

CONSTRUCTION ENVIRONMENTAL MANAGEMENT

FOR

**REFURBISHMENT OF 2
INDUSTRIAL UNITS INTO 2
RESIDENTIAL PROPERTIES**

AT

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CAMBRIDGESHIRE CB24 4QJ**

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CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN

INTRODUCTION

This Construction Environmental Management Plan (CEMP) incorporates the Management Systems for the contract works. It sets out the policies and environmental controls required to ensure that the environmental impacts are minimised in accordance with all planning requirements. It highlights the key activity specific risks, detail control measures, and refers to all associated forms and registers where required. All items specifically required by the client in the CEMP are covered.

It is our intention that the site is designed and constructed in such a way that risks to the environment affected by construction and maintenance are eliminated or reduced to a level which is acceptable under current legislation. All those involved in the construction phase have a statutory duty to comply with this CEMP and to provide the Principal Contractor with any information which they have that is needed to keep the plan up to date.

Anyone wishing to seek advice on compliance should contact the Principal Contractor.

CONTRACT DETAILS

CONTRACT:	This contract comprises of the refurbishment of 2 existing, single storey, industrial units to provide a 1 bedroom and 2 bedroom apartments.		
PRINCIPAL CONTRACTOR:	Tenacity Properties Ltd		
CLIENT:	Tenacity Properties Ltd		
START DATE:	Enter Start Date	DURATION / COMPLETION:	Enter duration
CONTRACTS DIRECTOR / MANAGER	Farooq Mahammed	CONTRACT / SITE MANAGER	TBC
DISTRIBUTION:			

REVISION RECORD

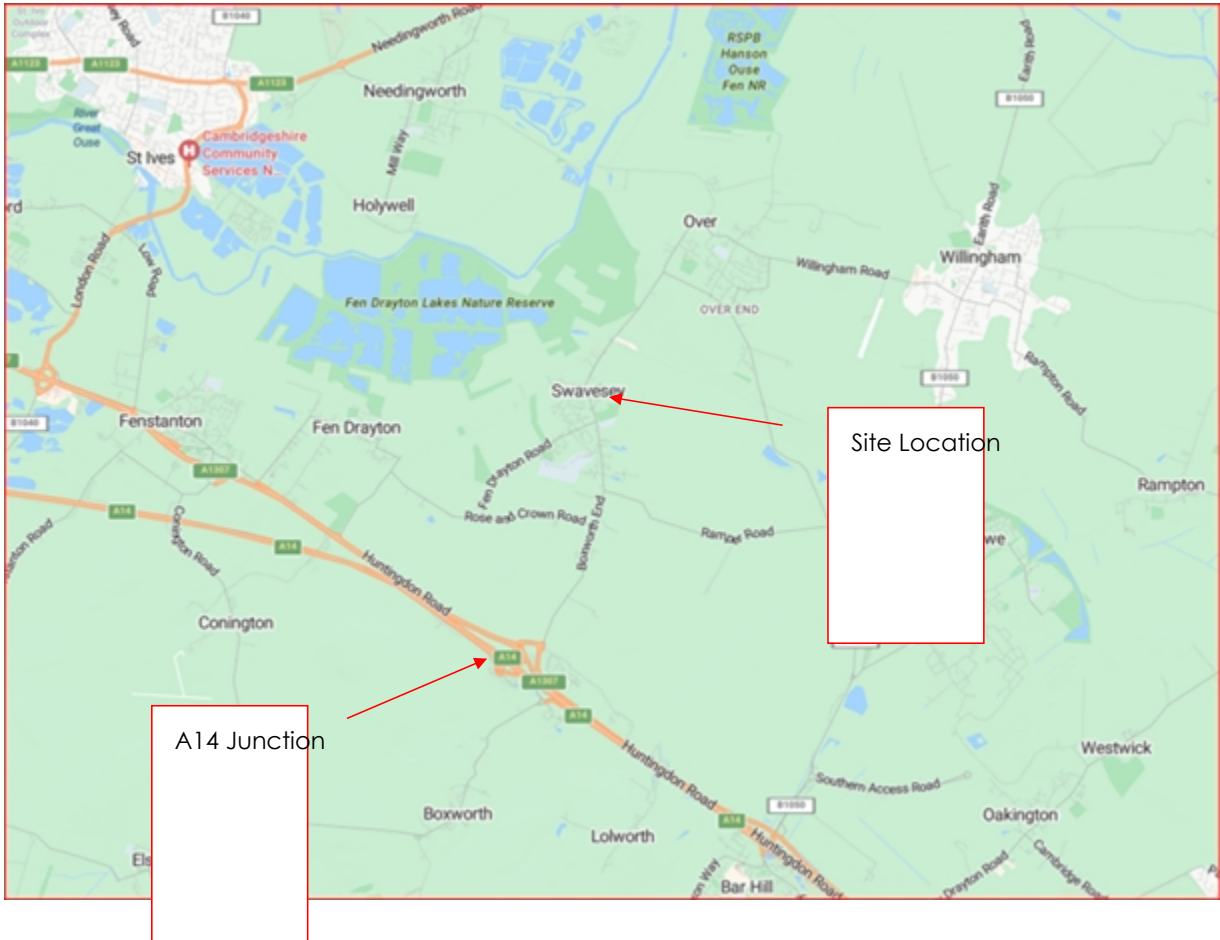
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1 SITE LOCATION

The site is located on Station Road in Swavesey, Cambridgeshire and is opposite the junction with Taylor's Lane. Station Road then leads onto the High Street. The site currently consists of an unoccupied single story building which is sub-divided into 2 units, the subject of this project, and a 2-storey building which is currently occupied by other businesses.

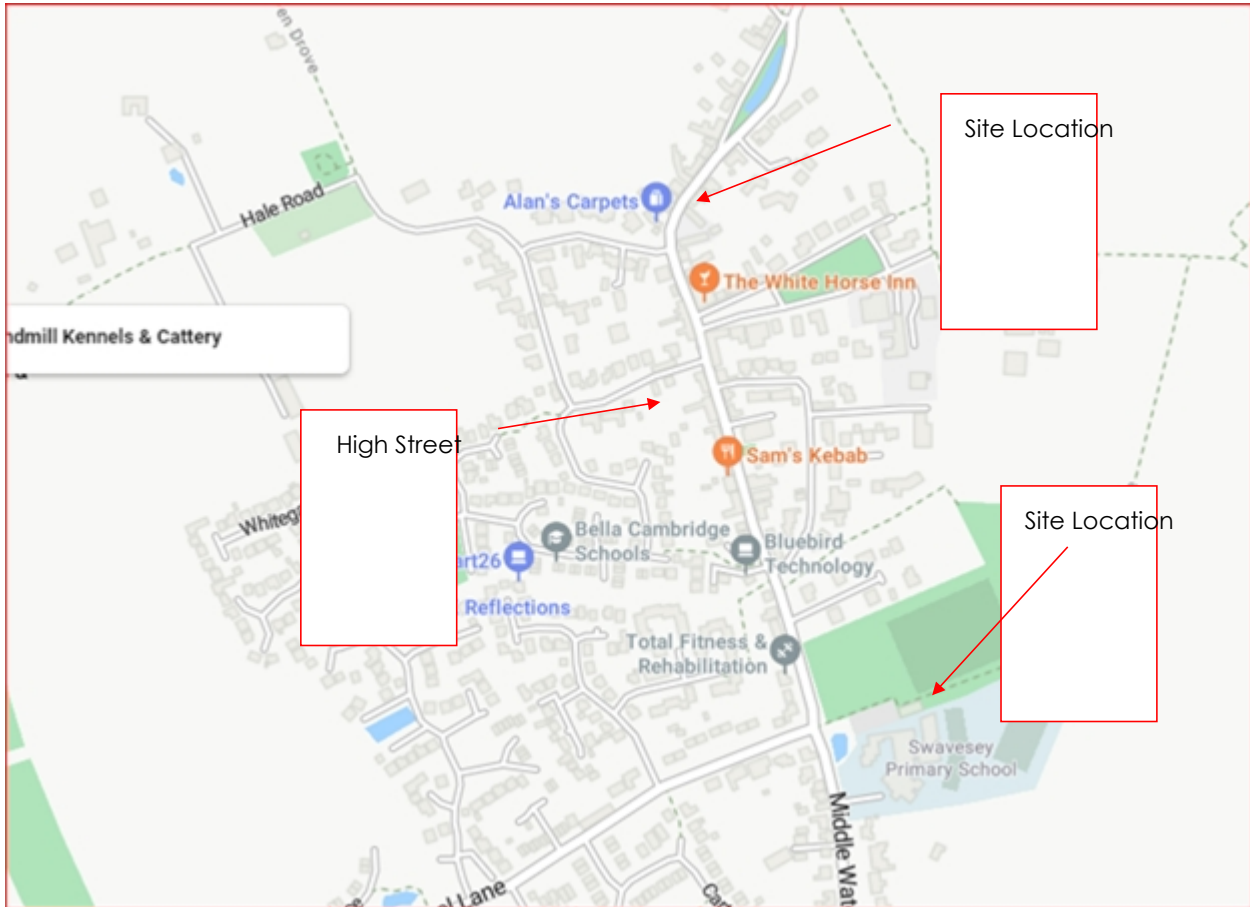


There is parking to the front of the units which will remain in use by the tenants of the 2-storey building throughout the project.

There are residential buildings and other businesses surrounding the site and, approximately a quarter of a mile along Station Road and the High Street is a Primary School and a college further along from that. School children can be expected to walk past the site at the start and end of the day.

The High Street, which is reasonably narrow, was found to be congested first thing in the morning with vehicles parking on both sides of the road and 2-way traffic travelling through the village.

CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN



2 RESPONSIBILITIES

Tenacity Properties Ltd approves and supports this CEMP as the principal document demonstrating a planned and systematic approach to implementing environmental policy through an effective environmental management system.

Farooq Mohammed is responsible for authorising and maintaining this document and ensuring it is implemented. The Site Manager is responsible in ensuring it complies with legal and contractual amendments and ensures that all contract personnel are aware of the contents of this CEMP and understand their role in fulfilling the contract's obligations.

3 MANAGEMENT REQUIREMENTS

3.1 AIMS AND OBJECTIVES

The aims and objectives of the CEMP are to maintain and avoid any harm / damage to features of ecological interest during construction, in addition to safeguarding populations of protected species on site.

3.2 ENVIRONMENTAL MANAGEMENT

The contract will comply with any relevant environmental legislation. The Site Manager shall ensure that the requirements of this CEMP are made known to all relevant personnel. This will be undertaken through a number of methods including site inductions, method statements and risk assessment briefings and toolbox talks.

All subcontractors will be provided with a copy of the CEMP and the Construction Phase Plan that set out the minimum environmental requirements.

3.3 ENVIRONMENTAL RISK ASSESSMENT

An Environmental Risk Assessment identifying significant Aspects and Impacts identified for the construction phase will be produced and will form part of the contract risk register. This will be developed during the pre-construction phase.

The environmental risk assessment shall be reviewed and revised periodically during the contract or as required e.g. due to changes in the scope of work or following incidents. Any new environmental aspects and their impacts will be updated accordingly.

The register considers the likely environmental impacts from activities being carried out on the contract with respect to:

- Air
- Archaeology
- Contaminated land / ground conditions
- Ecology
- Energy usage
- Fuel storage
- Nuisance – noise, vibration, visual, odours etc.
- Waste
- Water
- Wildlife

3.4 LEGISLATION AND GUIDANCE

The Contract will be undertaken to comply with all relevant legislation, regulations and client standards and additionally, obtain and comply with all necessary consents to ensure legal construction works.

The Site Management are responsible for ensuring that the contract complies with all applicable environmental legislation, regulations and other requirements. The legislation register will be maintained by the Site Manager and will be updated following any changes to applicable legislation.

Any applicable changes will be communicated, where necessary, to the contract personnel through Environmental briefings or toolbox talks. The contract specific procedures will provide guidance to activity specific legislation.

Other requirements and regulations from Local Authorities, Highways Agencies or other Statutory Bodies will be reviewed by the Site Management and applied where applicable.

All work carried out on the project will be conducted with due consideration to environmental standards, obligations and best practice.

3.5 WILDLIFE USE OF THE SITE

There is currently no evidence of any wildlife use of the site or any protected species.

3.6 TREES & HEDGEROWS

There are no trees or hedgerows on site that would be subject to any protection orders.

3.7 WASTE MANAGEMENT

Where possible, any waste produced on site will be reused within the building or recycled. Where this is not possible, we will use a competent waste carrier to deliver and collect suitable waste skips. Skips will be placed in a designated area within the site and will be protected by suitable fencing.

4 ENVIRONMENTAL OBJECTIVES AND TARGETS

Project specific Objectives and Targets will be formulated. These will reflect the issues and requirements of the project, together with the client and our Company Objectives and Targets. Environmental targets will include:

- No pollution incidents
- No damage to habitats
- No complaints from neighbours
- Minimising waste through management of materials, reuse, recycling

5 COMMUNICATION

5.1 INTERNAL COMMUNICATION

Communication of environmental issues within the project will be maintained through project review meetings, chaired by the Site Manager.

The environmental section of the agenda for the meetings will primarily address the future month's activities and will review events and actions arising from the previous month's activities. Other items on the monthly agenda will include:

- Progress with consents
- Progress with the works
- Reporting of any monitoring results
- Actions arising from site inspections, incidents, complaints and audits
- Planned work and associated risks

It is recognised that benefits can be gained from close co-operation with contractors in achieving best practice. Access shall be given, as necessary, for carrying out audits and/or site inspections to monitor compliance with this CEMP.

The Site Management will ensure that discussions are carried out in a spirit of openness and co-operation to determine lessons learnt from any incident and, wherever practicable, to act to mitigate similar risks.

5.2 EXTERNAL COMMUNICATION

The project consultation and liaison arrangements will be maintained throughout the Contract period and will include but not be limited to:

- Consultation with the relevant statutory bodies (e.g. Local Authority, Environment Agency, Natural England).
- Advance notification to the local community of any effects on the local area.

Where disturbance to local residents or businesses is likely, the Site Manager will inform occupiers in advance of the work.

Typical third parties include, but are not limited to:

- Local Authority; Environmental Health, Environment and Planning Department, Highways Engineer
- Environment Agency
- Statutory Utilities –Electric, Water, Telecoms
- Third party Landowners/Neighbours

The Site Management will consult with third parties where it is considered the works will cause any impact or where access or storage may be required. In addition, third parties may be contacted in order to gain permission to carry out certain surveys that may be required. These are likely to be immediate neighbours to the site.

6 CONSTRUCTION PHASE SPECIFICS

6.1 SITE ACCESS

Access to the site will be via Station Road although there will be no space available for the parking of contractors vehicles. The Site Management will be responsible for controlling access to the site and any construction areas.

6.2 FENCING

Heras fencing will be erected to the front of the units to prevent access by unauthorised persons. All Heras panels will be joined with at least 2 clamps for security purposes. Wind bracing will be installed in accordance with the manufacturer's recommendations.

6.3 LOCAL TRAFFIC MOVEMENTS

Station Road is the main road through Swavesey so is to remain unaffected by the works. Deliveries and collection of waste materials will be arranged to avoid the busy times between 08:00 and 09:00 and then again between 15:00 and 16:00.

6.4 SURFACE WATER DRAINAGE

A study will be carried out by a specialist Company to ensure that there will be no affect on the surface water drainage by this development.

6.5 EXISTING TREES AND HEDGES

There are no trees or hedges that will be affected by this development.

6.6 HOURS OF WORK

Normal working hours for the site will be 0800 hours to 1700 hrs Monday to Friday. Work outside of these times must be agreed with the PC's Site Manager in advance but may be required for large deliveries or noisy works.

6.7 NOISE

To reduce the disturbance to neighbours from noise, noisy operations will be avoided where possible. Where these cannot be avoided they will be restricted between 08:30 and 16:00 Monday to Friday.

6.8 DUST

Standard engineering practice in respect of pollution control, as part of the development proposals will negate any potential effects and any potentially detrimental effects through dust contamination during construction will be mitigated through standard industry best practice measures. Where mitigation measures rely on water, it is expected that only sufficient water will be applied to damp down the material. There should not be any excess to potentially contaminate local watercourses.

6.9 BURNING

No burning will be carried out on site during the construction phase.

7 REVIEW OF CEMP

The Site Manager will undertake a review of the project and include the following:

- Results of internal audits and evaluations of compliance with legal and other requirements
- Communication(s) from external interested parties, including complaints.
- The extent to which objectives and targets have been met.
- Status of corrective actions.
- Follow-up actions from previous management reviews.
- Changing circumstances, including developments in legal and other requirements related to the environmental aspects.
- Recommendations for improvement