

Construction Environmental Management Plan (CEMP)

for the demolition of the barn at

Tea Leys Farm

1.0 Introduction

1.1 Planning Reference Number

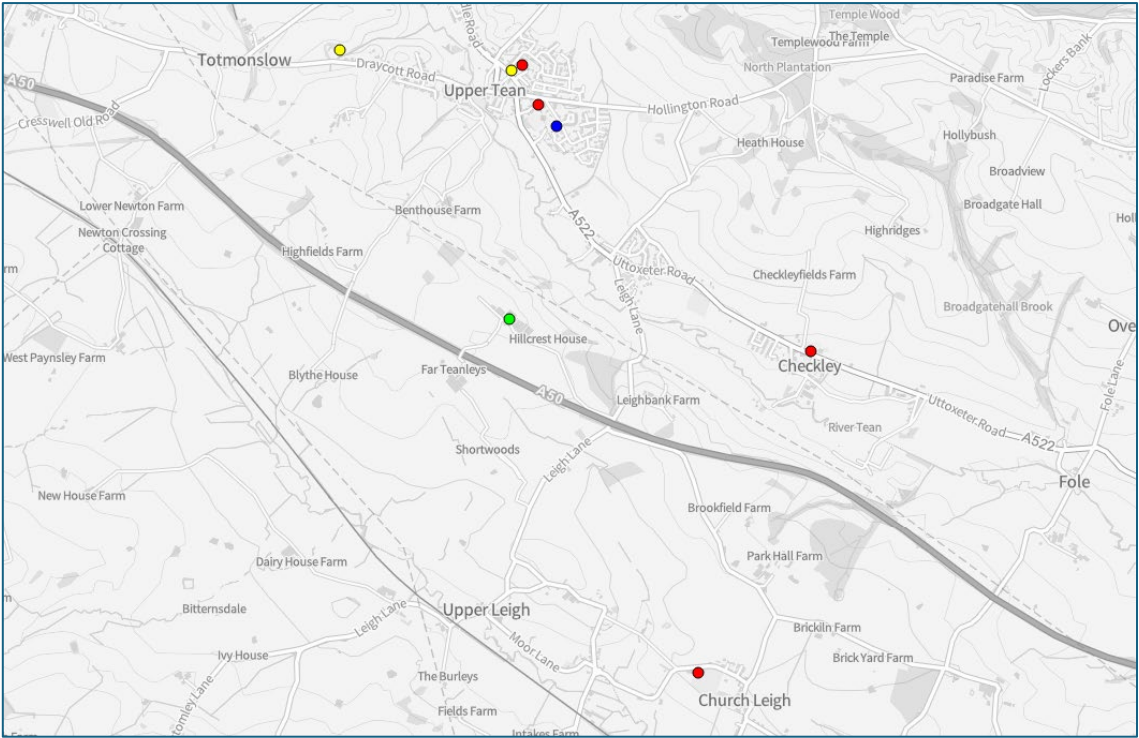
1.1.1 DET/2024/0009

1.2 Address

1.2.1 Tean Leys Farm
 Leigh
 Stoke on Trent
 Staffordshire
 ST10 4NS

1.3 Site Description

- 1.3.1 Redundant L shaped brick and tile barn situated in the middle of a working dairy farm approx. 0.8km SW of Lower Tean. Shown on the map below as a green dot.
- 1.3.2 The farm itself is accessed via a drive half a mile long culminating in a wide entrance with good visibility leading to Leigh Lane.
- 1.3.3 The site cannot be seen from any direction by any building other than those of the farm itself. The next nearest property and business (Lower Tean Leys Farm) is approx. 0.43km away on the other side of a dual carriage way.
- 1.3.4 There are no trees on the site.
- 1.3.5 There are no water courses on the site.
- 1.3.6 There are no public rights of way crossing the site.
- 1.3.7 The nearest schools are shown in the map below marked with red dots. The closest is 1.8km away (Hutchinson Memorial First School, Checkley)
- 1.3.8 The nearest care home is shown on the map below as a blue dot. It is approx. 1.2km away (The Old Vicarage, Tean).
- 1.3.9 The nearest nurseries are marked on the map with yellow dots. The nearest is approx. 1.5km away (St. Thomas's Day Nursery, Tean).
- 1.3.10 All distances are as the crow flies.



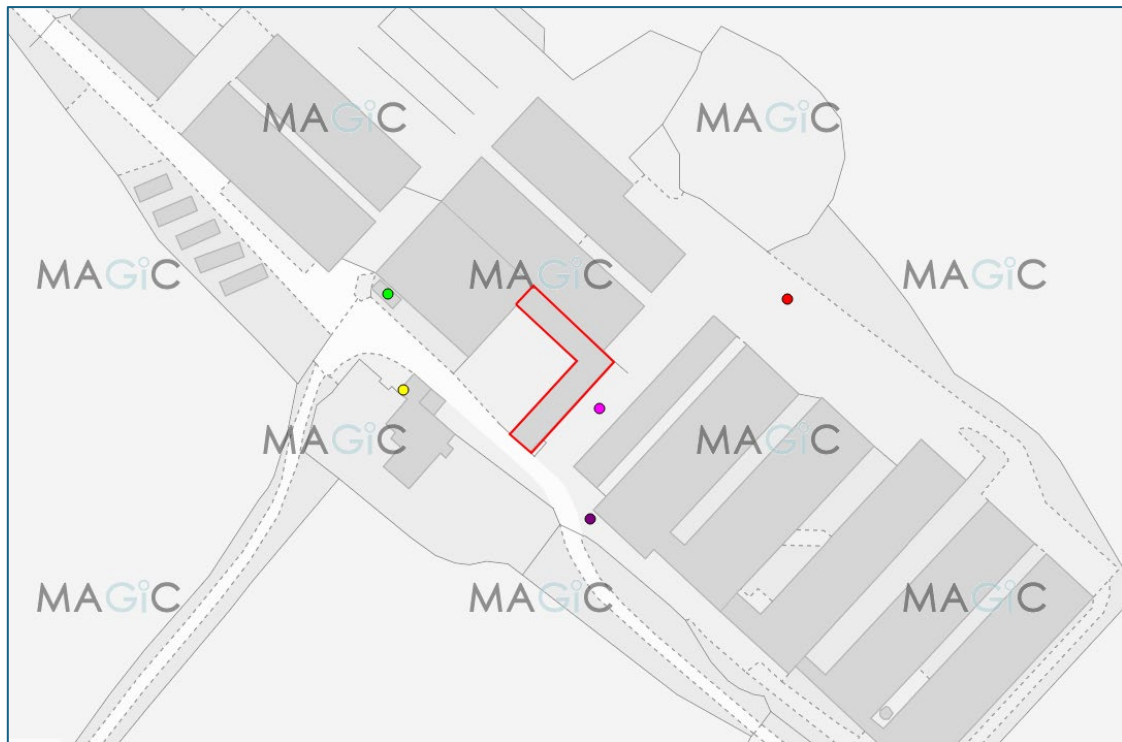
2.0 Site Management

2.1 Site Personnel

- 2.1.1 The demolition team will consist of:
 - One Site Foreman
 - One Telescopic Handler Operative
 - Four Labourers
- 2.1.2 All personnel have 14 monthly safety awareness training by the CITB and hold any relevant certificates.
- 2.1.2 Welfare arrangements are provided for by existing facilities including a break room, toilet facilities, parking and first aid facilities.
- 2.1.3 All personnel will be provided with PPE.
- 2.1.4 Ridware Services Ltd (The Demolition Contractors) assume full responsibility for safety on the site.
- 2.1.5 Ridware Services Ltd are fully insured and details are available on site for inspection at any time. There is £5,000,000 in liability cover.
- 2.1.6 All demolition is carried out in accordance with British Standard Code of Practice for Demolition BS 6187 and Health and Safety Executive requirements, guidance notes GS29/1,2,3,4.
- 2.1.7 The site foreman is fully conversant with the Construction Design Management Regulations and is able to provide all paperwork to comply with the above.

2.2 Site Layout

- 2.2.1 The building to be demolished is shown outlined in red in the map below.
- 2.2.2 The Green dot indicates existing break room.
- 2.2.3 The yellow dot show the location of existing toilet facilities.
- 2.2.4 The pink dot shows existing concrete yard for loading of materials.
- 2.2.5 The red dot shows a large concrete yard for any required storage.
- 2.2.6 The purple dot shows existing wheel wash facilities that are used for the poultry unit. It should also be noted that at this point it is still 0.9km until the drive reaches the main road



2.3 Managing Materials

- 2.3.1 The demolition arisings will be palletised as they become available and will be removed by a reclamation company at regular intervals. Not exceeding a maximum of three lorries per day.
- 2.3.2 Any rubble not removed by the reclamation company will be stored on the large concrete apron denoted on the above plan by the red dot. This will be used as hard core for the construction of the new shed on the site.

2.4 Managing Machinery and Plant

- 2.4.1 Machinery is maintained by Ridware Services Ltd, Finning, CAT, EPL Plant Hire and S & J Webster
- 2.4.2 Any machinery operators to have relevant certification.

3.0 Community Liaison and Communication

3.1 Display Boards

- 3.1.1 A sign has been displayed at the entrance to the property since the 18th March 2024 giving notification of the planned demolition.
- 3.1.1 A board will be prominently displayed at all times during the demolition, detailing the nature of the works being undertaken and including a contact name and telephone number which can be used at all times including outside working hours.

3.2 Complaints Register

- 3.2.1 A complaints register shall be kept and shall include the complainant's details, date and time of the complaint, cause(s) of the complaint, action taken to resolve the complaint, date and time of action taken to resolve the complaint, and the reason for any unresolved complaints.

4.0 Implementation, monitoring and corrective action

4.1 Monitoring

- 4.1.1 Daily site inspections will be carried out by a responsible person to monitor compliance with this CEMP.
- 4.1.2 Where non compliance is identified corrective action will be carried out.
- 4.1.3 The Foreman conducts a weekly minuted progress meeting to assess any problems onsite.

5.0 Site Operations

5.1 Working Hours

- 5.1.1 All work will be carried out between the hours of 8am and 6pm Monday to Friday.
- 5.1.2 No work to be carried out on Saturday, Sunday or Public Holidays.
- 5.1.3 Work to be carried out within a three week period.
- 5.1.4 All loading and unloading of vehicles, plant and demolition arisings will take place within the boundaries of the farm.

5.3 Noise and Vibration

- 5.2.1 It is not anticipated that any of the work, at any time, will be audible beyond the boundaries of the farm.
- 5.2.2 All vehicles and plant used will be maintained in a good and efficient working order, and in accordance with the manufacturers specification.

- 5.2.3 All vehicles, mechanical plant, and machinery used during the development shall be fitted with proper and effective silencers (where available AND/OR in compliance with health & safety requirements) and shall be maintained in good and efficient working order.
- 5.2.4 All plant and machinery in intermittent use shall be shut down in the intervening periods between works.
- 5.2.5 Plant and machinery capable of generating significant noise and vibration levels will be operated in a manner to restrict its duration.
- 5.2.6 Static plant and machinery shall be sited as far away as possible from inhabited buildings or other noise sensitive locations.
- 5.2.7 All compressors shall be 'noise reduced' models that are fitted with properly lined and sealed acoustic covers which shall be kept closed whenever the machines are in use. All ancillary pneumatic percussion tools shall be fitted with mufflers or silencers of the type recommended by the manufacturers.
- 5.2.8 Wherever possible mains electricity or battery powered equipment shall be used instead of diesel or petrol powered generators.
- 5.2.9 The handling of materials shall be conducted in such a manner that minimises noise, including minimising drop heights into hoppers and lorries.
- 5.2.10 No stereos or similar amplified devices shall be audible beyond the site boundary.

5.4 Dust/ Air Quality

- 5.4.1 All plant and equipment shall be maintained in accordance with manufacturer's recommendations to ensure emissions to atmosphere are minimised.
- 5.4.2 Any equipment used to cut paving blocks, kerbs, flagstones etc. shall be operated with a water suppression attachment or a dust filter.
- 5.4.3 Engines of plant, machinery, and lorries shall be turned off at all times when not in use.
- 5.4.4 Delivery activities, plant, stockpiled materials and/or any other activities liable to significant dust generation shall be located as far away as possible from the development site boundaries and neighbouring properties.
- 5.4.5 In the event that materials are stored rather than being removed from site immediately then materials liable to dust generation shall be dampened down, covered with tarpaulin, or otherwise contained as far as reasonably possible.

- 5.4.6 Drop heights from conveyors, loading shovels, hoppers, and other loading or handling equipment shall be minimised and fine water sprays should be used on equipment where necessary.
- 5.4.7 Skips, chutes, and conveyors shall be covered and if necessary enclosed to ensure that dust does not escape.
- 5.4.8 All vehicles carrying dusty materials shall be securely covered. Water suppression shall be used in dry conditions to reduce dust emissions.
- 5.4.9 Water supplies for dust suppression will come from, in the first instance, the farms own bore hole supply. If there is an issue with the supply the farm also has water storage which can be used. Finally the farm has a mains supply which can be used as a last resort. The water can be delivered via the farms existing industrial pressure washers and/or hand held sprays.
- 5.4.10 If dust suppression spraying is required this will take place on site and therefore 0.9km from the public highway.
- 5.4.11 All demolition vehicles will wash their wheels before leaving the site at the existing wheel wash facility.
- 5.4.12 For all activities involving dust all personnel will be expected to wear a suitable mask.
- 5.4.13 Dust monitoring must take place daily as part of the Monitoring Site Check. Dust soiling checks of surfaces with 100m of the demolition site should be logged. Cleaning must then take place as required.
- 5.4.14 In periods of high wind any demolition products or rubble may need to be covered to prevent wind whipping.
- 5.4.15 In periods of prolonged dry weather an increase in surveillance may be required.

5.5 Mud

- 5.5.1 As the site is surrounded by concrete yards we do not anticipate mud being a great issue. However if it does become a concern then vehicles will need to wash their wheels at the wheel wash point. The vehicle then has 0.9km to travel before it joins the public highway.
- 5.5.2 No dust, mud or other contaminants to reach the public highway.
- 5.5.3 If dust or mud accumulates around the site we have a road sweeper that can be deployed.

5.6 Artificial Lighting

- 5.6.1 There is existing lighting that can be utilised initially if required.

- 5.6.2 Flood lighting, security lights, and any other obtrusive external lighting shall be sensitively located so as to avoid nuisance to neighbouring properties and should only provide the necessary luminance for the relevant task(s).

6.0 Waste Management

- 6.1 No waste shall be burned.
- 6.2 Any waste not being re claimed will be disposed of via our waste contractors.
- 6.3 Any waste materials stored on site are adequately secured to prevent unnecessary and unsightly dispersal of the materials around the site and beyond its boundary.
- 6.4 A survey has been undertaken and no hazardous materials, i.e. asbestos etc, have been found.

7.0 Environment

7.1 Soil and Land Management

- 7.1.1 Any demolition waste will be stored on a concrete surface to avoid contamination.
- 7.1.2 Reclaimed demolition arisings will be removed from site on a regular basis.
- 7.1.3 Regular site inspections will monitor any potential environmental concerns.
- 7.1.4 Regular monitoring will take place to identify any previously unidentified contamination and manage it.