



CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN

LOWER WHITEMOOR FARM, WHITEMOOR,
CHESHIRE, CW12 3NF

CLIENT: Mr S. George & Miss E. Zegar

15 November 2021

Sambrook Associates Ltd

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This report has been prepared by Sambrook Associates Ltd on behalf of Mr S George & Miss E Zegar in connection with the demolition and rebuild of Lower Whitemore Farm and takes into account their particular instructions and requirements. It is not intended for, and should not be relied on, by any third party and no responsibility is undertaken to any third party.

DISTRIBUTION LIST					
Personnel	Name	Position	Company	Signature	Date
Applicant/Land owner					
Ecological Clerk of Works					
Main Contractor					
Site Manager					
Contractor					
Contractor					
Contractor					

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1 INTRODUCTION

1.1 Background Information

- 1.1.1 This Construction Environmental Management Plan (CEMP) has been prepared by Sambrook Associates Ltd on behalf of Mr S. George & Miss E. Zegar in relation to the proposed demolition and re-build of buildings at Lower Whitemore Farm, Whitemore, CW12 3NF. The Site comprises a farmhouse (B1) and an outbuilding (B2) and large areas of existing hardstanding and grassland. The proposed development/site is referred to as 'the proposed development'.
- 1.1.2 This CEMP is derived from information provided by Scott Architecture (architect), Mr S. George & Miss E. Zegar (applicants) and Sambrook Associates Ltd (ecology appraisal).
- 1.1.3 The purpose of a CEMP is to ensure avoidance and control measures are incorporated into the construction phase of the proposed development to prevent the potential for impacts on nearby habitats. This CEMP is a standalone document, to be reviewed by site contractors, their agents and sub-contractors prior to the commencement of the development and implemented in full throughout the duration of works. The methods within the CEMP will be disseminated to all site personnel during their induction.
- 1.1.4 The proposed development includes the construction of a new dwelling and outbuildings. The existing infrastructure will facilitate access to the site. The appraisal identifies the site as being of ecological value to some species. The house has been identified as supporting multiple bat roosts. Other than bats, no evidence of other protected, notable or invasive species was identified within the Site during the surveys. There will be temporary loss of the lawn to the front of the property which will be removed to fit a ground source heat pump and then replaced and re-sown. Boundary vegetation will, in the main, be left intact but two large leylandii trees to the rear of the existing house and a row of holly trees to the front of the existing house which are significantly overgrown are intended to be removed. Other than this, no hedgerows or other habitats surrounding the property will be impacted. The proposed development will not directly affect any designated sites but in the absence of control or avoidance measures, there is the potential for impact pathways via the watercourse to the south of the site and general habitats within or near the site.
- 1.1.5 The Site Manager should read the Ecological Appraisal (Sambrook Associates Ltd, September 2021) and any other ecological related documents submitted with the planning application, and be familiar with the outcomes and recommendations.
- 1.1.6 The following activities associated with the proposals have been identified:
- Demolition of existing house
 - Demolition of existing outbuildings
 - Site levelling
 - Construction of new dwelling
 - Construction of new outbuildings
 - Installation of ground source heat pump

- 1.1.7 Working practices have been included in the scheme design to reduce the likelihood of effects on general ecological receptors across the site. Such measures include:
- Appoint an Ecological Clerk of Works to provide advice on an 'as required' basis i.e. to provide advice on issues or queries should they arise;
 - Use existing driveway for access onto Site;
 - All trees to be retained are to be protected to BS5837 throughout the works;
 - Works to commence outside of the breeding bird season (i.e. not during the months of March through to September inclusive);
 - The watercourse will be protected from pollution laden run-off by through the implementation of buffer zones and the use of pollution interception devices, where necessary.
- 1.1.8 It is proposed to commence demolition and construction in the winter of 2021 with an expected build time of 18 months. Construction will involve the use of plant machinery and standard build techniques.
- 1.1.9 This CEMP further develops the broad impacts and working practices identified in the Ecological Appraisal and paragraphs above and provides specific working method statements to avoid or control impacts identified.
- 1.1.10 **It is the Site Manager's responsibility to ensure the measures outlined in this document are implemented in full as a minimum.**
- 1.1.11 **Site contractors, directors, owners, other personnel and their agents are reminded that many species and habitats are protected by law, and to kill, injure or harm such species and their habitats is a criminal offence. Custodial sentences and/or large financial penalties are expected if you break the law. Protected species and habitats commonly found on development sites include (but not limited to):**
- **bats including their roosts in buildings and trees;**
 - **birds including their nests;**
 - **great crested newts including their areas of shelter such as hedgerows, ponds and natural and artificial habitats such as log and rubble piles;**
 - **badgers including their setts which can be damaged or destroyed up to 25m from the sett entrance;**
 - **otters and watervoles including aquatic and terrestrial habitats;**
 - **watercourses;**
 - **hedgerows; and**
 - **trees.**

2 ENVIRONMENTAL MANAGEMENT

2.1 Introduction

1.1.12 Given the localised nature of the proposals, the proposed development is highly unlikely to affect nearby designated sites and local habitats during the construction stage, providing good site management is implemented in line with the Considerate Constructors Scheme, Code of Considerate Practice. Key principals of good management to protect the nearby habitats and sites include:

- Being organised, clean and tidy; always net skips to prevent materials and rubbish from blowing around the site and onto nearby designated sites.
- Identifying, managing and promoting environmental issues.
- Seeking sustainable solutions, and minimising waste, carbon footprint and resources.
- Minimising the impact of vibration, and air, light and noise pollution.
- Protecting the ecology, the landscape, wildlife, vegetation and water courses.

2.1.1 Additionally, the environmental management of the site will also be guided by the Environment Agency's Pollution Prevention Guidelines (PPGs). These are particularly relevant given the location of the watercourse which runs along the south of the site, approximately 16m from the nearest point of demolition. The PPGs particularly relevant to this development are those that prevent the pollution of this watercourse, as follows.

- **PPG2:** Above ground oil storage tanks: Provides information about storing oil in above-ground storage tanks, for new installations and existing tanks. The guidance is for small to medium size commercial oil storage. It gives advice on choosing, installing, using and maintaining oil tanks and how to deal with spills.
- **PPG 6:** Construction and Demolition Sites: Section 4 Materials storage, stockpiles & exposed ground and Section 9 Chemicals and hazardous substances.
- **PPG7:** Refuelling facilities: It includes guidance on planning, designing, operating and maintaining refuelling facilities, plus information on storing other related, non-fuel products and dealing with environmental incidents.
- **PPG13:** Vehicle Washing & Cleaning: provides information on how to comply with the law and prevent pollution when washing and cleaning vehicles. It includes advice on dealing with effluent, waste management and storing and using chemicals.
- **PPG26:** Drums and intermediate bulk containers: gives information to store and handle drums and intermediate bulk containers (IBCs). It provides advice on choosing drums and IBCs, designing storage areas, delivery and handling, maintenance, dealing with spills and waste management.

2.1.2 All contractor managers will be familiar with, and apply, the relevant best practice listed in the above guidance documents. It is recommended that copies are available in the site office.

- 2.1.3 The Site Manager is responsible for ensuring there is a designated 'responsible person' on site at all times.

2.2 Hazardous Material Storage

- 2.2.1 Chemicals and hazardous materials such as fuels and lubricants are to be stored on site during the construction phase of the project.

- 2.2.2 These include but are not limited to:

- Fuels
- Oils
- Lubricants
- Paint and Coating
- Adhesives and resins
- Solvents
- Compressed gases
- Cements and binders

- 2.2.3 The following measures will be put in place to prevent the potential for pollution to occur. These are devised from best practice policy proposed by the Environment Agency (EA) through the Pollution Prevention Guidelines (PPGs):

- all site personnel will be appropriately trained and inducted;
- all site personnel operating machinery, equipment and plant will be appropriately certified, trained and qualified and are responsible for undertaking checks of the condition of their apparatus at the start of each working day. Any defective apparatus will be removed from operation and repaired before operating;
- the handling, use and storage of hazardous materials to be undertaken in line with the EA's Pollution Prevention Guidelines (e.g. PPG2 Above Ground Oil Storage Tanks);
- oils, paints, bitumen, adhesives and chemicals will be kept in a separate contained storage area which will be locked when not in use. Lids will be kept on containers in order to avoid spillage or waste by evaporation. These will be stored in a containment tray with a capacity to contain 110% of the volume of the largest container;
- during construction Fuels, oil and chemicals will be stored in double skinned containers or within a bund i.e. an impervious structure with the capacity to contain 110% of the volume of the largest tank stored within it. All containers will be carefully labelled;
- locate the bunded area at least 10m from the watercourse;
- oil interceptor(s) to be fitted to all temporary discharge points and for discharge from any temporary oil storage/ refuelling areas;
- contaminated material must be stockpiled on an impermeable surface;

- store all chemicals and hazardous substances away from watercourses and drains in a contained, bunded area on an impermeable surface;
- store all chemicals and hazardous substances away from areas where there is risk of damage from impact or collision e.g. site traffic;
- all chemicals and hazardous substances will be labelled, containers are sealed when not in use and inspected regularly and fit for purpose;
- lock storage facilities when not in use;
- drip trays will be installed to collect leaks from diesel pumps or from standing plant, site personnel will be trained their use and be familiar with the emergency spill procedure;
- provision of spill containment equipment such as absorbent material on site;
- locate stockpiles away from watercourses and on level ground;
- dispose of any damaged/ old containers in line with the duty of care requirements; these may be considered hazardous waste.

2.2.4 The above pollution control procedures will be further developed where necessary by the Site Manager if considered necessary. Any amendments will be in line with the EA's Pollution Prevention Guidelines and approved by the Ecological Clerk of Works.

2.3 Surface Water Management

2.3.1 The perceived risks to surface water in the form of silt will be managed:

- prevent any run-off from entering drains, ditches, waterbodies or watercourses;
- wheel wash facilities should be provided for vehicles moving to and from the Site at all entry and exit points. Silty water from wheel-wash facilities will require appropriate disposal to prevent unacceptable levels of suspended solids entering any nearby surface water bodies. Any disposal of surface water generated on site during construction to controlled waters will require consent from the EA. Wheel wash facilities should not be located too close to surface waters;
- prevent stockpiles on exposed ground from generating pollution as water run-off or dust;
- the early re-seeding of cleared land, where practicable, to minimise exposed land and the entrainment of sediment by overland flow; and this can be managed by ensuring construction plant/ materials are stored on hard-standing surfaces where possible. Where this is unavoidable, ensure any compacted topsoil is loosened as soon as possible following completion of the works;
- where required, swales will be used to attenuate and store run-off from the site during construction to prevent contamination of the surface and ground- waters. These will be constructed before other construction works commence.

- 2.3.2 Measures will be developed, implemented, maintained and monitored in order to comply with the Water Resources Act (1991) section 85 and associated regulations.
- 2.3.3 Risk Assessments and Method Statements (RAMS) from contractors will be scrutinised and authorised before work commences to ensure the requirements above are understood, factored into working methods and adhered to.
- 2.3.4 Any required amendments will be recorded in Table 2.1 overleaf and a revised Method Statement is to be written and appended to this CEMP.

Table 2.1: Required Amendments to CEMP

[illegible]

