EZ-PLANS
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CONSTRUCTION MANAGEMENT PLAN

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CONSTRUCTION PHASE

Project name:		**Proposal: Erection of a detached dwelling**	
Location:		**Location: 17 Church Street Walmer, CT17 7RX**	
Revision no.:	**00**	**Date:**	**10/01/2024**

Overview

This document defines how specific environmental management elements of the project are being delivered.

Contents

1.0 INTRODUCTION

1.1. Pre-amble

- Pre-construction information
- Project directory
- Project organisation and staff responsibilities
- Communications
- Risk management
- Knowledge transfer – good practice / lessons learnt.

1.2. Project environmental plan

This CEMP describes how environmental aspects of the project are to be managed. It is a live document that is to be reviewed at regular intervals by the project manager to reflect progress of the works and changes in environmental requirements. At least three monthly.

It identifies those aspects of site activities with potentially significant effects on the environment and the controls in place to mitigate those effects.

2.0 Environmental Management.

2.1 Environmental aspects and effects

The project manager in line with the project environmental advisor is to ensure that the register of environmental effects specific to the project is completed before works begin and updated as circumstances occur, such as a change in scope, or a change in The Company customer or legislative requirements. Note any legislative requirements in the register. The input of designers at pre-handover meetings will also be considered in developing the register.

Legislative requirements should be assessed with reference to specific site conditions and requirements. The project environmental advisor is to advise on specific legal provisions. A record of the assessment shall be maintained.

2.2 Objectives and targets

The Company will develop project specific objectives and targets that take into account:

- The company sustainability and HS&E functional strategies
- Customer Key Performance Indicators (KPIs) and other requirements.

2.3 Roles and responsibilities

Good environmental practice will be achieved through the appointment of an environmental advisor for the project. Specifically environmental roles and responsibilities are described in other parts of this plan as well as in job descriptions.

2.4 Training

All project operatives and supervisory staff will receive a project induction that covers environmental issues and their roles and responsibilities including environment

Training on specific environmental topics will be given by suitably qualified personnel.

Site supervisors and engineers will give tool box talks to operatives on key issues such as spill response and waste management, drawing upon the full site of Toolbox Talk’s (TBT’s) as relevant to the project condition.

2.5 Communication

Environmental information will be delivered to project personnel in the following way:

- Including environmental / sustainability issues as an agenda item on project progress meetings
- Inductions, topic-specific training, tool box talks
- Posting information on notice boards

Additionally within the project, information will be communicated through:

- Supply chain meetings
- Other meetings e.g. design team meeting.

Complaints and compliments will also be recorded on and resolved particularly where from regulators, the public as customers.

2.6 Environmental incident and emergency controls

Control measures to prevent and control environmental incidents and emergencies on sites are referenced in the register of environmental effects, and detailed in site emergency plans.

Generally, pollution prevention will be achieved by adequate training, by the provision of containment measures such as drip trays, absorbent mats or materials, drain covers for preventing impact on sewers or watercourses and by complying with safe working methods.

Adequate and appropriately placed spill kits will be provided for rapid incident response when and where prevention fails. Incidents and emergencies will be reported in accordance with The company and the customer's procedures.

Regular drills (either practical and/or desk top) shall be conducted and recorded to maintain competency levels of site personnel and adequacy of response plans.

An environmental emergency drill and record of same will be completed, within the first three months of a project and repeated at least annually thereafter.

2.7 Auditing

Audits will be carried out to check compliance with requirements and to ensure good site practices are in place.

They may include:

- Customer
- Internal.

Internal audits may be conducted by the project environmental adviser The Project manager is responsible for ensuring that any non-conformances arising are closed out as soon as is practicable within the time frame specified. Close out will confirmed by the auditor.

2.8 Monitoring

The project environmental adviser will be responsible for environmental inspections at site level. Environmental performance at site level will be regularly monitored during weekly inspections carried out by delegated site personnel.

2.9 Records

Environmental records will include

- Inspections
- Site visit records (by others)
- Waste management records and plans
- Minutes of progress meetings
- Correspondence including complaints and regulatory units
- Incident and investigation reports
- Permits, licences and consents
- Environmental data e.g. recycled aggregates, sustainable timber, etc.

2.10 Carbon accounting

Requirements of the legal Carbon Reduction Commitment (CRC) necessitate the recording of energy consumption specifically gas and electricity consumption. Nonetheless, as a minimum the following fuel uses will be recorded (where appropriate to do so and where information is available and/or not recorded elsewhere):

- Electricity (direct purchase) kWh
- Diesel consumption (generators) litre
- Diesel consumption (all other uses) litre

2.11 Water management

The quantity of potable water supplied to the project shall be monitored and recorded. Where practicable and appropriate, water conservation devices and practices shall be put in place.

3.0 Operational and project specific controls

The following sections describe minimum controls. Site specific controls to be implemented by the site team will be detailed in the register of environmental effects and supporting method statements and risk assessments.

3.1 Site set up

Selection and establishment of site compounds shall be undertaken mindful of site sensitivity, security, neighbours, storage and handling of chemicals (spill prevention), materials storage needs, drainage, vehicle access including employee commuting needs and nuisance potential, planning constraints, etc.

Site compounds, storage and construction areas will be fenced or have barriers to delimit areas of operation and separate them from other occupied work sites. Where appropriate, sub-project site plans will show site establishment and the locations of environmental facilities such as fuel tanks, spill kits and waste bins.

3.2 Housekeeping - litter

Adequate waste bins will be placed in work areas, storage areas and temporary site compounds for the depositing of work related waste and mixed welfare wastes.

Regular inspections will be carried out to monitor housekeeping and initiate action to clear litter and debris.

Personnel are encouraged to avoid littering and to clear litter where it occurs within site boundaries.

3.3 Traffic management plan

A traffic management plan shall be developed for the project detailing deliveries, including abnormal loads, regular commuting, public transport options, parking, restrictions detailed in any local planning agreement or Section 61 consent, out of hours working and with view to minimising local congestion and impact on local roads.

3.4 Mud and dust control

Wind-blown dust, generated from dry, exposed ground or soil and wastes stockpiles, will be prevented generally with the use of water sprays. Surfaces and stockpiles will be damped down to minimise dust as necessary.

In wetter conditions, deposits of mud on roads, pavements and areas of hard standing may need to be cleared. Installation of wheel washing devices may be required, preferably with water recycling equipment. Small occurrences will be cleared manually with a broom and shovel; elsewhere road sweepers will be called upon. The need to control mud and dust is covered in site inductions and in relevant task risk assessments, method statements and briefings.

3.5 Noise control

Site works located in residential and other locations can create noise nuisance to neighbours and the general public, as well as posing an occupational risk.

The presence of sensitive receptors will be identified and recorded on the register of environmental effects and the necessary control measures implemented.

In some instances, ambient baseline noise surveys will be carried out for comparison with noise levels during the works. If increases in noise are considered excessive, control measures will be adopted. Where possible noisy operations must be programmed for times when the least perceived nuisance will occur.

Contact will be made with neighbours likely to be affected by construction works informing them about the works and what mitigation measures have been implemented to reduce nuisance and disruption as much as practically feasible. Negotiation with local authorities may be required to establish and manage Control of Pollution Act Notices (S60 / S61).

3.6 Plant emission control

No plant will be allowed to idle for long periods when not in use. Plant operators are encouraged to switch off as soon as practically sensible.

Evidence of poor plant maintenance, such as black exhaust fumes, will be monitored by supervisory staff on a continuing basis. Plant with unacceptable performance is prohibited from work until rectified or replaced. Plant will be routinely inspected in line with prescribed requirements including emissions as well as leaks and drops.

3.7 Water management plan

Where there is risk of impact on controlled waters, a water management plan shall be developed setting out project specific controls for the management of any controlled or other waters during the construction phase.

The plan shall include detail of regular inspection, sampling and contingency in the event of equipment failure, fire or other emergency.

3.8 Site drainage

Drainage systems can act as rapid pathways for the spread of pollutants. Small quantities of pollutants such as oil can spread over large areas and cause significant harm.

Both storm and foul drainage systems should be identified and shown on plans. It is good practice to colour code drain covers; surface water – blue, foul water - red and combined – red.

Interceptors and cut-off valves, and other pollution control equipment must be maintained, inspected and clearly identified.

On this site a new surface sewer will be constructed at the start of the project.

3.9 Pumping from excavations

Greater or lesser quantities of surface and ground waters that occasionally require to be cleared from excavations and exposed surfaces will be discharged to sewer, to land or to controlled waters either directly or indirectly via minor drainage systems. The need for approvals or consents will be determined on a case-by-case basis. Priorities will be to prevent

i. Ingress of surface waters

ii. As far as is practical, disturbance to clean waters needing to cleared from excavations and exposed surfaces.

Generally, discharges to sewers will require the consent of the relevant statutory undertaker. If necessary, silty water will be passed through a settlement tank of appropriate capacity before discharge to the receiving medium.

Water known to be contaminated with hydrocarbons or other hazardous substances will be handled in accordance with specific risk assessments and method statements (RAMS).

Pumping operations and working in waters lead to the largest number of environmental incidents for the construction industry. Control measures must include detailed requirements being set out in risk assessments and method statements as well as use of the “permit to pump” system.

3.10 Storage of fuels, oils and COSHH materials

Fuels, oils, paints, solvents and other Control of Substances Hazardous to Health (COSHH) materials will be kept in lockable containers, with controlled access to keys, and in line with legal requirements e.g. oil storage regulations, 110% bunding, use of drip trays, etc.

Fuelling operations will be planned to minimise the risk of spillage and environmental risk. This may be the subject of a specific plan for high-risk operations and sensitive areas.

3.11 Resource and energy management

In line with The Company strategy, the project will plan and carry out operations with due regard to energy (CO_2e emissions), as well as resource efficiency, e.g. efficiency using WRAP or CI:aire protocols, storage of materials, delivery management, etc.

3.12 Contaminated land

Contaminated land identified prior to or during the project will be managed in line with the Company standards and guidance.

3.13 Waste management

Waste services may be provided by a number of licensed carriers or brokers, transferring wastes to a variety of receiving sites. The selection of services will depend on location, nature of the wastes and the availability of receiving sites. In all cases, the priority is to avoid disposal to landfill wherever possible. The waste hierarchy ‘Prevention – reduce – reuse – recover – dispose’ must always be implemented (legal requirement).

The validity of waste licences and permits held by carriers and sites of disposal will be checked by reference to the Environment Agency’s public register.

Hazardous wastes will be either transported by road to the waste hub or disposed of in accordance with waste regulations and approved projectors.

Where sites produce hazardous waste, they will be registered with the Environment Agency. Without a hazardous waste premises number, waste carriers may refuse to remove the waste.

All skips and bins will be closed or sheeted where required to prevent the escape of wind-blown debris.

Duty of care records will be maintained and filed in archives on site and be available on completion.

A site waste management plan, compliant with the Site Waste Management Plan Regulations 2008, will be maintained and recorded. Details of waste, carriers and disposal sites will be recorded, including evidence of checks made on licences, permits and inspections.

3.14 Wastes from road sweepers

The volumes of sweeper wastes are small and deemed to be inert. Wastes will either be taken to the operator's normal discharge location, for which there is a valid waste management licence or an exemption or discharged at a location designated by site management.

3.15 Ecology and biodiversity

Protection and enhancement of biodiversity and ecology is a legal requirement. Plans should be developed, if not already in place at tender stage, to conduct pre-construction surveys, and during construction phase to continue monitoring for protected and/or invasive species.

Specific ecological and biodiversity risk assessments will be completed as part of normal completion of the Register of Environmental Effects, and where mitigation measures are required; they shall be

Project specific issues

The site itself contains or has the potential to contain:

- Trees
- Watercourse – river, stream, pond
- Nesting birds
- Protected species – bats, badgers, reptiles, dormouse, amphibians,

Project potential impact

The potential effects upon the existing biodiversity on this project are –

- Removal of trees
- Removal of grassland
- Removal of scrub
- Removal of hedgerow

Project Specific mitigation

To minimise the effects of this construction project or to mitigate for unavoidable effects upon the local biodiversity the project team will consider all opportunities to improve biodiversity. These may include:

- Improving the immediate habitat through landscaping and planting of native trees and shrubs
- Consider build design to incorporate habitat or features to accommodate local species – bat access bricks, bird nest boxes, ponds, etc.
- Consider off-site local enhancements in conjunction with local wildlife groups, etc.

Responsibilities

The Project/Site Manager is responsible for the implementation of this

If protected species are encountered during the project, the sighting should be recorded and forwarded on to the local Biodiversity Records Centre.

3.16 Incidents and emergencies

Actions in response to environmental incidents and emergencies will be communicated at inductions and task briefings. Spill response posters will be displayed on office and welfare facility notice boards.

Site plans showing the locations of spill kits and waste facilities, in addition to the locations of health and safety facilities will be available on site office and welfare cabin notice boards. Plans will include the names of personnel with specific environmental responsibilities, and actions to be taken. Cross reference will be made to contingency planning requirements.

3.17 Incident reporting and investigation

Incidents are to be reported through the management hierarchy as soon as practically possible after they have been identified. Site management will assess the significance of the incident and determine the level of investigation. All incidents must be reported to the HS&E consultant.

Where customer requirements specify the project may need to register with BRE Environmental Assessment Method (BREEAM), Civil Engineering Environmental Quality Assessment (CEEQUAL), DREAM, etc. Such registrations should be completed in a timely manner and responsibility allocated to a project individual to manage the relevant processes, registrations, filing, document collection, etc. and to facilitate audits and site inspections where required.

3.18 Bonfires

No materials produced as a result of the site development or clearance shall be burned on site.

3.19 Working hours

CONSTRUCTION HOURS will take place Monday – Friday 0800 – 1800 hours . No noisy activity will take place outside of these hours.

And on Saturday 0800 – 1300 hours with no noisy activity taking place on Sundays or Bank Holidays.

4.0 Register of environmental effects

Office / depot / site:		Prepared by:		Date	

In the table below, under Environmental Impacts, assess levels of impact significance for each Development Activity and Aspect, as L, M or H, in accordance with following risk matrix. Mitigation measures are required where significance of impact is assessed as M or H.

Likelihood of activity resulting in impact.	Severity of subsequent impact		
	Low (L)	Moderate (M)	High (H)
Negligible	L	L	M
Unlikely	L	M	M
Likely	L	M	H
Certain	M	H	H

Definitions:

Activity: generic definition relating to works being completed and medium that may be impacted

Aspect: element of an activity that can interact with the environment

Impact: any change to the environment, whether adverse or beneficial, wholly or partially resulting from an aspect

Likelihood: the chance or probability of an event occurring. Negligible – rare, occurs less than 0.1% of the time/case through to Certain – almost inevitable, 99.9% chance of occurrence

Severity: the impact that an event might have on the environment. Low – minor in inconsequential impact with no or short-term duration through to High - major impact or destruction to the environment with potential long-term consequence.

Significance: the product of likelihood and severity according to the above table.

Activity	Aspect	Impact	Impact Significance			Control and Mitigation	Residual Impact Significance
			Likelihood	Severity	Resulting Significance		
			1 - Negligible **2** - Unlikely **3** - Likely **4** - Certain	**1** - Low **2** - Moderate **3** - High	**1** - Low **2** - Medium **3** - High		
Works associated with office operations	Discharge of foul drainage	Deterioration in water resource quality	1	1	**1**	New surface sewer connection constructed at start of project.	L
	Physical (temp and perm) works to watercourses and Rivers	Deterioration in water resource quality	2	1	2	When levels of turbidity are confirmed checks on cause and issues solved.	M
	Use and Storage of Construction Hazardous substances including Oils/ Diesels and Petroleum	Deterioration in water resource quality	2	1	2	COSHH stores and oil/fuel storage areas to be kept away from watercourses and areas bunded.	M
	Concrete Washout	Deterioration in water resource quality	1	1	2	All concrete washout operations to be located away from water courses and washout waste contained and disposed of by tanker	L

Works affecting **Ecological Habitat** and **Species**	Works affecting Ecological Important Habitat	Loss of biodiversity	2	1	1	Any tree or shrub clearance should be undertaken outside the bird nesting season, from September to February included unless they have been inspected by a suitably experienced ecologist, when clearance can only be undertaken if no active nests are found.	L
	Works removing Ecological Important Habitat	Loss of biodiversity	2	1	1		L
Working on and disturbance of **contaminated land**	Physical disturbance	Potential spread of contaminated land and pollution	1	2	2	Areas of identified contaminated land will be clearly delineated and only disturbed if it needs to be disposed of.	L
	Disposal	Potential spread of contaminated land and pollution	1	1	1	Disposal will be by a specialist waste contractor and disposed of at a licensed tip.	L
General construction activities that may lead to **Nuisance**	Mud on road	Nuisance to local population	2	1	2	Wheel wash at exit from site. Regular scheduled cleaning with road sweeper.	L L
	Atmospheric emissions	Nuisance to local population	1	1	2	Well maintained mobile plant with filters changed regularly.	L
	Construction dust	Nuisance to local population	2	1	2	Water for dust suppression available via	

						bowsers during dry weather.	L
	Noise emissions	Nuisance to local population	2	1	2	Work to commence and finish within agreed working hours. Well maintained mobile plant.	L
	Light emissions	Nuisance to local population	1	1	1	During dark months lights positioned away from urban dwellings.	L
	Vibration	Nuisance to local population	1	1	1	Unlikely as not near urban dwellings.	L
	Road congestion	Nuisance to local population	1	1	1	Traffic management and delivery schedules timed appropriately to minimise disruption to local traffic.	L
	Other public rights of way	Loss of amenity value Disruption	1	1	1	Public rights of way maintained.	L
Works requiring the consumption of **Energy** and/or fossil fuels	Energy consumption/carbon management - Construction works	Direct: cost Indirect: atmospheric emissions Resource depletion	1	1	1	Well maintained site mobile plant	L
	Energy consumption/carbon management - Site accommodation	Direct: cost Indirect: atmospheric emissions Resource depletion	1	1	1	All power to be turned off at night and weekends except for Security accommodation.	L
	Delivery and handling (transfer) of fuels (liquid or gas)	Direct pollution through spills, etc.	1	1	1	Diesel tanks to be built away from water	L

		Waste of resource and cost				courses and fully bunded with lockable delivery hoses.	
Works leading to the generation of **Waste**	Material storage and damage	Direct: cost Indirect: reduced sustainability	1	1	1	All materials stored in a designated area and fenced off to prevent damage.	L
	Creation of litter	Nuisance	2	1	2	Bins to be provided at locations of work and offices. Collections daily and disposed of.	M
	Waste disposal (duty of care) Construction waste Sewage	Contamination Nuisance Pollution Legal compliance	3	2	6	All construction waste to be recycled if possible. All waste to go to licensed waste tips via licensed waste carriers. Liquid waste to go into new surface sewer to be constructed at start of project.	M
	Surplus excavation/aggregate disposal	Increased cost Reduced sustainability	3	1	3	Re-used where possible. If leaving site, then to licensed landfill.	L
	Packaging waste	Increased cost of disposal Depletion of resources	3	1	3	All packaging waste to be segregated in to recyclable and non recyclable waste.	L
Works in sensitive location or where abnormal	Unplanned event (Incidents e.g. spill, fire, etc.)	Pollution of environment Legal sanction	2	1	2	Emergency environmental arrangements in	L

operating conditions arise e.g. **Emergency response**						place with regular drills taking place.	

The Company Total Commitments			
Area	**Objective**	**Target and/or measure**	**Site Action & Status**
People	Total Commitment to a Safe Workplace Providing a safe working environment – to avoid notices, regulatory action and impact on the environment through pollution or accident, etc.	Target: No lost time accidents – see management of H&S Target: No environmental incidents Measure: Environmental Incident Frequency Rate (EFR) of zero.	
	Inclusion & diversity To reach out to as wide a talent pool as possible	Target: where practicable and appropriate, to liaise with recruitment team on engaging with under-represented groups. Measure: reporting on proportion of women and ethnic minority groups in the workforce	
	Total Commitment to Reducing waste – addressing cost and resource efficiency associated with waste management	To apply the waste hierarchy and to focus on minimising waste generation or otherwise seeking to reuse of recycle ahead of landfill – 100% Recovery Target: at least 95% of all waste to be diverted to recycling or reuse i.e. not landfill Measure: waste diversion as recorded on Tracker	
	Biodiversity – to manage and mitigate our potential impact on the wider environment	Ensure we manage and where possible, enhance the ecological value and biodiversity of the areas where we work.	
	Total Commitment to supporting local employment	The aim is to provide sustainable employment opportunities Target: engagement of local employment in line with customer expectations.	
	Community Investment	Foster good working relationships with our neighbours and local communities as well as project team building.	