

Construction Environmental Management Plan

Address: 22_209 – Mr Jake Wilshaw.

Project: Conversion of existing mill building to residential dwelling.

September 2022

1. Introduction

The purpose of this document is to outline and describe how the contractor will manage, and where possible, minimise the impact of the developer's construction upon the neighbouring buildings and residents. The contractor will be committed to achieving high environmental standards throughout the development period.

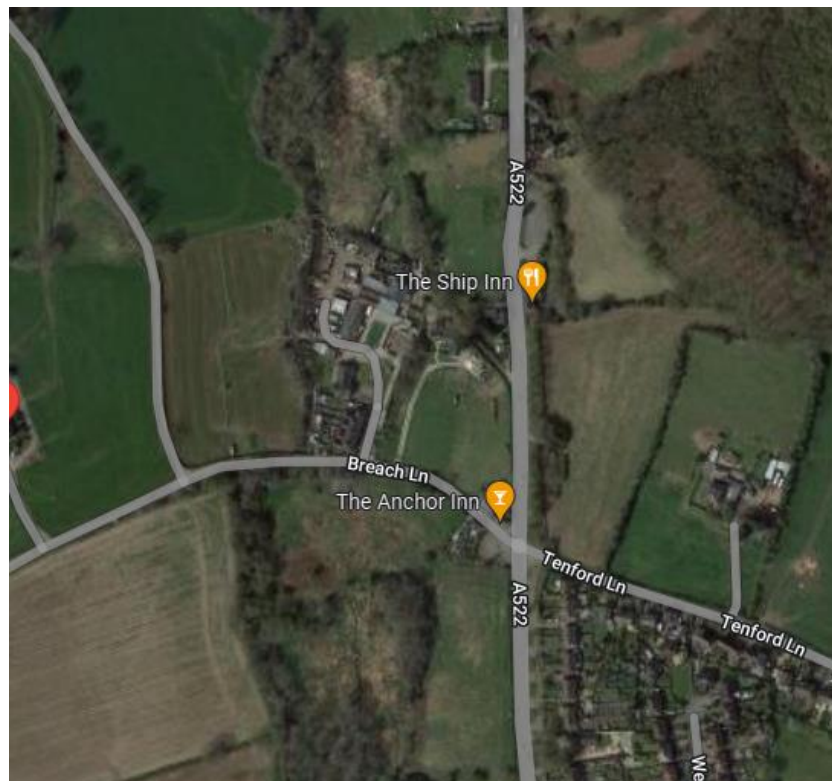
2. Public Notification

A letter drop will be carried out to all local residents. This will provide contact details should a local resident have any complaint or concerns. The letter will contain details of the contractor so that any resident who may not wish to liaise with site has a direct link with the contractor. Client details will also be included. The neighbouring premises are predominantly residential dwellings, and 1 public house. The area is rural and the properties immediately neighbouring are owned by the client and his family.

3. Site Description

The site is located at the end of a private driveway off Breach Lane. The development comprises the conversion and refurbishment of parts of the existing mill to form a new residential dwelling.. The purpose of the CEMP is to manage and mitigate potential impacts of the building process on sensitive receptors surrounding the site including:

- Noise and vibration impacts on surrounding residential properties.
- Containing debris and mud within the site boundary for the benefit of the surrounding highways.
- Public safety.



4 Welfare Facilities / PPE

Adequate welfare facilities will be made available on site for all employees and sub-contractors prior to the commencement of any work.

The facilities will be expected to follow the guidelines as per the table to ensure the CDM Regulations 2015 are conformed to.

Sanitary Convenience	Separate provision for male and female personnel on the following basis.		
	No of persons on site.	No of WCs.	No of urinals.
	1-25	1	2
Washing Facilities	Hot and cold running water		
	Supplies of soap and towels/dryers		
	Wash basins, suitable for the immersion of the hand and forearm, on the basis of		
	No of persons on site.		No of wash basins.
	1-25		2
Drinking Water	- Freely available supply - Cups and beakers		
Accommodation for changing clothes	- Drying room/storage room for protective clothing - lockers		
Rest Room/Area	- Facilities for break times. Must be heated and provide shelter from weather elements. - Facilities for boiling water - Facilities for providing hot food.		

There are sufficient onsite facilities available for all workers to utilise. The surrounding properties are owned by the family and adequate welfare facilities will be made available in the nearest building.

Construction workers will wear appropriate PPE for the task being completed. The contractor and site manager will ensure that PPE is worn at all times on site and issue PPE if required.

5 Hours of Work

The working hours for all construction activity including site deliveries will be from 8.00am to 6.00pm Monday to Friday and 8.00am-1.00pm on a Saturday. There will be no construction activity undertaken on bank holidays or Sundays.

Currently, it is not envisaged that there will be any deviation away from the hours listed above. Should the need appear due to an unforeseen issue, the Site Manager will carry out a door-to-door knock of all local residences/commercial units and explain the reason why. If no contact can be made, a calling card with a note detailing a brief explanation and contact details will be posted through the vacant premises.

It is envisaged that the construction could take place during the winter months and as such, access lighting may be required. Should construction lighting be required at any point, this will be highlighted during a risk assessment and lighting baffles if needed will be integrated.

6. Piling Works

Pile driving works are not expected on site and therefore no methods or durations are covered under this Method Statement. However, when construction commences, should any pile driving be required on site, this will only be undertaken from 9.00am to 4.00pm Monday to Friday. Unless otherwise agreed, there will be no pile driving undertaken on Saturdays, Sundays or bank holidays

7. Parking areas for the vehicles of site operatives/personnel and visitors

An area will be made available for contractor parking. Construction related vehicles are not to park in resident spaces under any circumstances.

Due to the nature of the project it is anticipated that operatives will only need parking for vans and cars. Refuge areas off public roads will be available for deliveries to avoid large vehicles causing issues on public roads.

8. Public Footpath

Public right of way information has been consulted with Staffordshire County Council and there are no public footpaths or rights of way currently on the proposed site. The site will be made secure to protect members of the public, but no additional consideration is required in relation to this method statement.

9. Deliveries

Deliveries will be from rigid or articulated delivery vehicles only. Where possible, deliveries are to be between 9.30am and 3.00pm to avoid peak travel hours on the surrounding roads to avoid congestion and noise.

Before starting any unloading, all delivery drivers must report to the Site Manager. These times also apply to Contractor deliveries of equipment and plant. Plant and Materials will be stored on site in designated areas within the site only.

10. Storage, Loading and unloading of materials

There will be a designated area within the site compound for material storage only. Best practice approach of ordering materials Just In Time will be adopted wherever possible to reduce the amount of materials stored on site at any time.

Delivery vehicles will supply and remove materials from site using the private driveway off the A522 or if required from the private driveway on Breach Lane. If circumstances allow and to reduce vehicular movements, deliveries will be made direct to the work zone to mitigate double handling and double vehicular movements.

All materials will be loaded within the site compound/boundary of the working zone to minimise congestion.

Site Management are to be provided with examination certification for unloading machinery if required. Materials will be stored on site in designated areas.

11. Provision of Wheel Washing Facilities

To restrict the amount of debris carried out of site, the contractor will aim to clean down the site traffic vehicles as they leave site. This will be monitored by the site manager who will action cleaning down operations if deemed necessary. An order will be placed with a road sweeping contractor which the site manager will call in if needed.

Due to the location and topography of the site it is neither viable nor practical for a wheel wash to be utilised. Instead, before leaving site wheels will be cleaned off using a high pressure hose and at regular intervals the road will be mechanically swept by a subcontracted street sweeper.

12. Site security

The site will be surrounded by 'Heras' fence and close board fencing, accessed by padlocked vehicle gates. The fencing will house the appropriate decorative displays with site Health & Safety details and site contractor information.

13. Construction activities

Method statements and risk assessments will be created, considering impacts to the surrounding environment such as dust, dirt and noise, etc.

All construction works will be undertaken using appropriate suppression methods to minimise both the impact to the environment and the health and safety risks for the operatives on site.

Risk assessments will highlight possible high levels of noise for certain operations. If highlighted, construction baffles will be used to mitigate the disturbance to neighbouring residences and public.

Engines of all vehicles, mobile and fixed plant on site will not be left running unnecessarily.

Any audible radio or music on site during the project will be kept to a level that does not emit noise outside of the boundaries of the site at any time

Low emission vehicles and plant fitted with catalysts, diesel particulate filters or similar devices will be used, along with using ultra low sulphur fuels in plant and vehicles where possible.

A construction traffic co-ordinator will be appointed during the construction period to monitor heavy goods vehicle deliveries and collections of construction materials to and from the site to ensure compliance so far as practicable by contractors with the above requirements.

14. Dust

During dry periods dust suppression will be used on site to reduce possible nuisance dust. A number of methods will be used including :

- hose pipes to damp down works areas, access roads and any stockpiles regularly
- dust suppression equipment on disc cutters etc
- bowsers to damp down traffic routes.

A speed limit of 10mph is to be implemented on site and adhered to at all times

Minimised drop heights of all loading and unloading activities that involve the transfer of soils and demolition materials shall be adhered to. Stockpiles of dusty materials shall be minimised and shall as far as possible be contained within silos or other appropriate arrangements. Soil stockpiles shall be profiled to minimise wind whipping and shall if left for any length of time be seeded or covered.

For environmental and road safety all materials containers leaving site will be appropriately covered to avoid soiling of the roads and highway. The cutting of paving slabs, bricks, blocks and tiles shall only be undertaken with a wet saw or other suitable methods to minimise dust.

15. Waste Management

Throughout the development process best attempts will be made to reduce the amount of waste going to landfill and to maximise the use of recycling facilities and the opportunity to re-use materials. There will be no burning of waste materials permitted on site at any time. All waste materials will be disposed of in line with this Plan.

16 Hazardous Materials

Risk assessments for the control of substances hazardous to health regulations (COSHH), noise and environmental risks will be prepared and effectively monitored, reviewed and communicated on site.

Oils and hazardous waste (if applicable) will be stored appropriately to minimise pollution risk including compulsory use of bunded fuel browsers, drip trays and spill kits on site.

Full Asbestos Demolition surveys have been carried out by SB Asbestos Management Limited on the building (survey number S-01485 is attached in appendices). These surveys have identified no asbestos containing materials within the buildings and so no action is required on the existing buildings.

Whilst no ACM's have been identified should any suspect materials be found on site, work will cease and the material investigated by a specialist surveyor before work is allowed to continue and any appropriate action will be taken as advised.

A full structural survey for refurbishment has been carried out by HBL Associates (Survey 20/8468 attached). This identified the building as structurally sound and suitable for conversion. The survey highlighted suspected asbestos roofing sheets, but the asbestos demolition survey reference above confirms that no ACM was found and as such no other recommendations to this CEMP are required from the structural survey.

A contamination remediation strategy has been carried out by Groundsolve Ltd (survey GSL2747R02 attached) on the construction area, in line with Ground Investigation reports carried out by Strata Renewables previously (survey findings and report reference SRL1319 attached). These reports have found asbestos fibres and high levels of lead in the soil on site and the remediation strategy has been produced to address these found contaminants.

The proposed redevelopment will result in the provision of buildings, hardstanding (including roadways and pavements) and landscaped areas. Areas of buildings and hardstanding will be sufficient to break potential pollutant linkages relating to human health from the limited areas of Made Ground encountered on the site. Made Ground is currently present the proposed soft landscaped areas, therefore the following procedures should be applied:

- Removal of Made Ground as required to accommodate 600mm thick clean cover system
- Stockpiling of made ground, separately from all other materials, prior to suitable sampling, classification, and appropriate disposal
- Placement of clean cover system, comprising min. 150mm topsoil and 450mm subsoil

Any imported topsoil and subsoil will be required to be analysed for a suitable suite of contaminants in relation to human health (in addition to topsoil being compliant with BS3882:2015).

All of these remediation strategies will be carried forward to the contractors CEMP and all factors in the remediation report will be adhered to. Verification that remediation works have been carried out will be actioned in line with the remediation report.

If during construction any further unknown ground contamination is found, then construction will cease until full investigations have been carried out and remediation strategies agreed and implemented

17 Ecology

Construction activity will be controlled in a way which mitigates damage or destruction to animals and their habitats.

A bat roost survey was conducted by Ardea Ecology (report dated 18/05/2022 is attached). No bat roosts were found in the project building and as such no special recommendations are required within this CEMP.

However, in order to reduce any impacts upon bats or nesting birds works should be undertaken wherever possible over the winter period and any building dismantling carried out in an orderly manner and areas inspected visually prior to works to ensure no nesting birds or bats are present. Should any bats be found all works should cease until advice has been sought from the ecologist.

It is also recommended that a bat box be fitted onto the rear elevation of the building away from artificial light to enhance future biodiversity by encouraging bats to roost.

18 Health & Safety

To ensure continuity through site operations and the site rules that must be followed, all operatives on site will be inducted onto site. The development will be registered with external health & safety consultants.

19 Conclusions

This CEMP provides a comprehensive list of mitigation measures and monitoring procedures for the demolition and construction phase of the Proposed Development. At this stage it includes mitigation measures committed to as a result of the Environmental Impact Assessment work. However, it is a 'live' document and will be updated regularly as more information on the Proposed Development becomes available.

20 Appendices

S-01485 Old Mill Building Asbestos Report
20-8468 Structural Survey
SRL1319 Ground Investigation Report
SRL1319 Phase 1 Contamination Assessment
GSL2747-R2-1 - Teanford Mill Conversion Tean - Sept2022 (002)
276987 Bat Roost Survey