plant and machinery associated with setting up the site compound. To mitigate this, the following will be implemented: • Speed Limits: A set speed limit will be implemented on site to reduce trail plumes. • Dampening: In the event of dust risk increasing, the site will be dampened using either road sweeper or tractor/bowser to suppress dusts. • Monitoring: Visual monitoring of dust throughout the day. •
	Phase 2 – Soft strip Demolition	The soft strip of interior waste materials has the potential to produce dusts: • RPE and dust suppression measures will be implemented to interior works. • Works will be progressive, utilising a top-down methodology, with localised misting employed where dusts can escape to exterior. • Demolition activities will be planned with consideration to prevailing and forecast weather conditions. Particular attention will be given to periods of heavy rainfall, high winds, or adverse tidal conditions
	Phase 3 – Main demolition	Demolition activities have the potential to generate airborne dust, particularly during breaking, crushing, and load-out activities. Dust control measures will include: • Use of water misting or damping-down at source during demolition and slab breaking works • Avoidance of excessive drop heights when handling demolition materials • Sheeting of wagons prior to leaving site • Cessation or modification of works during periods of high wind if dust cannot be adequately controlled • Crushing shall also be undertaken as centrally as possible in order to prevent any potential dust escape outside of the boundary. • Visual monitoring of dust levels throughout the working day

		Demolition activities will be planned with consideration to prevailing and forecast weather conditions. Particular attention will be given to periods of heavy rainfall, high winds, or adverse tidal conditions
	Phase 4 – Car park removal	Excavation activities have the potential to generate airborne dust, particularly during breaking, and load-out activities. Dust control measures will include: - Use of water misting or damping-down at source during demolition and slab breaking works - Avoidance of excessive drop heights when handling waste materials - Sheeting of wagons prior to leaving site - Cessation or modification of works during periods of high wind if dust cannot be adequately controlled - Visual monitoring of dust levels throughout the working day - Excavation activities will be planned with consideration to prevailing and forecast weather conditions. Particular attention will be given to periods of heavy rainfall, high winds, or adverse tidal conditions
	Phase 5 - Demobilisation	During periods of dry weather, dusts may be produced in the wake of vehicles / plant and machinery associated with demobilisation of the site compound. To mitigate this, the following will be implemented: - Speed Limits: A set speed limit will be implemented on site to reduce trail plumes. - Dampening: In the event of dust risk increasing, the site will be dampened using either road sweeper or tractor/bowser to suppress dusts. - Monitoring: Visual monitoring of dust throughout the day.

19.3. Noise Management Plan

The following works have been identified as having the potential to produce noise:

Table 13: Actions, Risks and Mitigations associated with noise management.

Risk and/or Impacts	Works	Mitigations/Enhancements
Escape of noise impacting local residents.	Phase 1 – Compound set up.	Noise and vibration will be managed to minimise disturbance to port operations and surrounding receptors:
	Phase 2 – Soft strip Demolition	Use of modern, well-maintained plant fitted with effective silencers.

	Phase 3 – Main demolition	• Selection of demolition techniques to reduce percussive breaking where reasonably practicable, including, but not limited to reducing drop heights to prevent excessive noise from waste movements. • Sequencing of works to avoid unnecessary concurrent noisy activities. • Immediate review of methods should excessive noise or vibration be observed.
	Phase 4 – Car park removal	
	Phase 5 - Demobilisation	

19.4. Ecology Management Plan

Table 14: Actions, Risks and Mitigations associated with ecology management.

Risk and/or Impacts	Works	Mitigations/Enhancements
Disturbance to fauna.	Phase 2 – Soft strip Demolition	Prior to any soft strip works, all areas will be inspected by suitably trained ecologist for any signs of fauna within the works area. Where identified, mitigations as identified by the ecologist will be implemented.
	Phase 3 – Main demolition	Throughout the works into the demolition phase, a precautionary approach will be taken. All works areas will be comprehensively inspected to check for fauna prior to works commencing.

19.5. Surface Water Management Plan

The Surface Water Management Plan is dynamic and can change according to the demolition activities in relation to each phase and on-site conditions encountered.

The protection of surface water and dock waters is a critical environmental consideration. Measures to manage drainage and runoff will include:

Table 15: Actions, Risks and Mitigations associated with surface water management.

Risk and/or Impacts	Works	Mitigations/Enhancements
Escape of silt to nearby environmentally sensitive designations such as the nearby River Usk and downstream receiver,	Phase 2 – Soft strip Demolition	The soft strip of waste materials has the potential to produce dusts; RPE and dust suppression measures will be implemented to interior works. Dusts suspended in water have the potential to escape site where pathways may exist.

Severn Estuary (SSSI, RAMSAR, SAC and SAP)	Phase 3 – Main demolition	If required, any drains in the vicinity of the demolition works with an identifiable pathway between the drain and the demolition works will benefit from a sandbag bund to prevent escape of silts. All vehicles will also be inspected prior to entering or leaving site to ensure no dusty / silty material are transported onto or off site.
	Phase 4 – Car park removal	Demolition activities may be modified or suspended where runoff cannot be adequately controlled. Waste stockpiles will be dispatched soon after production to prevent retention time. Additionally, where stockpiles are formed, these will be sealed as far as reasonably possible to prevent ingress of water which could escalate silt production. Where required, stockpiles may be ring fenced with silt fencing to capture silt run off. Immediate clean-up of debris, dust, or materials that could enter drainage systems. No contaminated water, silt-laden runoff, or washout water will be permitted to discharge to surface drains or dock waters.

19.6. Emissions, Spills and Leakage Management Plan

Table 16: Actions, Risks and Mitigations associated with emissions, spills and leakage management.

Risk and/or Impacts	Works	Mitigations/Enhancements
Storage of Fuel and COSHH Substances causing spills and leaks due to equipment failure or mishandling of containers and release of emissions, impacting local residents and flora / fauna, including nearby environmentally sensitive designations such as the nearby	Phase 1 – Compound set up.	In line with the Water Resources (Control of Pollution) (Oil Storage) (Wales) Regulations 2016, all COSHH items will be stored on bunded decks with the capacity to retain 110% of the store capacity. Fuel will be stored in double skinned tanks with the capacity to retain 110% of the store capacity. COSHH and fuel stores will be sited at least 10m away from a drain or watercourse and at least 50m away from a well, borehole or spring as per best practice guidance. Emergency spill kits will be kept in storage areas, as well as each machine. All operators will be trained in their use. The spill response plan has been appended to this document, refer to Appendix 16.
	Phase 2 – Soft strip Demolition	All tanks will be clearly labelled with the product name and volume of the tank. A notice will be displayed around the storage areas

River Usk and downstream receiver, Severn Estuary (SSSI, RAMSAR, SAC and SAP)	Phase 3 – Main demolition	giving details of safe delivery procedures and instruction in the event of an emergency. Prichard's will inspect the storage areas daily and record the findings on the daily housekeeping schedule (Appendix 14). If any containers have been identified as damaged, the contents will be decanted into an appropriate alternative container, and the container will be disposed of as per section 14.1. All COSHH substances to be accompanied by COSHH assessments and safety data sheets.
	Phase 4 – Car park removal	All plant, machinery and lorries to turn off engines when not in use as per the company's anti-idling policy (Appendix 6) to reduce emissions.
	Phase 5 - Demobilisation	Machines with faults that have the potential to increase exhaust emissions or develop leaks will be removed from operations until the fault is repaired. All vehicles, plant and machinery are inspected daily as per Appendix 17. Prichard's operates a dedicated machine servicing department and has a dedicated stores and workshops, fully equipped with spare equipment and parts.



Figure 3: Typical Silt Fencing Set-up



Figure 4: Typical sand-bag set-up to intercept silts before entering drainage systems.



20. DEMP Contact Directory

Table 17: Internal Company Contacts Directory

Role:	Organisation:	Name:	Email Address:	Mobile Number:
Contracts Manager	Prichard's	Alex Murphy	Alex.murphy@prichardholdings.co.uk	07484 900269
Project Manager	Prichard's	TBC		
Site Manager	Prichard's	TBC		
Environmental Manager	Prichard's	George Harvey	George@prichardholdings.co.uk	07771 484840
H&S Manager	Prichard's	Jason Cornock	Jason@prichardholdings.co.uk	07947 364226

21. External Emergency Contacts Directory

Table 18: External Contacts Directory

Organisation:	Contact Name:	Information:	Contact Number:
Emergency Services	N/A	Police, Fire, Ambulance	999
Health and Safety Executive (HSE)	N/A	For major injuries or fatality	0345 300 9923 (Office) 0151 922 9235 (Out of Hours)
Natural Resources Wales	N/A	Environmental Incident Hotline 24/7	0300 065 3000
Biffa	N/A	Emergency Spill Response 24/7	08455 216 666
Dwr Cymru	N/A	Welsh Water Services	0800 052 0130 (Water) 0800 085 3968 (Sewerage)
British Telecom	N/A	Communications Infrastructure	0800 783 2023
Wales and West Utilities	N/A	Gas Utilities	0800 912 29 99
National Grid	N/A	Gas Utilities	0800 111 999
National Grid	N/A	Electricity Utilities	0800 40 40 90
Western Power Distribution	N/A	Electricity Utilities	0800 678 3105
ABP	N/A	Environmental Advice / Incident Line	TBC

Emergency contact details, including ABP security, emergency services, and site management, will be clearly displayed within the site compound and communicated to all personnel.