

# CN220004 – The Edge (Stanley Buildings) Blackpool

Construction Environmental Management Plan (CEMP)





# Planning Condition Requirement

No development shall take place until a Demolition/Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Demolition/Construction Management Plan shall include and specify the provision to be made for the following:

- dust mitigation measures during the demolition/construction period
- control of noise emanating from the site during the demolition/construction period
- • hours and days of demolition/construction work for the development
- contractors' compounds and other storage arrangements

• • provision for all site operatives, visitors and construction loading, off-loading, parking and turning within the site during the demolition/construction period

• • arrangements during the demolition/construction period to minimise the deposit of mud and other similar debris on the adjacent highways

• measures to prevent contamination of surface and sub-surface water bodies during the demolition/construction period

• • routeing of construction traffic

The demolition/construction of the development shall then proceed in full accordance with the approved Demolition/Construction Management Plan.

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## Introduction

This document specifically targets and mitigates the issues presented from the construction of the development and the associated works. For ease of reference, these are separated into specific elements and covered individually.

#### Works

Refurbishment of the existing building and external alterations to all elevations and windows, installation of replacement shop fronts, creation of a landscaped courtyard at ground floor level, provision of new roof terrace at second floor level and use of premises as altered for office, cafe and retail uses following the demolition of various structures within the courtyard area.

#### Location

The Stanley Buildings Blackpool FY1 3DN

The area surrounding the site comprises of the following;

- North Commercial and Residential Properties
- East Car Park
- South Commercial and Residential Properties, Primary School
- West Commercial Properties

#### Site Entrance & Staff / Visitor Parking

Please see agreed logistics plan.

#### **Project Team**

Employer	Blackpool Council
Principal Designer	Blackpool Council
Architect	Cassidy and Ashton
Structural Designer	Booth King Partnership
Main Contractor	Eric Wright Construction
<b>Operations Manager</b>	Mark Green
Site Manager	Barrie Balaam
Quantity Surveyor	…Phil Marsden

# **Project Programme**

June 2022 – December 23

#### **Site Working Hours**

Monday to Friday (07:30 – 17:00) Saturday (08:00 – 13:00) Sunday & Bank Holidays (No work)

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# **Erection and Maintenance of Security Hoarding**

The operatives will utilise a safe system of work to ensure the general public are segregated from the element of works. All boundaries of the project will be closed off by 1.8m Heras Type Fence. Hoarding directly on to highways will be constructed to meet current regulations. All fencing will be visually inspected daily and maintained accordingly.

## Site Accommodation, Loading and Unloading vehicles

Delivery vehicles will be controlled to ensure that unloading only takes place within designated times and within the site boundary (unless working on the surrounding infrastructure / highways). Vehicles will enter site immediately and gates will be manned to ensure no deliveries are kept on the highway. All subcontractors will be required to produce a procurement schedule for their materials which will be monitored through weekly / fortnightly meetings. Deliveries must be booked in advance. Efficient and accurate scheduling of deliveries will minimise storage capacity required, double handling and congestion around the site and surrounding roads and highway infrastructure.

Site storage of materials and plant will be very carefully controlled by restricted allocation of zones to particular trades. Detailed plans of the site will be drawn up outlining areas available for moving and storing materials during the various stages of the contract.

Wherever possible, materials will be delivered shrink-wrapped and palletised to be unloaded and distributed safely by crane or hoist. Diesel fuel for site plant will be stored in sealed tanks inside bunded walls with a minimum of 110% of the capacity of the tank. The use of diesel driven plant and equipment will be kept to an absolute minimum. Wherever possible, equipment and plant will be electrically powered to reduce noise and prevent emissions.

## Visitor and Operative Parking

We will develop a Green Travel Plan for site which promotes public transport / car sharing. There will be no parking on site. Operatives will be expected to source local car parks

# **Pollution Prevention**

A hazard identification & risk assessment will be completed by the prior to any site activities. The document provides a project specific outlook on the potential construction activities and sensitive receptors that could be encountered at site (surface water, groundwater, neighbouring properties, contaminated land, invasive weeds, tree protection orders, etc.). Through risk assessment, we quantify the likelihood and severity of activities against these receptors and provide mitigation / control measures to each. The Hazard Identification & Risk Assessment works in conjunction with the CEMP.

#### **Storage & Handling of Materials**

All materials and hazardous substances will be stored according to the manufacturer's literature. Containers will be labelled clearly and only kept on site if there is a use for them. All hazardous substances will be stored away from construction waste. The appropriate staff will be trained on storage and handling of substances. All waste will be removed by one of the EWG approved waste contractors, ensuring compliance with duty of care legislation.

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# Pollution Prevention & Emergency Preparedness

- All fuel sources will be stored in lockable double bunded fuel bowsers on an impermeable surface. The secondary container will be 110% of the primary container. All storage will be padlocked and either CCTV or physical security will be in place during non-working hours.
- All fuel sources will be a minimum of 10m from sensitive receptors.
- A drip tray / interceptor tray and funnel will be available and in use when refueling to reduce the chance of leakage. Drip trays / interceptor trays will be cleaned of contaminants on a regular basis with imbiber beads. These are then removed as hazardous waste.
- Spill kits and booms will be stocked on site in abundance next to fuel bowsers to contain the type of substances on site.
- All drainage systems on site will be protected using hessian, sandbags or other devices. Any drums / containers will also be stored on an impermeable surface to limit the pathway of contaminants into the ground.
- A drainage plan will be in place and displayed.
- Refueling procedures will be included within the Risk Assessment & Method Statements of all subcontractors.
- The emergency response plan will be displayed. Site management is trained on how to implement the plan which is covered during the induction and through regular environmental toolbox talks.
- Pollution Prevention Guidelines will be followed strictly.

# **Noise Control**

In general, the construction phase can be viewed as intense activities of work over a short timescale. These construction processes involve concentrated activities in a localised area. The resultant noise effects are often significant to neighbouring properties. As a minimum, we will produce newsletters informing locals of the timing and duration of noisy activities such as piling operations as well as Barrie's immediate contact information.

Construction methodologies will be made as efficient as possible to minimise noise impacts to local residential areas and offices. Additionally, every opportunity will be taken to provide 'temporary' screening where likely to provide effective mitigation. Where properties are already subject to significant road traffic noise, the impact from construction noise will be less than those areas which are set further back from existing road transport corridors. All measures to minimise construction noise would be taken according to best practicable means, as described in the mitigation measures section.

A more detailed Noise Assessment will be carried out by the Environmental Manager upon commencement and at regular intervals throughout the construction process.

# **Mitigation Measures**

The noise impact of the construction phase can be minimised by use of the noise control measures, as suggested in Section 8 of BS 5228-1:2009. General principles for the control of noise during the construction works are presented below.

- Appropriate choice of plant and equipment;
- Regular plant maintenance;
- Careful phasing of the proposed operations; and
- Provision of temporary barriers.

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The site staff will utilise methods of mitigation outlined, alongside regular monitoring and feedback from residents. This regular noise monitoring will be carried out by the Environmental Manager. This may be substituted by subcontractor's noise readings as stated in their method of work.

# **Operating methods of noise reduction**

- All staff and operatives will be briefed on the requirement to minimise nuisance from site activities. This included within the site inductions and reinforced through a programme of toolbox talks and all method statements. Any significant changes in numbers of workforce on site will force a review of the monitoring programme.
- No equipment will operate other than at the manufacturers' rated working levels.
- Use of machine based equipment on site will be kept to an absolute minimum and only silenced or sound models will be used.
- No plant and equipment will be left running if not required for immediate use.
- Resilient materials will be used where possible to reduce impact noise where materials are being moved or dropped e.g. lining chutes and dumpers. Materials will be lowered whenever practicable and otherwise drop heights will be kept to a minimum.

# **Noise Reduction of Mobile Plant**

- The movement of plant onto and around the site will have regard to the normal operating hours of the site and the location of any noise sensitive receptors. Audible reversing alarms will be of a type, which whilst ensure that they give proper warning and have a minimum noise impact.
- Internal haul routes will be well maintained and avoid steep gradients.
- Earth moving plant will be fitted with efficient sound reduction equipment and manufacturers' enclosure panels will be kept closed.
- The site compound will be located to minimise the noise impacts of delivery vehicles on unmade ground.

# Noise Reduction of Stationary Plant and Tools

- Hydraulic or electric tools will be used where possible.
- Alternative equipment will be specified for concrete breaking/cutting.
- Sound reduction equipment will be fitted.

# Further Noise Guidance

- BS 5228 -1:2009 'Code of practice for noise and vibration control on construction and open sites – Part: Noise'
- <u>EWG-E-MP-02 Environmental Management Toolkit</u> (saved in the Wrightway electronic project file).

# **Dust Control**

The control of dust arising from the construction works will be controlled in a number of ways depending on the source and the stage at which the construction works are.

We are looking at utilizing the courtyard as a location for all demolition works to transit through thus minimizing risk to passers by, Water will be the main suppresser of dust in this location.

There may be a skip placed beside the road but this will be sheeted with Monoflex to contain the dust while being loaded

#### **Dust Assessment**

Visual dust monitoring will take place daily. If excessive dust levels are reached, works will be temporarily suspended whilst the Environmental Manager is consulted and further appropriate dust measures are implemented to enable works to recommence. This will be recorded.

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# Wheel Washing

Eric Wright Group Ltd will ensure that the working machinery, plant & vehicles, which may have the potential to cause an excessive dust or mud problem onto the public highway, will have the facility to wash down. This will be via a pressure washer at the site entrance to prevent mud being carried onto the road. A road sweeper will be procured when required.

We do not envisage mud on the road at all given the nature of this project, A Roadsweeper will be on call off and the details passed to the relevant person in the council who will have authority to action the sweeper

## **Mitigation Measures**

#### Haulage Routes, Vehicles and Construction Plant

Potential dust Source	Control Measure	Responsibility for implementation
Haul roads and traffic routes	Deliveries will be scheduled to avoid standing traffic on routes to site.	Barrie Balaam 07917 658694
Vehicle waiting areas and hard standing	Vehicles will be directed into site and unloaded. If waiting is required, engines will be switched off.	Barrie Balaam 07917 658694
Vehicle and wheel washing	Wheel washing facilities will be easily available and sign posted.	Barrie Balaam 07917 658694
Site traffic	Speed restrictions will be in place including signage and managed by site personnel to avoid back up.	Barrie Balaam 07917 658694
Public roads	Responsible person to be aware of scheduled deliveries and coordinate traffic and operations affecting access.	Barrie Balaam 07917 658694
Road cleaning	Road sweeper will be procured when required for cleaning access roads to site. These operations will be increased when critical activities occur.	Barrie Balaam 07917 658694
High level walkways and surfaces (Scaffolding and others)	Operatives will be briefed at induction to the requirements of dust control and suppression.	Barrie Balaam 07917 658694

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## **Static and Mobile Plant Emissions**

Potential dust Source	Control Measure	Responsibility for implementation
Visible exhaust smoke	All standing / waiting traffic will ensure engines are switched off. All plant brought will be appropriately maintained and suppliers advised of this at order stage.	Barrie Balaam 07917 658694
Maintenance	All plant and equipment will be maintained off site.	Barrie Balaam 07917 658694
Servicing	All plant and equipment will be serviced off site.	Barrie Balaam 07917 658694
Operating time	All operations will be conducted in line with the planning conditions and all subcontractors will be made aware during procurement stage.	Barrie Balaam 07917 658694
Exhaust time	Operating plant will be monitored to ensure it is not left running unnecessarily.	Barrie Balaam 07917 658694
Exhaust direction and heights	Exhausts from plant will be in line with manufacturer's specifications and directed from ground to atmosphere.	Barrie Balaam 07917 658694
Location of plant and equipment	Plant and equipment operating close to other businesses and sensitive receptors will be kept to critical activities only.	Barrie Balaam 07917 658694

## Material Handling

Potential dust Source	Control Measure	Responsibility for implementation
Material Handling operations	Handling and movement of materials will be kept to a minimum through planning.	Barrie Balaam 07917 658694
Transport of powdery materials	Loose materials will be moved in containers or remain wrapped until use.	Barrie Balaam 07917 658694
Transport of aggregates	Enclosed or sheeted vehicles will be used.	Barrie Balaam 07917 658694
Handling areas	Areas will be kept clean and free from dust/	Barrie Balaam 07917 658694
Vehicle loading	Construction methods that minimise the creation of dust will be used.	Barrie Balaam 07917 658694
Filling Skips	Enclosed skips will be used.	Barrie Balaam 07917 658694
Reducing the spread of dust across the site	Damping down methods will be used.	Barrie Balaam 07917 658694

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# Storage of Powder Materials

Potential dust Source	Control Measure	Responsibility for implementation		
Bulk Cement	Will be delivered and stored in tankers / silos.	N/A		
Silos	Will be kept in good condition and regularly checked for damage.	N/A		
Accidental spillage when filling or operating silos	Emergency preparedness plan will be in place and displayed.	Barrie Balaam 07917 658694		
Dry materials > 3mm	Will be used at point of delivery.	Barrie Balaam 07917 658694		
Dry materials < 3mm	Will be used at point of delivery.	Barrie Balaam 07917 658694		
Storage	Materials will be stored away from site boundaries and sensitive receptors.	Barrie Balaam 07917 658694		

# Stockpiles

Potential dust Source	Control Measure	Responsibility for implementation			
Stockpiles	Stockpiles will be kept away from sensitive receptors and kept to a minimum.	Barrie Balaam 07917 658694			
Building stockpiles	Stockpiling will be done so that the angle of repose is not such that slippage will occur.	Barrie Balaam 07917 658694			
Short term stockpiles	Will be kept to a minimum and avoided by use of material at source.	Barrie Balaam 07917 658694			
Long term stockpiles	Will be kept to a minimum and avoided by use of material at source.	Barrie Balaam 07917 658694			

# Site Establishment and Restoration on Completion

Potential dust Source	Control Measure	Responsibility for implementation		
Earthworks	Will be completed in sections to minimise over exposure.	Barrie Balaam 07917 658694		
Completed earthworks	Will be reinstated as soon as possible in line with programme.	Barrie Balaam 07917 658694		
Storage mounds	Any mounding will be sealed.	Barrie Balaam 07917 658694		
Landscaping	Will be in line with programme and design.	Barrie Balaam 07917 658694		
Crushing and screening	Crushing and screening operations will kept away from sensitive receptors.	N/A		

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# **Construction and Fabrication Process**

Potential dust Source	Control Measure	Responsibility for implementation		
Cutting, grinding, Irilling, sawing etc. Pre-fabrication of materials will be considered to avoid cutting. Suppression methods will be explored.		Barrie Balaam 07917 658694		
Dust control exhaust ventilation	Diamond cutting blades will be used and water sprays.	Barrie Balaam 07917 658694		
Cutting roads,Diamond cutting blades will be used and waterpavements, blockssprays.		Barrie Balaam 07917 658694		
Angle grinders Diamond cutting blades will be used and water sprays.		Barrie Balaam 07917 658694		
Mixing of granular materials	Pre-mixed materials will be used under controlled conditions. Powders will be stored in a safe environment.	Barrie Balaam 07917 658694		

# Internal and External Finishing and Refurbishment

Potential dust Source	Control Measure	Responsibility for implementation		
Painting and decorating	Use of suppression or extraction equipment will be used. Vacuum cleaning where possible.	Barrie Balaam 07917 658694		
Plastering rendering, finishing and fitting out	Housekeeping will be a focus point across the development to control dust related activities.	Barrie Balaam 07917 658694		
Electrical plumbing systems requiring chasing into walls	Use of suppression or extraction equipment will be used. Vacuum cleaning where possible.	Barrie Balaam 07917 658694		
Fire proofing and insulation	Use of suppression or extraction equipment will be used. Vacuum cleaning where possible.	Barrie Balaam 07917 658694		
Cleaning	Dry sweeping will be avoided.	Barrie Balaam 07917 658694		

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# Further Dust Guidance

- 'The Control of Dust from Construction and Demolition Activities' document (BRE, 2003).
- <u>EWG-E-MP-02 Environmental Management Toolkit</u> (saved on the Wrightway electronic project file).

# Light Control

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Lighting will be provided to ensure safe working conditions for staff. The following measures will be put in place:

- All lighting will be situated to provide as much lighting as is necessary for the work and no more, thereby reducing the risk of light pollution and the requirement for multiple generators.
- Lighting will face downwards / sideways so that they do not intrude into any nearby premises.
- Appropriate site lighting will be selected. For example; LED lighting to improve the energy efficiency of the site and minimise the spread of light beyond where is required.
- Lighting below the scaffold will be required to maintain safe lighting levels for the general public

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