

A24080 – BLUEBELLS WILLOW WALK, CULVERSTONE

CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN

Introduction

This Construction Environmental Management Plan (CEMP) is based on, and should be read in conjunction with, the recommendations in the Preliminary Ecological Appraisal, Calumma Ecological Services October 2024 (Appendix A) and includes the following:

- a) the purpose and objectives for proposed mitigation works during construction,
- b) the identification of biodiversity protection zones and the use of protective fences, exclusion barriers and warning signs,
- c) a detailed method statement to protect the Ancient Woodland (AW), 15m AW buffer zone and retained trees from pollution and adverse impacts,
- d) the extent and location of proposed mitigation works shown on appropriate scale maps and plans, with reference to: pollution avoidance measures (noise, dust, lighting and run-off), protection of retained trees and hedgerows,
- e) practical mitigation measures (both physical measures and sensitive working practices) to avoid or reduce impacts during clearance and construction for bats, hedgerows and breeding birds (may be provided as a set of species or habitat specific methods statements),
- f) the location and timing of sensitive works to avoid harm to biodiversity features,
- g) the times during construction when specialist ecologists need to be present on site to oversee works, and
- h) responsible persons and lines of communication.

Methodology

1 - External Communications

Prior to commencement the site manager will contact the local authority planning department and neighbours to inform them that the works are due to start. The contact details for the site manager (to be confirmed) and head office telephone number (to be confirmed) shall be given to the local authority and neighbours, and posted on the site information notice board so all have a point of contact should there be any issues during the construction of the works.

Any issues reported to the site manager will be logged and the information forwarded to the head office for further action if necessary.

An up to date works programme will be held on site with the site manager.

2 - Travel Plan

On site parking area will be provided in the property frontage onto Willow Walk only. Car and van sharing will be positively encouraged to save on journeys to and from the site.

Where practicable local labour and subcontractors will be used to minimise traffic generation through the area.

3 - Traffic management

Access to the site will be from Willow Walk. Directional finger signs will be erected on the approach roads to assist delivery drivers with the site location. Delivery directions will be sent to material suppliers and subcontractors. The delivery address will be given to the suppliers with the 'what three words' app. It is not envisaged that any permanent works on the highway will be required.

All loading and unloading will be undertaken at the proposed site compound in the property frontage onto Willow Walk. An appointed site banksman or the site manager will inform all drivers and sub-contractors of the parking arrangements for parking and off-loading. Orders to be placed with a requirement for where practicable, deliveries will be made on short wheel based lorries, rather than articulated lorries.

The appointed person will be required to organise and manage all deliveries and other activities involving the arrival and departure of delivery vehicles. This will require all deliveries to be times to avoid conflicts in vehicles arriving and departing as is reasonably possible. It is acknowledged that the site is restrained in size and therefore there are limited opportunities to accommodate for multiple vehicles at once. This management is necessary to protect the amenity of the existing residences around the estate.

Public Safety

Construction traffic poses a potential risk to members of the general public, particularly pedestrians and cyclists. The safety of pedestrians and cyclists will be ensured by the use of banks man during all periods of operation at the site.

Any issues regarding site access and traffic management will be reported to the site manager who will report these onto the head office. Banksman will supervise all arrivals and departures of construction traffic. Traffic movements will be co-ordinated such that the arrival of vehicles is staggered to ensure no backlog of vehicles along Willow Walk.

Where necessary, and in accordance with The respective Health and Safety legislation, signage and information will be provided to ensure local residents and visitors are fully aware of all the potential dangers arising from the construction of the proposed elements. The provision of the necessary information is considered to be a good preventative measure to protect the public safety.

Working hours of 8.00 am to 6.00pm on Mondays to Fridays and 8.00 am to 1pm on Saturdays, with no works on Sundays and public holidays.

Delivery vehicles whenever practical will avoid 'peak public traffic hours' to reduce traffic congestion and nuisance to the existing area. All deliveries and collections will be undertaken during the hours of work. No deliveries will be made over the weekend period.

4 - Programme

The works programme – indicatively, with commencement on 5th January 2026 with completion by 26th June 2026, all to be confirmed - will be held on site and updated as required.

5 - Control Plan and Pollution Incident Prevention

The works will not result in the loss of ancient woodland or habitats forming the 15m AW buffer zone and will not be undertaken within the root protection areas (RPA) of any trees within the woodland parcel, as the mitigation measures detailed below will be implemented.

No works, material storage or access into the 15m AW buffer zone will be permitted, with Heras, or similar fencing, erected on the western-most green line indicated on drawing no. 1101 Proposed Site Block Plan for the duration of the works.

The scaffolding required for the development will be sited on existing or temporary hardstanding, or within the grounds of the residential garden, to reduce soil compaction adjacent to the 15m AW buffer zone.

A strict pollution prevention protocol be adhered to during the partial demolition and construction phases of the proposed development, to ensure indirect adverse impacts on ancient woodland are wholly avoided.

Site welfare facilities will be provided at the commencement of the works.

Environmental training, awareness and competency will be delivered throughout the project by way of the following:

- Site Environment Induction

- Pre-Start Meetings

Environmental Toolbox Talks

Plant hire companies and suppliers will be requested to provide vehicles with white noise broadband reversing alarms wherever practicable.

Limited excavation is to be carried out for new services and the drainage adaptations. A high-pressure washer will be used where required to keep the vehicles and roads adjacent to the site clean.

Construction vehicles and plant will comply with emissions legislation, servicing and MOT requirements: all vehicles regularly used on site shall be serviced in accordance with the manufacturer's recommendations.

Vehicles and mechanical plant will be fitted with exhaust silencers.

No construction plant or vehicle shall leave its engine running when not directly in use.

Trained operatives only will carry out refueling of plant and equipment.

Where practicable a daylight only construction schedule will be adopted to minimize working under artificial lights, where this is impracticable (occasionally in the winter months), the specific task lighting is to be positioned sensibly and directed away from the ancient woodland and screened to ensure a dark corridor is maintained along the boundary with the 15m AW buffer zone.

Minimum external levels of lighting will be maintained as necessary and will be turned off each night when bats are most active.

Plant will be regularly checked for leaks and will be regularly maintained.

A Spill kit will be provided within close proximity to any fuel storage.

Any stockpiles of materials will be sheeted over, or loose materials will be stored in bulk bags and covered and kept away from the boundary with the 15m AW buffer zone.

The site manager shall maintain records of waste transfers from the site. Any waste generated at the site will be removed to an approved licensed tip facility in skips.

Any waste from construction works will be recycled where practicable.

No bonfires on site will be permitted (even for clean wood).

Skips to be covered and drop heights to be minimised.

Any imported topsoil will be certificated and obtained from an approved supplier.

The contractors will work to the relevant Environment Agency Pollution Prevention Guidelines namely PPG1, PPG5, PPG6, PPG21 and PPG22.

Control of surface water run off

As there is no increase in impermeable roof and hardstanding area existing soakaways are to be utilised as necessary.

6 - Noise Mitigation measures (including vibrations): works will be carried out as per the Code of Practice for noise and vibration on construction and open sites (BS 5228 – 1:2009 +A1 ;2014)

Where possible, all plant and equipment will be powered by mains electricity rather than using generators.

All noisy activities such as cutting, grinding and sawing to be undertaken on site as far away from noise sensitive properties as possible. Noise barriers will be used where necessary using plywood screens with a minimum mass of 7 kg/m² without holes or gaps, or Heras acoustic barriers.

7 - Main Construction Activities

Set up Welfare, site parking, material offloading area and access scaffolding/loading bay. Site traffic will be limited to the site frontage area only from and to Willow Walk.

A `Heras` fenced hoarding, braced as necessary will be erected around the site perimeter.

Site Welfare units will be provided to the site and will be supplemented with a hired chemical toilet.

Roofing works to be carried out off access scaffolding

The ground works will be carried out using mini excavators and mini dumpers, access for these will be via protected surfaces from the west side of the site only.

Landscaping at the completion of the project will be carried out by a specialist landscaping company.

On completion of the works all temporary fences will be removed and any making good to existing surfaces will be carried out.

Transport and storage of materials, plant and equipment to site

On site storage where possible will be kept to a minimum, however where required, a secure storage compound will be located within the site frontage area only.

Appendix A - Preliminary Ecological Appraisal, Calumma Ecological Services October 2024

Appendix B - 1101 Proposed Site Block Plan Rev G

