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By Liv Rickman at 3:04 pm, Apr 29, 2024



## **Construction Environmental and Ecological Management Plan (CEEMP)**

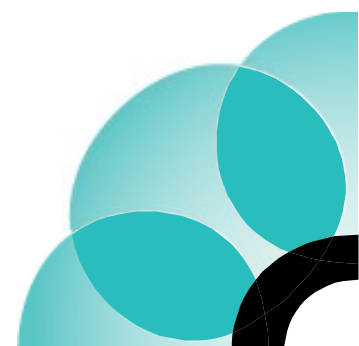
Temporary use of the Circus field in conjunctions with the construction of the Integrated Health and Social Care Centre located to the south-east of St Mary's Hospital, Hospital Lane, Hugh Town St Mary's Isles of Scilly TR21 0LQ.

On behalf of The Cornwall Partnership NHS Foundation Trust

April 2024

## Table of Contents

1. Introduction .....	3
2. A programme and timetable for implementation of works .....	5
3. The anticipated number, frequency and types of vehicles used during construction, including routing and parking .....	5
4. The erection and maintenance of security fencing.....	8
5. The loading, unloading and storage of plant, materials and waste .....	8
6. Site set-up plan.....	9
7. The storage of excavated spoil.....	9
8. Fire hazard.....	11
9. The records required in connection with this project are as follows: .....	11
10. Water management.....	12
11. The provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway.....	12
12. A pre-commencement survey for nesting birds and rabbit burrows.....	13
13. A clearance strategy for the Circus Field and hospital sites .....	15
14. Measures to protect retained habitats including boundaries and other onsite features .....	19
15. Measures to protect nesting birds, bats, rabbits and other wildlife.....	20
16. Measures to protect retained trees .....	20
17. Measures to address or minimise the risk of spreading invasive non-native species;.....	20
18. A method statement for the dismantling of the section of existing drystone wall and Cornish hedge and their subsequent restoration .....	21
19. Persons responsible for implementing the works .....	22
20. Measures to manage control/minimise the emission of dust, dirt vibration, light and air pollution and odour during demolition/construction.....	23
21. Working hours.....	24
22. Details of public engagement both prior to and during the construction works.....	25



# 1. Introduction

Situ8 Ltd have been instructed to act on behalf of The Cornwall Partnership NHS Foundation Trust, to write a supporting CEEMP in relation to Temporary use of the Circus field in conjunction with the construction of the Integrated Health and Social Care Centre located to the south east of St Mary's Hospital, Hospital Lane, Hugh Town St Mary's Isles of Scilly TR21 0LQ. (hereinafter referred to as 'the site').

This Construction Ecological Environmental Management Plan (CEEMP) details the measures to be taken to protect habitats and species during the construction phase of the development.

It is the Policy of the Company to:

- Understand and comply with all legal requirements, codes of practice and regulations.
- Organise operations in order to minimise pollution and disturbance to neighbours and the general public.
- Provide assistance, training and information that may be necessary to personnel at all levels.
- Use materials and resources with regard to long-term sustainability.
- Employ a consistent framework for the management of environmental issues across all its operations.
- Audit environmental performance.

The successful management of environmental issues will be achieved by:

- Identification and management of environmental risks and aspects.
- Prevention of pollution.
- Minimisation of waste.
- Provision of prompt response to incidents and emergencies.
- Promotion of environmental issues and good practice.

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- Reviewing and reporting on the content and implementation of this policy.

This document has been prepared to discharge condition 3 of P/24/006/FUL;

**C3** *With the exception of ground strip for archaeological investigation purposes only, no development shall take place, including any demolition, clearance works or transportation of materials to or from the site, until a Construction Environmental and Ecological Management Plan (CEEMP) has been submitted to and approved in writing by the local planning authority. Thereafter the approved plan shall be implemented and adhered to in full throughout the entire construction period. The CEEMP shall include both the application site, and the adjoining Circus Field site, to be used for the storage of materials and plant, and incorporate:*

- i. A programme and timetable for implementation of works;*
- ii. The anticipated number, frequency and types of vehicles used during construction, including routing and parking;*
- iii. The erection and maintenance of security hoarding;*
- iv. The loading, unloading and storage of plant, materials and waste;*
- v. A site set-up plan;*
- vi. The storage of excavated spoil;*
- vii. No burning of construction materials on site;*
- viii. The provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway;*
- ix. A pre-commencement survey for nesting birds and rabbit burrows;*
- x. The Precautionary Method of Working for bats as set out in Appendix 4 of the approved Bat Presence/Absence Survey (Faulconbridge, Apr 2024;)*
- xi. A clearance strategy for the Circus Field and Hospital sites;*
- xii. Measures to protect retained habitats including boundaries and other onsite features;*
- xiii. Measures to protect nesting birds, bats, rabbits and other wildlife;*
- xiv. Measures to protect retained trees;*
- xv. Measures to address or minimise the risk of spreading invasive non-native species;*
- xvi. A Method Statement for the dismantling of the section of existing drystone wall and Cornish hedge and their subsequent restoration;*
- xvii. Persons responsible for implementing the works;*
- xviii. Measures to manage flood risk and control/minimise the emission of dust, dirt vibration, light and air pollution and odour during demolition/construction;*
- xix. No work to be undertaken on the site except between the hours of 08.00 and 18.00 on Mondays to Saturday inclusive and no work to be undertaken on Sundays, Bank and Public Holidays;*
- xx. Details of public engagement that shall be carried out both prior to and during the construction works.*

*The works shall be carried out in accordance with the approved details. On completion of the development any contractors' compound(s), temporary access and all plant, machinery, fencing, lighting and any other equipment or structures used as part of the construction process shall be removed from the site and, where appropriate, the land reinstated to its former condition within three months.*

Induction of Site Staff Prior to construction activities commencing, will be delivered to all site personnel by way of a site induction. The talk will cover the ecological features present or potentially present within the vicinity of the site and the legal and ecological imperatives for their protection. In the event that protected species are identified as being present on site during the construction period, all works are to cease until advice has been sought from a suitably accredited ecologist James Faulconbridge and appropriate action has been agreed.

This report is also submitted as part of the planning application for P24/019/COU.

## 2. A programme and timetable for implementation of works

- We would aim to start on 7<sup>th</sup> May 2024 (after Gig weekend).
- Construction period 12 months.
- End date will June 2025.

## 3. The anticipated number, frequency and types of vehicles used during construction, including routing and parking

### Deliveries

Modules measuring 10x3.5 4m(h) loaded on delivery Hiabs mid September 2024 for 2 weeks = 29 vehicle movements from Reachobite Slip to Circus Field Site Compound. Crane delivered using 6 wagons to deliver in and brought on site in parts and constructed on site. (August 2024 arrival)

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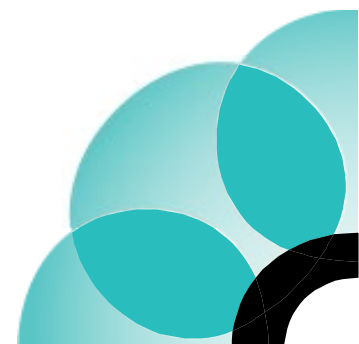
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Page 5 of 25



there would be in reserve 6 wagon movements to transport dismantled crane back to Slipway for transport off the island ( Removal February 2025).

Precast concrete foundation units to be delivered to site July /August. 50 vehicle movements Porthloo slipway to site . (see logistics report lift map and insert in this report )

Various deliveries of materials within containers and transported on Hiab lorries (use of one on Island as per existing delivery arrangements)

During construction site staff – walking / bikes / taxi.

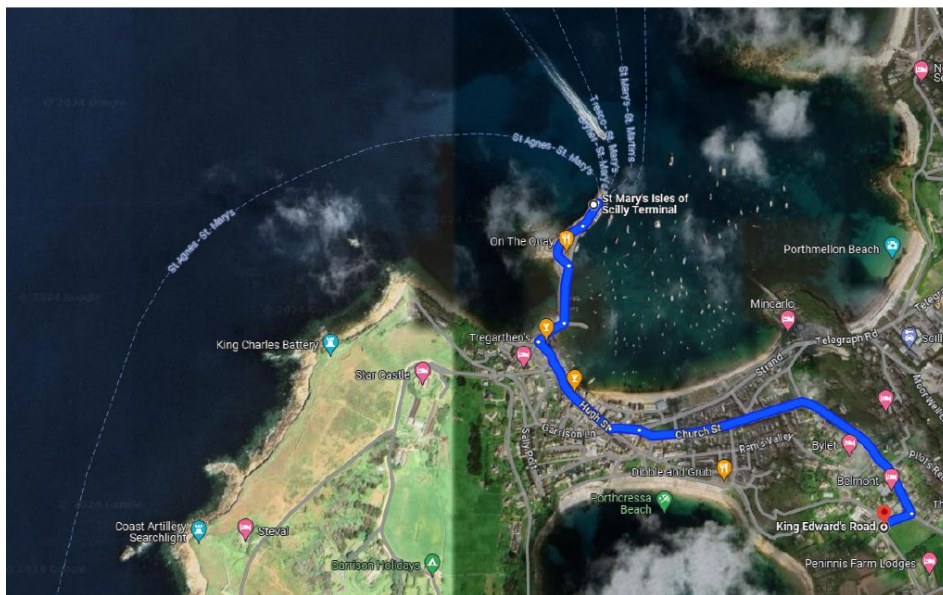
Unloading of vehicles with the modules would take place from the section of Old Town Road, beyond the Hospital Lane junction, where the road is wider, and thus ambulance access to the hospital from the Hugh Town direction will not be disrupted. We will work with the Council for closures needed to off-load, into the field, so that we cause minimal disruption, but will have to follow the tidal access to the beach. Vehicles from Old Town will have to take the diversion via Telegraph Road for the short durations of unloading.



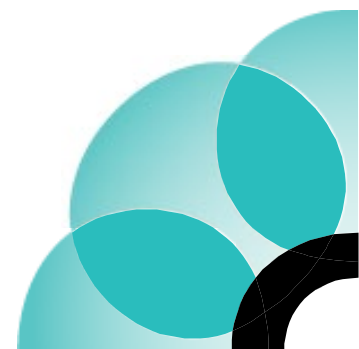
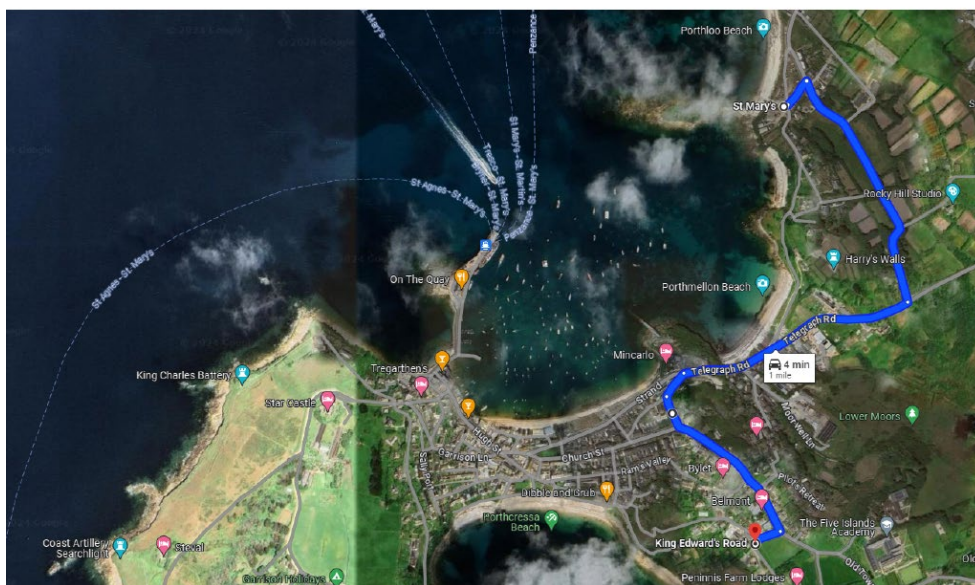


# 3.1 Planned vehicular routes for deliveries

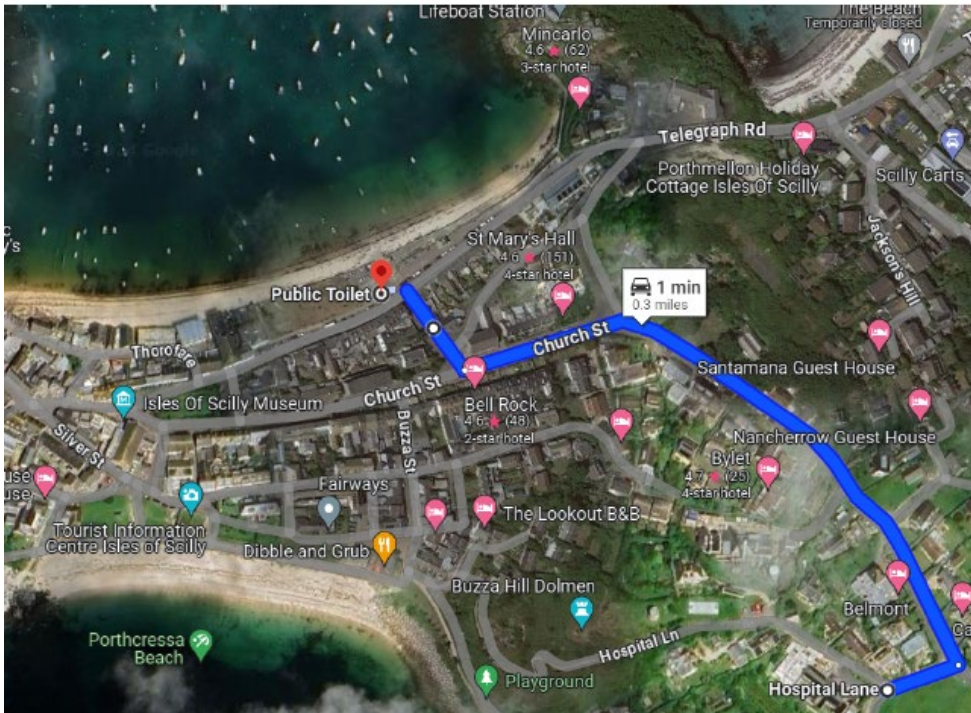
St. Mary's Quay route to St. Mary's Hospital



Delivery route, Porthloo Slipway to St. Mary's Hospital



Rechabite Slipway to St Mary's Hospital



## 4. The erection and maintenance of security fencing

Heras Fencing to be erected around the site and where illustrated on plan and discussed further in para. 14.

## 5. The loading, unloading and storage of plant, materials and waste

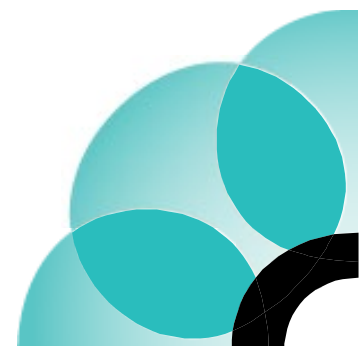
The loading and unloading of materials and equipment we will use a Hiab, excavator and tractor and trailer for lifting and manoeuvring materials from the Site compound to the development site. Wherever possible we will use local contractors on the island - Richard Hand Haulage. Etc

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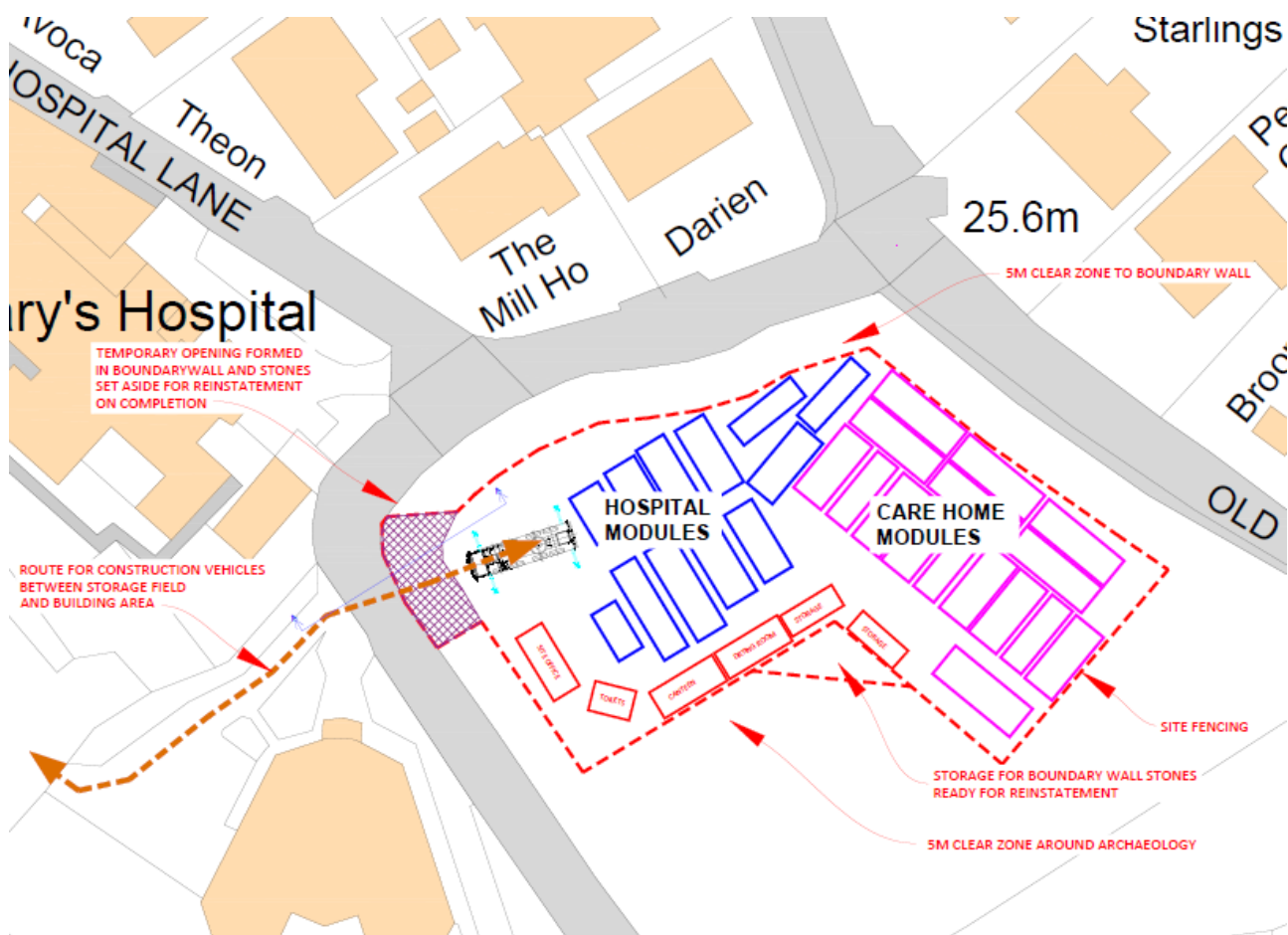
Page 8 of 25





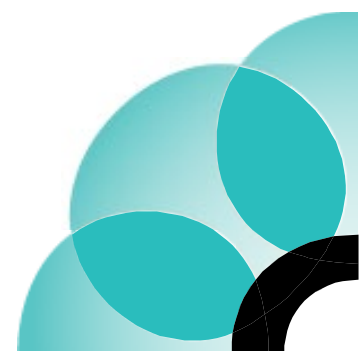
To enable efficient on-island construction activities, material deliveries will need to be substantially completed prior to construction commencement to reduce the impact of inclement weather. Materials can be delivered during good weather and then stored securely and be easily accessible on Site compound.

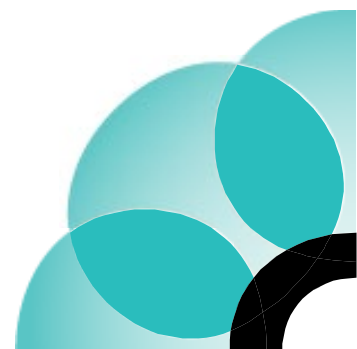
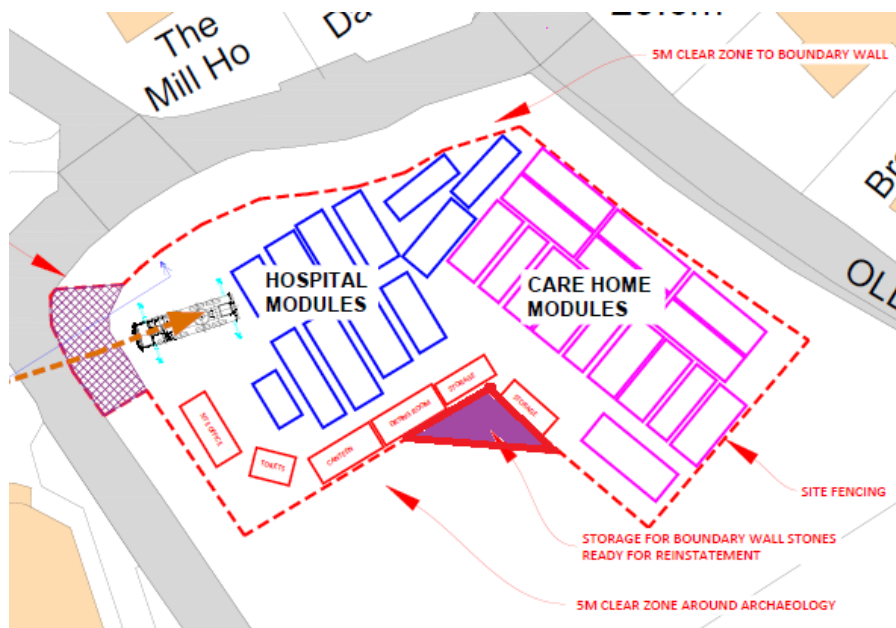
## 6. Site set-up plan



## 7. The storage of excavated spoil

Storage of spoil on Circus Field compound and the hospital site is shown in areas coloured purple on plans below.





## 8. Fire hazard

There will be no burning of construction materials on site.

The CDM Regulations 2015 also impose duties including the requirement to prevent risk from fire.

The fire risk from site activities must be assessed and precautions taken to control:

Combustible material – the quantity of combustible materials on site will be kept to the minimum and all such materials safely stored and used.

Ignition sources – we will eliminate, reduce and control ignition sources on site.

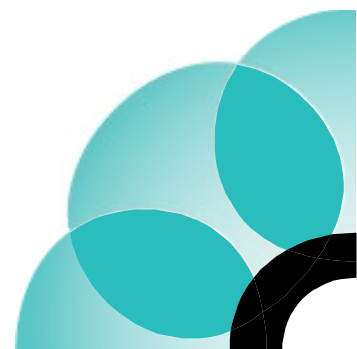
## 9. The records required in connection with this project are as follows:

1. Record of inspection of oil and fuel devices for leaks and spillages. Frequency: - At commencement of operations, followed by daily visual checks and a weekly summary report. A nil report is to be entered in the log in the event of no spillages or leaks during any week.
2. Excavation. A record of the area excavated, the total area cleared, cross referenced with the names of the members of the excavation team involved to be maintained weekly.
3. Noise pollution measurements are to be taken prior to the start of operations to establish the background noise levels, followed by measurements at the start of the various activities. Measures are to be taken to ensure the noise levels fall within acceptable limits and the actions taken to achieve this shall be recorded. Once satisfactory noise levels have been established, weekly repeat measurements will be taken and the results recorded in the operational log.

The Contracts Manager will be responsible for liaison with the local Council and its inspectors and shall record any steps agreed with the same that involve any noise or noise abatement issues. The Contracts Manager will be responsible for ensuring that items of plant are fitted with conforming noise abatement devices and a record of any deficient items kept.

Steps to produce low level noise at the start of operations will be included in the task list for all personnel at the outset of each day's operations.

4. Record of any breaches of Permit, or Environmental Accidents or Incidents.



## 10. Water management

Our ecologist will be consulted prior to the commencement of work to advise of mitigating impacts from specific activities as required. The integrity of all watercourses and drainage systems will be safeguarded by preventing any potential sources of contamination from reaching watercourses/drainage systems. There are no open water courses running through site. - minimal impact.

All refuelling of plant and machinery is to take place within the designated refuelling area with spill kits and plant nappies to hand. Drip trays are to be put in place underneath mobile fuelled plant equipment when parked on-site at the end of each working day. No wastewater is to be discharged to any controlled water, surface water or foul drain, unless formal, documented authorisation has been obtained through a discharge consent notice or environmental permit.

## 11. The provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway

- The wheels and chassis of vehicles shall be cleansed by hand at the point of loading in order to avoid the spread of mud, debris and dust onto the public highway.
- Ensuring that vehicles leaving the site carrying debris or waste are properly covered and not overloaded.
- Cleaning the carriageway near the site entrance as required.
- Spraying water to suppress dust e.g., damping down excavation sites at the construction phase.
- If feasible, excavations and earthworks activities should be avoided during very dry or windy weather.



- Stockpiles will be sealed compressed so smooth to allow effective run off.
- Materials that have the potential to produce dust should be removed from site when no longer needed.
- When stationary, vehicle engines will be switched off.
- Low-emission plant and equipment will be utilised, where available.
- Plant will be regularly inspected to ensure that the exhaust emissions comply with the appropriate limits and that it is working efficiently.

## 12. A pre-commencement survey for nesting birds and rabbit burrows

To ensure legislative compliance with regards to the Wildlife and Countryside Act (1981, as amended), works would be undertaken in a manner which avoids damage, disturbance, killing or injuring of nesting birds.

To ensure legislative compliance with regards to the Wild Mammals (Protection) Act 1996, works would ensure that rabbits are not entombed or subjected to unnecessary suffering.

### 12.1 Pre-commencement inspections – Nesting birds

Prior to site clearance and establishment works on both the Hospital and Circus Field sites, a nesting bird survey would be carried out by the Ecologist. This would include all semi-natural habitats and built structures including:

- **Onsite buildings** to be removed including **sheds** and **dilapidated structures**;
- The **main hospital building** at the locations where the new modular units will be tied in;
- **Areas of trees, shrubs** and **dense herbaceous habitat** including the hospital garden and boundary shrubs;
- **Boundary features** including the **Cornish hedge** and **drystone walls**;



- Areas of **rough** or **tussocky grassland**, especially within the western edge of the Circus field;
- **Offsite habitats** where works would occur in close proximity to **retained shrubs or trees**. Careful observation of any potential nesting sites would be undertaken to ensure that the parent birds are not visiting a nest and provisioning the young.
- Where active nests are identified, works affecting these areas would be delayed until the chicks have fledged the nest. The Ecologist would establish a buffer zone to ensure that works do not take place in close proximity to the nest and to ensure that the parent birds are able to successfully fledge the brood. The buffer zone would be clearly demarked in an appropriate manner in consultation with the contractors and Site Manager.
- Once it is confirmed that nests are absent or no longer active, the works can proceed.

## 12.2 Mid-phase inspections – Nesting birds

Any new phase of clearance works may require an updated pre-commencement inspection as birds can establish new nests in intervening periods.

The requirement for additional surveys would be identified by the Ecologist through discussion with the Site Manager after the completion of the initial survey, taking into account the remaining habitat and the proposed programme.

Where the sequence of works means that initial impacts to a discreet location will occur outside of the nesting bird season (March – September inclusive), for example the tying in of the new modular buildings to the existing hospital building, temporal avoidance of impacts can be achieved and a mid-phase inspection would not be required.

The mid-phase inspections would follow the same strategy as outlined for the pre-commencement inspections.

## 12.3 Pre-commencement inspections – Rabbits

Prior to site clearance and establishment works, a rabbit survey would be carried out by the Ecologist in the following locations:

- **Circus field** including boundary habitats.

- The **grassland habitats** to the west of the Hospital Site (previous pasture field).
- **Buildings** where there is scope for rabbits to burrow beneath.

A site walkover would identify and map any rabbit burrows present, and identify the potential for impact to these locations arising from the proposed works. Where there is uncertainty regarding the active use of a warren, trail cameras would be used to establish activity.

In the first instance, impacts would be avoided where possible through retention and protection of burrows to prevent entombment. This may be facilitated through minor modifications of the layout of matting within the Circus Field.

Where avoidance is not possible, a strategy of careful removal would be required. This may involve gradual digging out of the burrow by hand or with care to ensure that any rabbits present are identified and can be removed to a safe location before they are injured. The use of ferrets to flush the rabbits out would be an additional option if required.

## 13. A clearance strategy for the Circus Field and hospital sites

### 13.1 Aim

To ensure good practise when undertaking the initial clearance of the Circus Field and Hospital Sites including avoidance of impacts to Protected Species; and minimisation of ecological harm to habitats and other ecological receptors.

A Reasonable Avoidance Measures Method Statement (RAMMS) would be implemented to avoid killing or injury of small fauna species including amphibians, hedgehogs or white-toothed shrew.

### 13.2 Woody vegetation removal

Any removal of woody vegetation would be subject to pre-commencement inspections for nesting birds to be carried out by the Ecologist.

Woody vegetation would be removed to ground level and arisings chipped and removed from site to minimise the risk of nesting birds or other species such as hedgehog occupying brash piles.



A period of 24-48 hours would then be allowed to elapse to allow any species present to respond to disturbance and re-locate. Roots would then be removed by an excavator or similar in order to facilitate the development.

### 13.3 Herbaceous vegetation and grassland removal

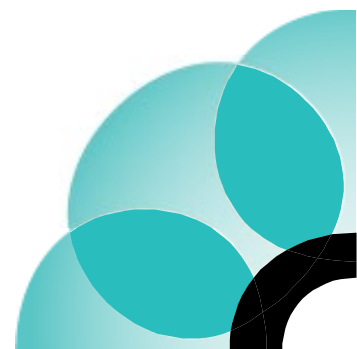
Any removal of herbaceous vegetation or grassland sward would be subject to pre-commencement inspections for nesting birds and rabbits, to be carried out by the Ecologist. Vegetation including ruderals, tall herbaceous and ornamental species, would be strimmed or cut to a minimum of 10cm above ground level to create disturbance and encourage any small mammals or other species to respond to disturbance and re-locate. The area would then be left for 24-48h before removal of remaining vegetation and roots.

Long grass and pasture sward would be cut initially with a blade height of no less than 10cm. The area would be left for 24-48h before a second pass when the remainder of the grass is removed to ground level. Short grassland such as areas of amenity sward found within the hospital garden can skip the initial step and proceed to immediate removal to ground level.

Excavators or other equipment can then be used to undertake removal of remaining vegetation and spoil as required to facilitate development.

### 13.4 Building removal - Overview

There are a number of buildings due for removal within the Hospital site – these are identified and described in the Ecological Assessment submitted in support of the application and illustrated in the following map.





Any removal of buildings would be subject to pre-commencement inspections for nesting birds and rabbits, to be carried out by the Ecologist. This would include ensuring that rabbits are not present in burrows beneath structures.

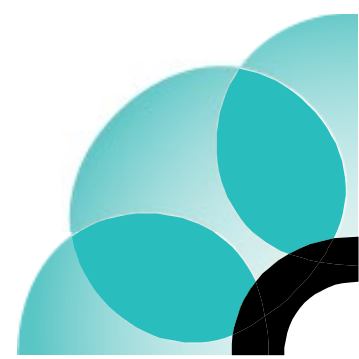
All debris and other arisings from building removal would be moved offsite at the earliest opportunity in order to ensure that nesting birds or other species such as hedgehogs and small mammals do not use refuse piles as nesting habitat or places of shelter.

**Building Removal - B1, B2, B3, B5, B8 and B10**

Buildings B1, B2, B3, B5, B8 and B10 do not offer suitable roosting habitat for bats; therefore these can be removed without any further ecological constraint following the pre-commencement inspection for nesting birds or rabbits.

**Building Removal – B4, B7 and B9**

Buildings B4, B7 and B9 would be subject to Presence/Absence Surveys (PAS) in April and May





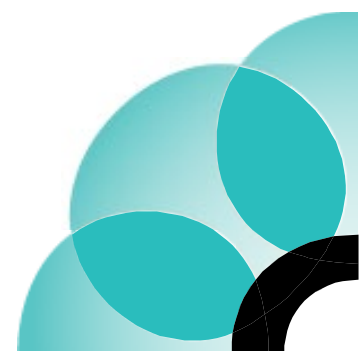
2024 to identify if bats are utilising the structures.

Contractors must be aware of their own legal responsibility with respect to bats – this would involve inclusion within the site induction process and could be supplemented by a toolbox talk if required. If any roosting behaviour is identified within buildings to be removed, an European Protected Species Mitigation Licence (EPSML) would be sought and works would then proceed in line with the strategy outlined in the Method Statement. This document would be informed by the precise results of the survey and can not therefore be detailed in advance; however it is likely to include exclusion of bats; soft-strip of selected features under the ecological oversight of a Licenced Bat Worker; and creation of new roosting features. The status of the EPSML as a derogation licence to permit an otherwise unlawful activity would provide a robust legislative means to control works and avoid impacts to protected species.

If no roosting activity is identified, works to these buildings would still proceed under a Precautionary Method of Works (PMW). This would involve the removal of the following features by hand and with care:

- **Fascias** - there are intermittent gaps where the fascias meet the walls on various elements of the buildings. During the initial stages of demolition, fascias would be carefully removed and the gaps behind them exposed in such a way that, in the unlikely event that bats are present, they are not injured or killed by the action. Once these areas are fully exposed, they can be visually inspected by contractors. Any cavities exposed by this action would also be carefully inspected and features dismantled by hand where necessary until absence of bats can be confidently confirmed.
- **Roof Sheets** - there are gaps created where corrugated sheets overlap both on roofs and walls on some structures. There is a negligible potential for these minor gaps to be used by individual roosting bats on an exploratory/opportunistic basis. As a precaution, the cavities created by the overlaps would be visually inspected using a torch prior to the removal of the sheets. If any bats are present, or suspected, works would pause and the Licenced Bat Worker contracted to review the situation. If it is not possible to fully and comprehensively confirm the absence of bats in these minor niches, then the sheets would be removed carefully and by hand, beginning with the apex sheet and working down the roof or wall until all gaps are exposed and inspected. Care would be taken to lift the sheets in such a way that, in the unlikely event of bats being present, they are not crushed or otherwise harmed by the action. If no bats are present, the sheets can be fully removed and works can continue.

If bats are identified during the PMW, works would cease and the Ecologist contacted immediately for advice. If the bat is in a safe situation, or a situation which can be made safe, the bat should remain undisturbed. Only if the bat is in immediate risk of harm would the bat be moved with care and using a gloved hand by a contractor. This is a last resort and would only be undertaken for





humane reasons if the bat is at immediate risk of harm and if the ecologist cannot be contacted for advice.

## 14. Measures to protect retained habitats including boundaries and other onsite features

### 14.1 Aim

To ensure retained habitats including those on- and offsite are protected from accidental or incidental damage during the construction process.

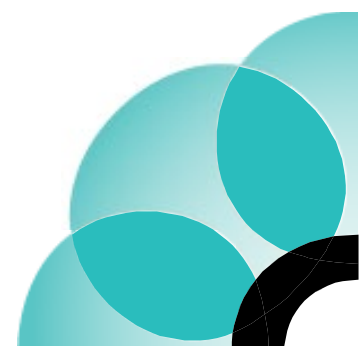
### 14.2 Toolbox talk/site induction

Contractors would be made aware of the importance of protecting retained onsite habitats and those on the site boundary. This would form part of the Site Induction and could be supplemented by a toolbox talk if considered necessary.

### 14.3 Heras fencing

Those features which are most likely to support ecological receptors such as nesting birds would be protected with Heras fencing. These would be supported by signage where required to ensure that the purpose of the exclusion is clear. These features include:

- The **Cornish Hedge** – a 5m buffer is built into the proposals to separate the boundary features and the Circus Field compound wherever practicable. The entrances are an exception to this, as maintenance of the 5m buffer in this location would require a greater degree of temporary removal than necessary which would represent an elevated impact. The 5m standoff would minimise the risk of disturbance to species and habitats associated with these features, including breeding birds and small mammals.
- **Hospital Garden** – those areas of the hospital garden which are to be retained in their current condition would be protected to allow continued enjoyment by the hospital staff/patients during the construction process as well as protect nesting birds and other ecological receptors within the retained habitat.



- **Offsite and Retained Vegetation** – in locations with significant machinery and plant movement in close proximity to boundary and retained vegetation. This would be agreed between the Site Manager and the Ecologist in consultation with neighbouring land owners where required.
- **Retained Shed (Circus Field)** – the retained shed within the Circus Field site would be protected by Heras Fencing as this area is known to support rabbits and may also support nesting birds and roosting bats.

## 15. Measures to protect nesting birds, bats, rabbits and other wildlife

These issues are addressed by pre-commencement inspections; buffer zones; RAMMS and PMW outlined in full detail elsewhere in this CEMP.

## 16. Measures to protect retained trees

See accompanying report EV-4666-AMS TPP by Evolve Tree Consultancy dated April 2024.

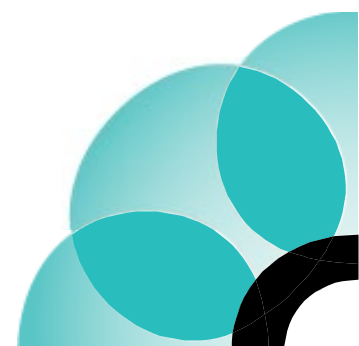
## 17. Measures to address or minimise the risk of spreading invasive non-native species;

### 17.1 Aim

To ensure legislative compliance with regards to the Wildlife and Countryside Act (1981, as amended), works would be undertaken in a manner which does not result in the Schedule 9 plant being spread either within the existing site or elsewhere.

### 17.2 Three-cornered Leek

This species is present on both sites however it is widespread and impossible to fully delineate as discreet stands; rather it is a low-level, ubiquitous presence. This reflects its status across the Isles of Scilly in general where it can be found frequently in the majority of habitats. The existing ubiquity of this invasive species on the islands including all adjacent habitats to the



site should be taken into account when considering a proportionate approach to control.

Contractors undertaking site clearance would be made aware of the nature of this species. It is identified as:

- A perennial herb, with white bulbs. The leaves are green, hairless and narrow with 2-5 leaves per bulb. Leaves die back once the plant has flowered around May - June.
- Flower stems measure 10 – 45cm in height with white flowers, with a strong green stripe, similar in shape to bluebells. Stems have a triangular cross section giving rise to its common name.

The species can be removed mechanically by digging or excavation, this is most easily done in spring when surface vegetation is present, ensuring that all plant material and bulbs are removed.

Waste materials containing three cornered leek are considered 'controlled' waste and would be disposed of appropriately.

No topsoil to be imported – re-using existing, clean fresh aggregate only

## 18. A method statement for the dismantling of the section of existing drystone wall and Cornish hedge and their subsequent restoration

### 18.1 Aim

To ensure that the process of dismantling; storage of materials; and re-construction of the Cornish hedge and drystone walls allow them to be restored to their prior condition following completion of works.

### 18.2 Dismantling

The Cornish hedge and drystone walls would be carefully dismantled by hand. Stones would be lifted carefully and any species such as small mammals identified would be allowed to disperse to a new location.



The scope of removal of the Cornish hedge would be restricted to the minimum required to provide access into the field; but would be staggered with the height stepping up from ground level to the apex of the feature to ensure stability. Additional supports would be installed if required to secure this for the duration of works.

## 18.3 Storage

The stones would be stored carefully onsite until their restoration. Those stones which were facing outwards would be stored upright to allow the mosses, lichens and bryophytes to survive intact for the storage period. In dedicated storage area as shown on plan.

## 18.4 Restoration

The stone field wall feature would be restored carefully by a contractor competent in the construction of a Cornish hedge. This involves correct selection and placement of the stones to create an interlocking structure built to the correct batter and using appropriate subsoil for the core.

Drystone walls would be similarly restored by an experienced contractor to ensure their long term structure and stability.

Once restored structurally, the Cornish hedge would be allowed to regenerate a natural botanical composition – there is an abundance of species within the retained portions of the structure to ensure an adequate seed source for this.

# 19. Persons responsible for implementing the works

This section sets out the key roles and responsibilities relating the implementation of environmental management during the construction of the proposed welfare compound. The applicant for proposed development is Community 1st Cornwall. The Principal Contractor for the proposed development is METS Ltd.

The Principal Contractor will be in charge of employing and delegating tasks to appropriate and suitable personnel, meaning those with the correct training and experience for the role. This may involve using subcontractors, and working with environmental specialists, where specialist knowledge and techniques are required.

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## 20. Measures to manage control/minimise the emission of dust, dirt vibration, light and air pollution and odour during demolition/construction

- Arrangements will be made to ensure that, should excessive noise, dust or vibration operations become necessary, they will only be undertaken after liaison with the Council and with any third parties liable to be affected. Any operations that may cause any excessive noise, dust or vibration will be reported in advance.
- 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.
- Wherever possible mains electricity or battery powered equipment shall be used instead of diesel or petrol powered generators.
- The handling of materials shall be conducted in such a manner that minimises noise, including minimising drop heights into hoppers and lorries.
- No stereos or similar amplified devices shall be audible beyond the site boundary.
- All plant and equipment shall be maintained in accordance with manufacturer's recommendations to ensure emissions to atmosphere are minimised.
- Any equipment used to cut paving blocks, kerbs, flagstones etc. shall be operated with a water suppression attachment or a dust filter.
- Engines of plant, machinery, and lorries shall be turned off at all times when not in use.
- 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.



- Stored materials liable to dust generation shall be dampened down, covered with tarpaulin, or otherwise contained as far as reasonably possible.
- 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.
- Skips, chutes, and conveyors shall be covered and if necessary enclosed to ensure that dust does not escape.
- All vehicles carrying dusty materials shall be securely covered. Water suppression shall be used in dry conditions to reduce dust emissions (e.g. mobile bowsers or fixed sprayers as appropriate). A water suppression contingency plan should be included detailing water supply to site and what equipment will be kept available (e.g. number and size of bowsers, sprinklers, mist canons etc).
- The CEMP must include an assessment of dust from demolition and construction inline with the Institute of Air Quality Management (IAQM) Guidance on the assessment of dust from demolition and construction or equivalent industry standard document. Where a screening identifies possible receptors and a need for a detailed assessment the IAQM guidance shall be followed and the appropriate dust assessment report and accompanying tables shall submitted to the LPA.
- The public highway must be kept in a condition whereby it is mud free. This is applicable to both roads and pavements.
- 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).

## 21. Working hours

No work to be undertaken on the site except between the hours of 08.00 and 18.00 on Mondays to Saturday inclusive and no work to be undertaken on Sundays, Bank and Public Holidays.

Any deliveries outside the above hours cannot be undertaken without prior written approval of the LPA.

## 22. Details of public engagement both prior to and during the construction works.

Courtesy calls to nearest neighbours on a regular basis to ensure disruption and disturbance is kept to a minimum.

Delivery times of plant and machinery which may cause disruption to the highways network will be clearly marked in advance through signage.

An information display board shall be prominent and shall detail the nature of the works being undertaken, start and completion dates, a contact name of the Site manager and telephone number (including a telephone number to be used outside normal working hours).

A complaints register shall be kept and shall include 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 reasons for any unresolved complaints.

