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CONSTRUCTION ENVIRONMENT MANAGEMENT PLAN

IOS Cultural Centre and Museum

June 2024

IOS CCaM – CEMP-2024 004/SH

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1. INTRODUCTION

This document has been prepared to discharge Planning Condition C8, attached to the Planning Approval Notice dated 17th November 2023, Application number P/23/047/COU.

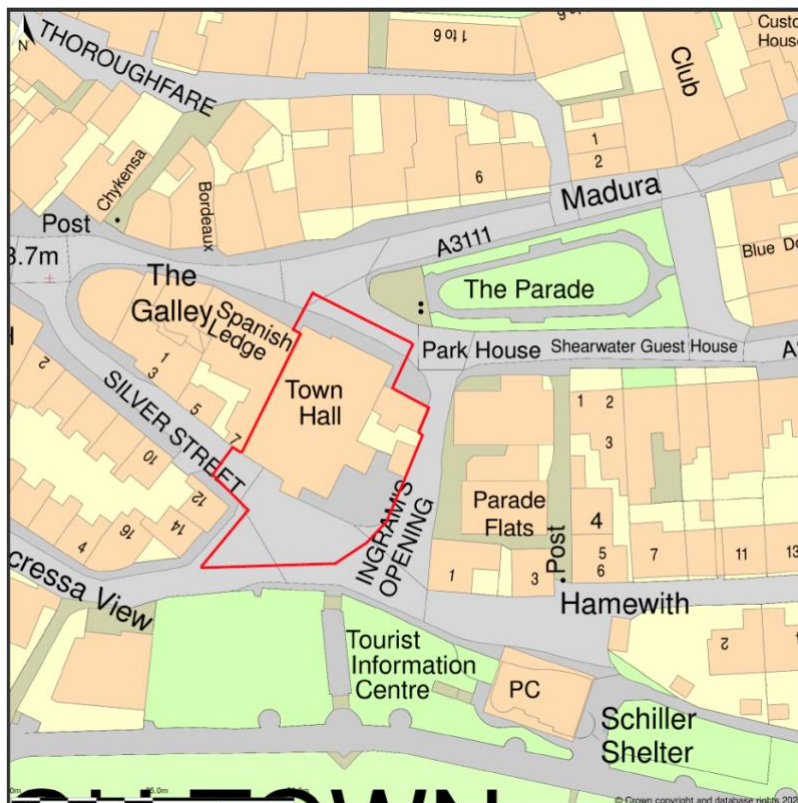
This CEMP includes details of all permits, contingency plans and mitigation measures that shall be put in place to control the risk of pollution to air, soil and controlled waters, protect biodiversity and avoid, minimise and manage the productions of wastes with particular attention being paid to the constraints and risks of the site.

The CEMP also sets out how the proposal will manage and minimise the impacts upon neighbouring properties and highway safety as a result of construction during the life of the works.

The principal aims of the CMP are to demonstrate good practice, minimise nuisance to neighbours, conserve ecology and protect the environment within and adjacent to the proposed development.

2. THE DEVELOPMENT AND CONSTRUCTION PROGRAMME

This project will create a high quality and accessible Cultural Centre and Museum (CCaM) for the Islands, transforming the Grade II listed Town Hall on St Mary's.



The project includes:

- full restoration and repair of the heritage building, providing visitor welcome and museum display galleries, a restored main hall returned to use as the place of gathering, community, entertainment and arts activity.
- replacement of a failing 1970s extension to provide museum galleries, archives, learning spaces and visitor facilities.
- an extension providing a café/bar, providing a revenue stream for the building upkeep and operations.

The Isles of Scilly Cultural Centre and Museum will be a high quality, welcoming and friendly place that draws people in and encourages them to return. It will inspire and provide opportunities for those who live and work on the islands, those who visit the islands, and all those who want to learn about and engage with the islands' people, history and culture.

The objectives for the venue are to:

- Rejuvenate the much-loved Town Hall into a high-quality welcoming and accessible Cultural Centre and Museum for the Isles of Scilly.
- Provide a first-class museum to showcase its permanent collections, library and archive, with the potential for visiting exhibitions and loans.
- Provide a high-quality performance space to host theatre, music, spoken word, exhibitions, festivals, events and community functions.
- Provide supporting activities, facilities, retail and catering provision that will create a rich and engaging experience.
- Create an attractive, year-round experience that has a distinct feel and welcoming ambience.
- Establish an organisational structure and financial model which is realistic and sustainable.

Programme and timetable for works

- We aim to start work in July 2024
- Construction period 22 months
- End date June 2026

Construction methodology summary

Following the completion of the site set up the new development will commence with the soft strip of the existing buildings and removal of the Town Hall roof covering. This will be followed by the demolition of the 1970's extension. A new structural steel frame extension will then be constructed on the existing footprint of the demolished building. At the same time the Town

Hall envelope will be repaired with a new roof, rooflights, windows and doors. Internally the hall will be renovated with a new roof and floors. After the completion of the envelope of these two elements, the internal fit out will begin as a new glulam framed extension is constructed to the right hand side of the Town Hall.

3. SITE SET UP

Please refer to the appendices for the Construction Methodology and Logistics Plan, Proposed Site Set Up and the Traffic Management Plan.

Site access

Limited construction traffic will be entering or exiting the site, all traffic entering or exiting the site will be overseen and escorted by a banksman, between the working hours agreed in the planning permission, between 08:00 and 18:00, Monday to Saturday.

All site traffic will be made aware of the "Highway Restrictions" around the site and as highlighted within this document.

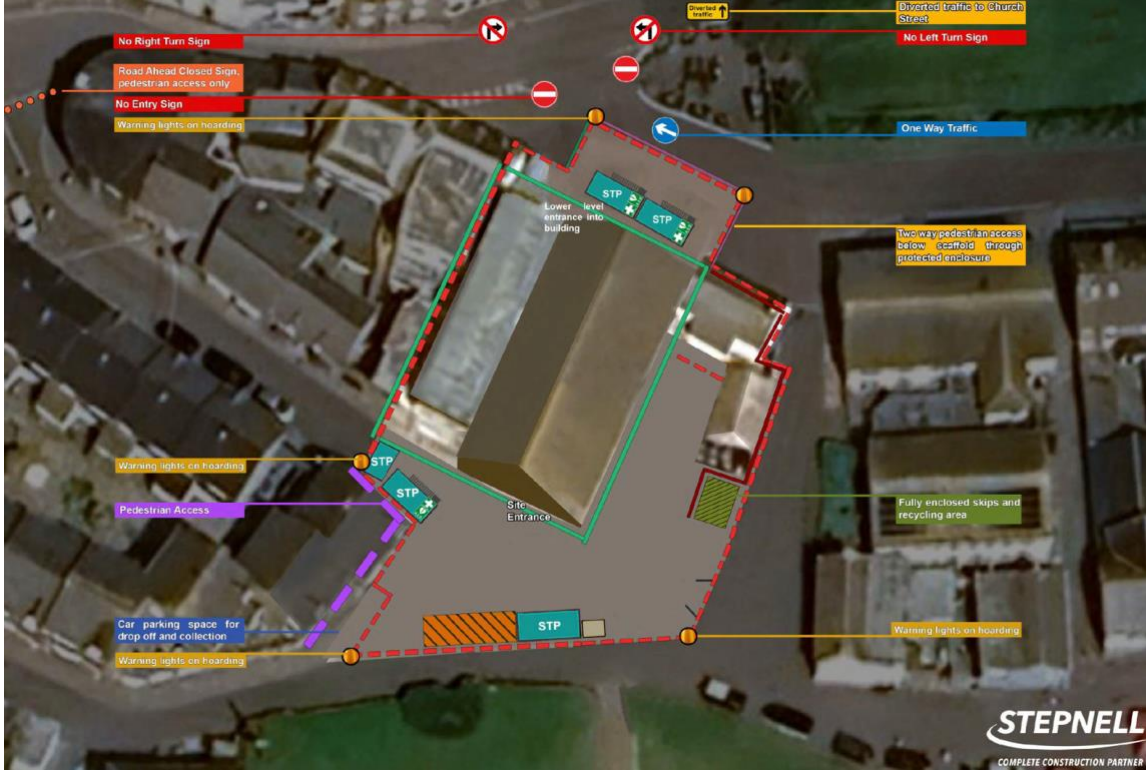
Details of site construction office, compound and ancillary facility buildings;

As highlighted within the Site Logistic Plan (extract below, please see appendices for Site Logistic plan in its entirety), the site welfare and office setup will consist of a Site Office, Site Canteen, Site Drying Room and Site WC, these units will be cleaned on a daily basis by a full-time member of staff.



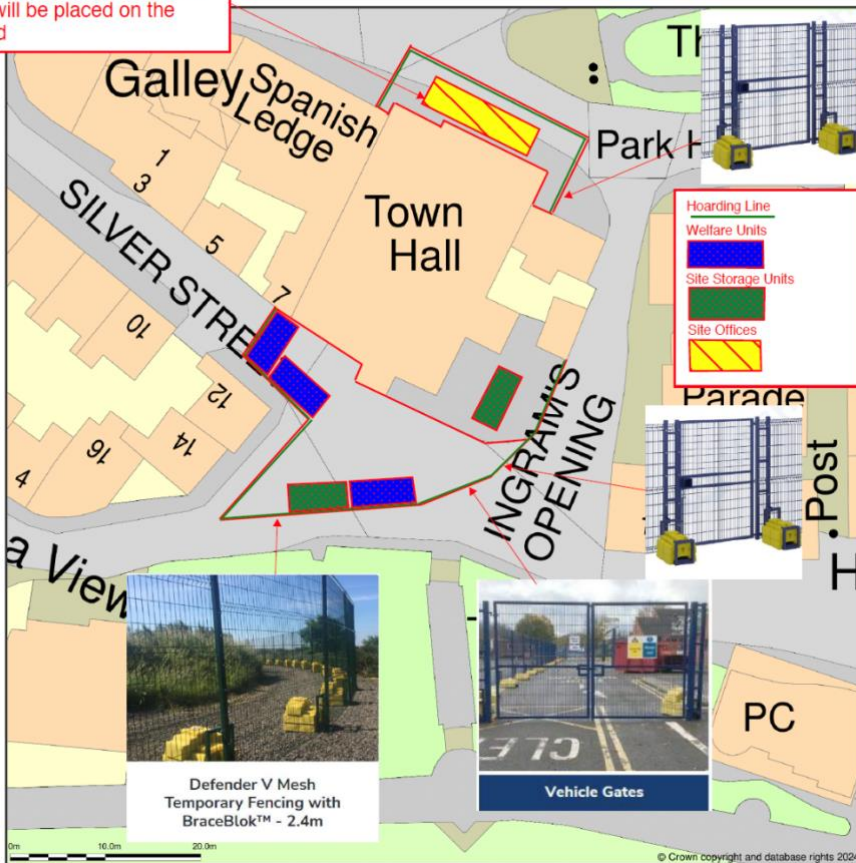
Example of site accommodation.

TRAFFIC MANAGEMENT PLAN FOR HIGHWAYS



Site office to be placed on a scaffold platform to allow public access below (all other units will be placed on the ground)

90315 92414571415. 10484 103534618975



Photos showing proposed fencing and gates

Thereafter the development shall be carried out in accordance with the approved details and any subsequent amendments shall be agreed in writing with the Local Planning Authority.

4. SITE WASTE MANAGEMENT PLAN

Stepnell will develop a specific Site Waste Management Plan. This will identify all the different waste streams, quantify waste and describe how waste will be segregated, recycled and disposed of. It will also set targets for diverting waste from landfill and skip movements. Data will be collated monthly from the skip hire company and added to the SWMP for monitoring and control. All waste leaving site will require a Waste Transfer Note and any hazardous waste will be covered with a Consignment Note. The SWMP will also provide guidance on how to reduce waste, reduce packaging and conserve energy. In addition, energy, fuel and water consumption will be monitored.

The removal / disposal of materials from site

The project seeks to minimise the volume of waste produced and the volume sent for disposal and should demonstrate:

- Waste arisings will be properly managed both on site and off site
- The waste from the proposed development can be dealt with appropriately by the waste infrastructure available. Waste arisings should not have an adverse effect on the capacity of existing waste management facilities to deal with other waste arisings in the area.
- Adequate steps have been taken to minimise the volume of waste arisings, and the volume of waste arisings sent to disposal, except where that is the best overall outcome.

As per the site logistic plan, there is a designated waste storage area where all waste arising from the works will be stored ready for collection.

All waste will be removed from site by a licenced waste disposal contractor, Island carriers will be used for waste disposal to be taken straight to the quay.

The waste will be divided and there will be specific skip allocated for specific waste, such as; general waste, timber waste, plasterboard and canteen waste.

General Housekeeping

Good housekeeping measures (i.e. regular sweeping, cleaning, vacuuming etc..) will be adopted and implemented to ensure the construction site is kept clean and tidy. Site supervisors will be responsible for ensuring operatives under their control maintain good standards or tidiness.

Risk assessment of potentially damaging construction activities

Information regarding potential damaging construction activities and physical measures and sensitive working practices will be covered within the Construction Phase Plan (CPP) that aims to plan and manage the project safely and will be issued prior to the construction phase.

All site staff, site operatives and site visitors will be required to sign in and out using the BioSite Biometric access control that will be located within the site office.

A code of conduct will be issued to help workers to integrate to life on the islands, along with other measures such as catering facilities which are provided to help reduce the impact on normal island life.

The location and covering of stockpiles

All site materials stored on site will be held within the site storage sealed containers, location as highlighted and noted on the site logistic plan below:



5. AIR QUALITY AND DUST

Environment Agency Pollution Prevention Guidelines, notably PPG1 (Understanding Your Environmental Responsibilities - Good Environmental Practices) and PPG6 (Construction and Demolition Sites) will be adhered to throughout the works. Appropriate dust suppression measures will be put in place (if required) to reduce impacts to any habitats or species on or adjacent to the site.

The generation of dust will be mitigated in accordance with the requirements set out below. In particular, the following strategies are to be employed during all construction works:

Site hoardings:

Erect hoardings to site boundary to minimise spread of dust and suppress noise. The hoarding will be boarded with WPD ply or OSB board. This hoarding is to be maintained during construction.

Site layout:

Dust generating activities, wherever possible, will be located away from boundaries and carried out in accordance with requirements listed below.

Covered Loads:

All loads entering and leaving site are to be covered (wherever practicable) to minimise dust creation.

Damping Down:

Use water as a dust suppressant during demolition activities that generate dust. Pre-wash work surfaces. Screen off work areas. Vacuum up all dusty residue rather than sweeping away. Water sprays, 'Dust Boss' type equipment and pressure washers (which can be used to generate a fine airborne mist) will be used during construction work and other activities that generate a high level of dust.

Cutting Equipment:

All equipment should use water suppressant or suitable local exhaust ventilation systems. Use dust extraction techniques where available. Service all fans and filters regularly to ensure they are properly maintained. When materials, such as concrete slabs or bricks, are cut with a power tool without extraction or suppression, a second worker can pour water from a plastic bottle over the material as it is being cut. This greatly reduces the amount of dust generated and can stop the occurrence of a statutory nuisance.

Cover skips and stockpiles:

Completely enclose skips whenever possible. Hard surface areas where skips are to be stored. Reduce drop heights by using variable height conveyors or chutes. Regularly damp down surfaces with water.

Removal of materials from site:

Waste should be removed from site as soon as possible. If stored, whenever possible keep stockpiles or mounds away from the site boundary, sensitive receptors, watercourses and surface drains. Wherever possible, enclose stockpiles or keep them securely sheeted.

Hazardous Materials:

Under the Control of Substances Hazardous to Health (COSHH) regulations, 2002, contractors must ensure that they take into account risks to the workforce from exposure to any harmful substances generated by work activities. Construction sites are often associated with activities that emit volatile organic compounds (VOCs), such as use of paints, adhesives, bitumen products and concrete and timber treatments. Emphasis should be placed on preventing or reducing emissions at source and where this is not possible personal protective equipment may be appropriate.

Minimise dust generating activities:

Cutting, grinding and sawing will be minimised on site; prefabricated material and modules will be brought to site wherever practicable.

Sand, Grit and Shot Blasting:

Use agreed wet processes, sheet areas to contain dust and use silica-free material.

Planing and sanding:

Use fans and/or filters, dust suppression techniques and water sprays.

Fitting out:

Fit all machinery for activities such as plastering, sanding or rendering with dust suppression/collection equipment. Vacuum all waste material.

Welding and soldering:

Follow control measures in HSE guidance notes EH54 and EH55.

Tarmac laying and use of bitumen:

Do not overheat bitumen and cover pots. Use great care in all processes to prevent spillages and extinguish any accidental fires immediately.

Cutting Equipment:

Cutting, grinding and sawing will be minimised on site; prefabricated material and modules will be brought to site wherever practicable. If cutting is required, all equipment should use water suppressant or suitable local exhaust ventilation systems. Use dust extraction techniques where available. Service all fans and filters regularly to ensure they are properly maintained. When materials, such as concrete slabs or bricks, are cut with a power tool without extraction or suppression, a second worker can pour water from a plastic bottle over the material as it is being cut. This greatly reduces the amount of dust generated and can stop the occurrence of a statutory nuisance.

Enclose stockpiles or keep them securely sheeted:

Completely enclose skips whenever possible. Hard surface areas where skips are to be stored. Reduce drop heights by using variable height conveyors or chutes. Regularly damp down surfaces with water.

Excavation and earthworks:

All dusty activities should be damped down, especially during dry weather. Temporarily cover earthworks if possible. Minimise drop heights to control the fall of materials.

In conjunction with, and to comply with current HSE regulations, dust suppression units will be used with all relevant plant and machinery that create dust.

Vacuum cleaners will be used in preference to brooms and/or brushes to clear and tidy the site.

6. NOISE

Noise levels will be typical of a construction site and measures to control noise will be implemented. To ensure construction activities do not cause nuisance to local residents/neighbours Stepnell shall follow construction best practice standards as outlined in BS 5228: 2009. Also, Stepnell will comply with the following legislation that affects noise at work or on construction sites:

- Health and Safety at Work etc. Act 1974
- Control of Noise at Work Regulations 2005
- Control of Pollution Act 1974 and Environmental Protection Act 1990

BS 5228: 2009, provides practical information on noise and vibration reduction measures, and promotes, “best practice means” approach to control noise and vibration. Best practice activities that may be adopted to address both noise and vibration include the following:

- Choice of method and technique for operations will be considered in order to minimise emissions at sensitive locations;
- Electrically powered equipment will be considered in preference to diesel or petrol driven where appropriate for the task;
- Off-site fabrication will be considered for elements of the build process;
- Plant and equipment will comply with the noise limits stipulated in regulatory guidelines;
- Equipment will be well maintained and used in the mode of operation that minimises noise
- Screening the noise source where practical;
- Noise suppressed plant to reduce noise at source;
- Limitation of the duration of use of particularly noisy plant;
- Consideration of alternative equipment or alternative methods of work; ■ Limitation of plant movement through the site;
- Increasing the frequency of basic maintenance of plant and equipment;

Community liaison

Stepnell will inform neighbours when specific noisy activities that may have vibration impacts are to take place. Good neighbour relations are recognised as an important factor in reducing the likelihood of nuisance or damage.

Permitted hours of working

No construction plant and/or machinery shall be operated on the premises, as part of the implementation of this permission, before 08:00 hours on Mondays through to Saturdays nor after 18:00 hours. There shall be no works involving construction plant and/or machinery on a Sunday or Public or Bank Holiday.

To address concerns of the party wall neighbours, works carried out on Saturdays will aim to finish at 14:00 instead of 18:00 unless the programme or outside influences requires work to be finished at the later time.

Methodology to reduce noise

Where reasonably practicable, quiet working methods will be employed, including use of the most suitable plant, reasonable hours of working for noisy operations, and economy and speed of operations. Noise will be controlled at source and the spread of noise should be limited. Where high levels of noise are likely to be a hazard to persons working on the site, prominent warning notices should be displayed and, where necessary, ear protectors will be provided. As a minimum, the following procedures and measures should be adopted on site and for specific site based operations:

- Avoid unnecessary revving of engines and switch off equipment when not required;
- Keep internal haul routes well maintained;
- Use rubber linings in, for example, chutes and dumpers to reduce impact noise;
- Minimize drop height of materials;
- Start-up plant and vehicles sequentially rather than all together.
- Ensure site radios are not too noisy.

Plant and machinery

Plant movements around the site will have regard to the normal operating hours of the site and the location of any sensitive neighbours as far as is reasonably practicable. The use of conventional audible reversing alarms has caused problems on some sites and alternatives are available.

Audible reversing warning systems on mobile plant and vehicles should be of a type which, whilst ensuring that they give proper warning, have a minimum noise impact on persons outside sites. When reversing, mobile plant and vehicles should travel in a direction away from boundaries whenever possible. Where practicable, alternative reversing warning systems should be employed to reduce the impact of noise outside sites.

7. SITE LIGHTING

The temporary lighting for the site will be designed by a specialist to provide adequate light to ensure the safety of site operatives without causing undue nuisance to adjacent properties. Lighting on site will comply with HSE Guide HG38: Lighting at Work and makes reference to document; SD01 Submission Isles of Scilly Local Plan Local Plan 2015 - 2030 SEPT 2019. The following requirements are to be included in any design, location and operation of on-site temporary lighting to ensure the amenity of adjacent properties/neighbours:

- Lighting to be time controlled to suit hours of site working (limited night time lighting permitted for security purposes that take into account the dark skies policy observed on the Isles of Scilly).
- All lights to be located at the perimeter of the site facing inwards and angled towards the ground to minimise potential light overspill.
- All lights at high level (on posts) to have suitable shrouds/guards to prevent upwards light spill.

- Wherever possible temporary site lighting to be located on boundary fence below 2m to provide protection to neighbours from light overspill.

The purpose of the temporary lighting at construction projects is to provide the workforce with a safe and productive environment in which to work. Suitably adequate lighting on construction sites is necessary for the safety of the workers, the productivity of the workers, and the quality of the completed work.

Due to the location of the development, there is a greater risk of producing light pollution that can become a nuisance to the occupiers neighbouring the site location. In order to prevent this nuisance from happening, the following items can be employed to minimise such risks.

- Plan the temporary lighting system;
- Plan the works to minimise the requirement for temporary lighting;
- Locate the temporary lighting suitably to minimise the public glare;
- Monitor the potential of light pollution from outside the site perimeter;

Equipment selection is important. Temporary lighting with passive infrared (PIR) will ensure that the lights are only active whilst someone is moving within their vicinity. As the lights are not constantly active, the risk of light pollution is reduced. Also, floodlights for works extending into the winter evening hours will be positioned to avoid light spill to adjacent properties.

8. ECOLOGICAL MANAGEMENT & PRECAUTIONARY METHOD OF WORKING

Please refer to the Ecological Overview within the appendices for detailed method statement of working and required ecological watching brief.

The location and timing of sensitive works to avoid harm to biodiversity features

The site management is aware of all biodiversity and ecologists needs, this information will be passed onto all site operatives and any necessary requirements will be programmed into the works to allow for full compliance with the relevant ecologists who has prepared an Ecology Report and oversight (see appendices).

The times during construction when specialist ecologists need to be present on site to oversee works

As agreed with the specialist Ecologists during on site meetings, he will come to site prior to commencing of works within the main building, it has been agreed with all parties that one week's notice is an appropriate and sufficient length of time.

9. MONITORING AND COMMUNICATING THE CEMP

The role of the site manager will be as follows:

- site inductions (including guidance notes)
- responsibility for ensuring everyone on site has signed in and out
- responsible for ensuring all operatives adhere to H&S
- responsible to ensure all operatives and staff comply with the procedures in relation to behaviours while on site
- responsible for ensuring all operatives adhere to all ecological, environmental and waste procedures
- general compliance with the quality in conjunction with the specification
- the SM will be responsible for the coordination of all deliveries on and off-site including skips and waste management

CEMP Champion

Stepnell will appoint a designated Environmental Champion (EC) to check, monitor and report on the strategies employed to implement the requirements of the CEMP. This will be the project manager. The EC will ensure that, where appropriate, any requirements of the CEMP are included within the Construction Stage Health & Safety File which is to be maintained on site for inspection by the PD and CA whenever required.

Levels of communication

The Construction (Environmental) Management Plan will be regularly reviewed and communicated to the various stakeholders in a variety of ways which will primarily include;

- Enquiry documents – subcontractors and suppliers
- Placing orders – subcontractors and suppliers
- Method Statement & RA reviews - subcontractors
- Site induction – site personnel
- Tool box talks – site personnel
- Newsletters - neighbouring residents and businesses
- Notice boards - neighbouring residents and passers-by
- Site office – client, contractor, subcontractors
- Progress reports – client and key stakeholders
- Construction stage H&S File – client, subcontractors, contractor

The CEMP will be communicated to the project team by the Project Manager. But the Site Manager will also communicate the CEMP to the workforce.

A dedicated email address has been set up for the general public to have another channel to contact the Project Manager on site: IOSproject@stepnell.co.uk

In addition the construction team Project Manager's mobile number will be published on site to allow contact during working hours.

Monitoring of the matters related to works on site will be undertaken by the contractor. Monitoring results will be reported to the client on a regular basis, or immediately in the case of urgent exceedances of acceptable limits.

Emergencies threatening life or health will be reported to the emergency services by telephone using 999.

Stakeholder liaison

The Project Manager will provide updates included in the Contractor's Progress Report to be submitted at each monthly progress meeting as set out in the Contract Preliminaries. The report will list all noisy activities planned for the next month and a list any complaints or contacts made on any CEMP matter during the previous month.

Community engagement

The Project Manager will be the main point of contact for neighbours who have concerns or complaints regarding any CEMP impacts as a result of the construction activities. Also, regular newsletters and community engagement initiatives will inform residents and business about the CEMP. The CA is to be advised immediately of any complaint made. The introductory newsletter, prior to commencement, will clearly set out how residents can get in touch with Stepnell and the means of resolving any complaints. Regular discussions will be arranged to ensure that all neighbours are kept up to date with the timing and programming of the works. Wherever possible works will be programmed to minimise any impact or disruption to the adjacent residents.

Complaints and compliments procedures

Stepnell will provide full contact details of the PM on the sign board and newsletters. Neighbours will have access to these details and will be able to advise of any adverse impacts. Complaints and compliments will be logged, which is also a CCS requirement, and the PM will deal with the issues promptly, sympathetically and professionally.

10. CONCLUSION

This CEMP has outlined comprehensive mitigation measures and monitoring procedures for the proposed development. As part of the monitoring process an Environmental Champion (EC) will be designated by Stepnell, who will be present onsite throughout the construction process. When new activities are commencing the EC will ensure the mitigation strategies identified in this document are implemented. Updates will be provided at the monthly progress meetings.

APPENDICES



COUNCIL OF THE ISLES OF SCILLY

Town Hall, St Mary's, Isles of Scilly, TR21 0LW

☎01720 424450

✉environment@scilly.gov.uk

*Town Hall cultural and museum project,
Porthmellon Enterprise Centre
Pothmellon*

Dear Milena

Re: Road Closure Application

Thank you for your patience whilst we have dealt with your Highway Closure request. We are writing to inform you that your application has been approved by the *Council of the Isles of Scilly*.

Starting time of Closure: 31/5/24 8-00am

Ending time of Closure: 30/6/26 18-00pm

Details: Closure of Silver St Car park, Partial closure of The Parade, & Silver Street.

Permission is granted on the basis that the standard conditions, written below, are met/fully discharged and that all Health and Safety Executive (HSE) requirements are met with regards to safe practises. We also require confirmation that you have discharged **condition 4** (formal contact with agencies).

Conditions

1. Suitable and sufficient warning signs are to be erected in advance of and at the site.
2. The area in question is to have barriers in order to prevent danger to pedestrians and vehicles
3. The area is to be properly lit at night.

4. The applicant must make formal contact with the following agencies to ensure the work does not impede their access. Where this agreement cannot be reached the Council will assist to find a solution but will be under no obligation to provide alternative arrangements. **Police, Fire Brigade, Ambulance Service, H M Coastguard, Local Road Hauliers and Waste Management Service**

5. This permission shall be operative for a specified period and at the end of that period the site is left in a clean and tidy condition and any damage to the Highway repaired to the satisfaction of the Senior Manager for Environment Services or their representative.

6. Reportable incidents or accidents required under the Reporting of Injuries, Diseases and Dangerous Occurrences Regulations 1995 (RIDDOR) are notified to the Council or Health and Safety Executive without delay.

If you require any further information or clarification please do not hesitate to contact the Environment Services department.

Yours sincerely

Paul Watts

Environment Services Assistant
environment@scilly.gov.uk

Useful Contact Details

Highways Manager

Eddie.williams@scilly.gov.uk

Ambulance

Karen.johnson@swast.nhs.uk

Police

Allen.JORDAN@devonandcornwall.pnn.police.uk

Darren.MORAN@devonandcornwall.pnn.police.uk

Fire

Kevin.James@fire.cornwall.gov.uk

Jim.Johnson@fire.cornwall.gov.uk

RNLI

phil_woodcock@rnli.org.uk

pete_hicks@rnli.org.uk

Coastguard

Rob.Farr@mcga.gov.uk

Waste Management

Russell.thompson@scilly.gov.uk

National Grid

rhughes@nationalgrid.co.uk

Haulage Companies

islandcarriers@issg.co.uk

richardhand@btconnect.com

Taxi Services

Toots Taxi: info@tootstaxi.co.uk

DJ Cabs: dj.cabs@hotmail.co.uk

Island Transfers:
info@islandtransfers.co.uk

Tresco Shuttle Service:
trescoshuttle@outlook.com



Isles Of Scilly Culture Centre and Museum Methodology and Logistic Plan

METHODOLOGY

The following is the Methodology in conjunction with the Site Logistic Plan and Highways Plan as highlighted below:

- Stepnell Construction will have a full time Project Manager on site. The Project Manager will be responsible for all the site activities, including Site Construction and Ecological Liaison Officer.
- The site boundary and works will be confined to the boundary fence as highlighted on the Site Logistic Plan. As a minimum, and to comply with the HSE, all relevant site signage will be displayed clearly, and in prominent positions on the site hoarding.
- The site operating times will be between 08.00 and 18.00 Monday to Saturday; no works will be permitted outside of these hours.
- Limited construction traffic will be entering or exiting the site, all traffic entering or entering the site will be overseen and escorted by a banksman.
- All site traffic will be made aware of the “Highway Restrictions” around the site and as highlighted within this document.
- As per the site logistic plan, there is a designated waste storage area where all waste arising from the works will be stored ready for collection.
- All waste will be removed from site by a licenced waste disposal contractor.
- There will be specific skips allocated for specific waste such as; general waste, timber waste, plasterboard and canteen waste.
- In conjunction with, and to comply with current HSE regulations, dust suppression units will be used with all relevant plant and machinery creating dust.
- Vacuum cleaners will be used in preference to brooms and/or brushes.
- In conjunction with and to comply with current HSE regulations noise suppression measures will be in place to ensure plant and machinery comply with current HSE regulations and where applicable, additional methods will be set in place such as acoustic fencing and ear protection. The site management will monitor noise arising from construction activities.
- As highlighted within the Site Logistic Plan, the site welfare and office setup will consist of a Site Office, Site Canteen, Site Drying Room and Site WC, these units will be cleaned on a daily basis by a full time member of staff.
- All site staff, site operatives and site visitors will be required to sign in and out using the BioSite Biometric access control that will be located within the site office.
- First Aid and eyewash facilities will be located within the site office.
- As highlighted on the Site Logistic Plan, the site emergency muster point will be located by the site gate.
- Information regarding potential damaging construction activities and physical measures and sensitive working practices will be covered within the CPP that will be issued prior to the Construction Phase.
- The site management is aware of all biodiversity and ecologists needs, this information will be passed onto all site operatives and all necessary requirements will be programmed into the works to allow for full compliance with the relevant ecologists.
- All site materials stored on site will be held within the site storage units as highlighted on the site logistic plan.

PROPOSED SITE SET-UP

Handrail to be installed

Scaffold line incorporating site hoarding

Party wall scaffold

Site hoarding and Road Closure

Scaffold line

Welfare Unit

Site hoarding line to 1500mm for pedestrian access.

Welfare units placed as not to block neighbouring light. Welfare units to be connected to the existing foul drain below

Car parking space for drop off and collection

Site storage

Site office to be placed on first floor scaffold gantry

Site hoarding line. Single lane road closure with pedestrian access under scaffold

Site emergency muster point

Pedestrian barriers

Two way pedestrian access below scaffold through protected enclosure

Solid site hoarding to prevent neighbouring access into the site

Site Hoarding. Hoarding to be placed to give free 3000mm access for fire engines

Fire Curtain around Recycling area if 6 meter clearance can not be achieved

Fully enclosed skips and recycling area

Emergency muster point

Site lockable entrance gates; gates to be placed to follow existing car parking white lines

Refuelling and spill kit area

All outbuildings to be demolished to form site compound. Shed to be relocated



TRAFFIC MANAGEMENT PLAN FOR HIGHWAYS

No Right Turn Sign

Road Ahead Closed Sign, pedestrian access only

No Entry Sign

Warning lights on hoarding

Diverted traffic

Diverted traffic to Church Street

No Left Turn Sign

One Way Traffic

Lower level entrance into building

Two way pedestrian access below scaffold through protected enclosure

Warning lights on hoarding

Pedestrian Access

Site Entrance

Fully enclosed skips and recycling area

Car parking space for drop off and collection

Warning lights on hoarding

Warning lights on hoarding

TOWN HALL REDEVELOPMENT- ST MARY'S

ECOLOGICAL OVERVIEW

The following document provides an overview of identified constraints from bats and nesting birds.

It should be read alongside the Ecological Assessment (July 2023) which was submitted in support of planning which provides further detail and specifications.

This document is intended as a visual guide or overview of the information provided in the Ecological Assessment.

If there is any ambiguity or discrepancy regarding the contents of this document, the author should be contacted to discuss further.

Client: Council of the Isles of Scilly

Our reference: 24-1-6

Report date: 21st March 2024

Author: James Faulconbridge BSc (Hons), MRes, MCIEEM

Contact: ios.ecology@gmail.com

**Pre-Commencement
Inspection Required**

1970's Extension

**PRE-COMMENCEMENT
INSPECTION REQUIRED**

No external works to take place until lifted tiles and flashing have been inspected at height from scaffolding by a Licenced Bat Worker.

Bats - Overview

The following shows the three categories of risk with regards to bats within the Town Hall building complex.

The actions required for each category are provided in detail on the following pages.

**Caution during works - no ecological
oversight required.**

Town Hall

Cottage

Stone Shed

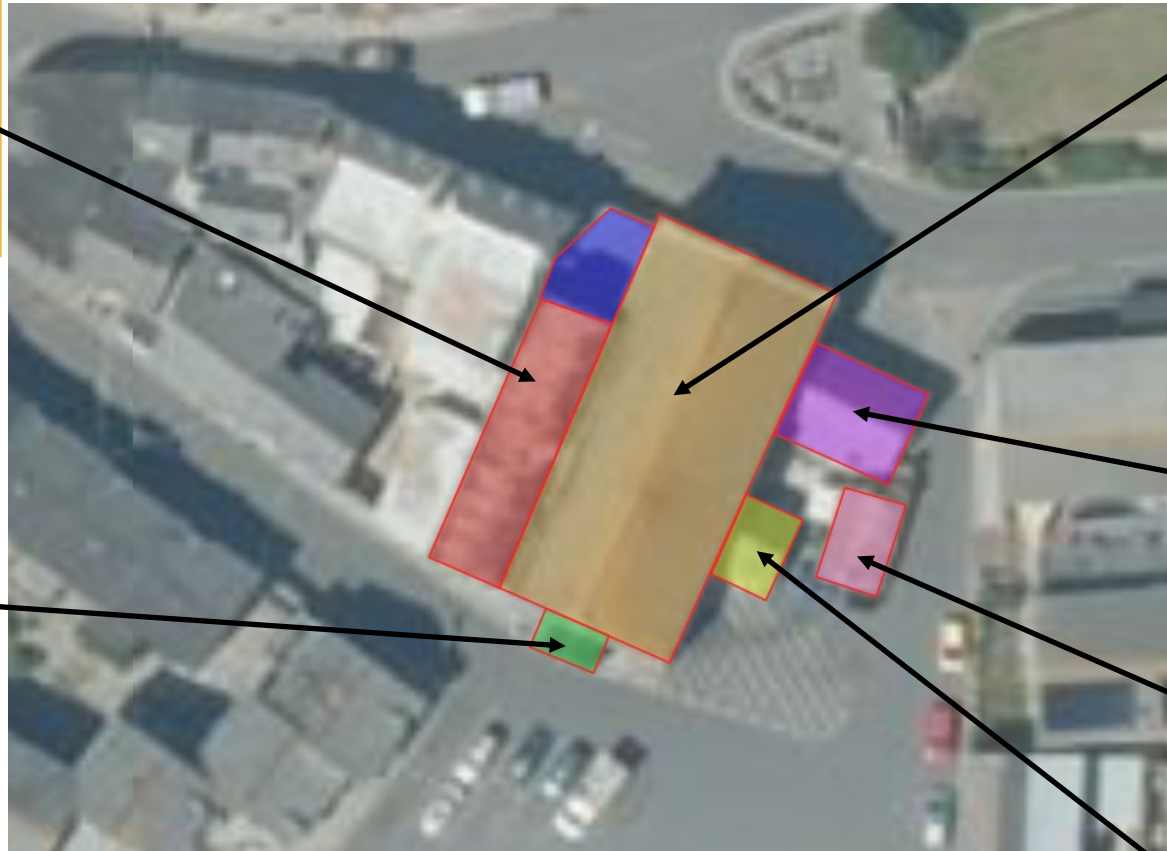
Plant Room

Bat Licence Area

Rear Porch

CONFIRMED ROOST

All works to this location must be undertaken under the Protected Species Licence which has been secured for the site.





Caution during works - no ecological oversight required.

Town Hall

- Lifted fascia board at eaves above the front porch on the northern aspect;
- Gaps in pointing on the eastern aspect;
- Gaps under fascia board supporting guttering on the eastern aspect;
- Minor gaps under ridge tiles, visible from the eastern aspect

Cottage

- Gaps under eaves and fascias on southern aspect only.

Stone Shed

- Gaps under roof tiles on eaves (including internal courtyard)

Plant Room

- Gaps under tiles at eaves;
- Gaps under flashing at junction with Town Hall;
- Gaps under soffits.

Precautionary Method of Working (PMW)

During the surveys, no bats were confirmed in these locations but where there is potential for bats to be present on a transient basis.

Contractors undertaking the works should be informed of the potential for bats to be present in these features. This could take the form of a toolbox talk or site induction when contractors commence works on the site. Contractors should be aware of their own legal obligations with regards to bats.

Where possible, the features identified should be visually inspected by contractors before works, after which they should be removed carefully and by hand such that in the highly unlikely event of bats being present, they are not crushed and can disperse freely.

In the event of bats being encountered, works should cease and the Licensed Bat Worker contacted immediately for advice. If the bat is in a safe situation, or a situation which can be made safe, they should remain undisturbed. Only if the bat is in immediate risk of harm can the bat be moved with care and using a gloved hand. This is a last resort and should only be undertaken for humane reasons if the bat is at immediate risk of harm and if the Licensed Bat Worker cannot be contacted for advice.

Bat Licence Area

Rear Porch

CONFIRMED ROOST

All works to this location must be undertaken under the Protected Species Licence which has been secured for the site.



- Ecological oversight required for soft-strip of fascia, roof and ridge tiles. This must be organised in advance of any works commencing to ensure legislative compliance.
- If a bat is present, it will be captured by hand by the Licenced Bat Worker and moved to a safe location.
- Once the roosting features are fully exposed and the absence of bats is confirmed, works can proceed without further constraint.

Roost Restoration

The roost must be re-created when the porch is restored. This will require the following:

- Creation of a sealed void between the eaves and the apex which will be accessible to bats only;
- Bat-safe or bitumen membrane to be used in this location. Standard BRM is not permitted in a bat roost as it can entangle and kill bats;
- Timber treatment, if required, must be from an approved bat-safe list as defined by Natural England;
- A gap under the new fascia, equivalent location to the current damage feature, must be re-created permitting access to the wall plate and into the sealed roof void. This should be 100mm wide and 25mm deep
- The roost re-creation would need to be inspected by the Licenced Bat Worker to confirm it is suitable for use by roosting bats.

Overview

Works to Rear Porch to be undertaken with ecological oversight of Licenced Bat Worker only.

An EPSML is in place for works to this location - breach of licence is a criminal offence. Provided the works are undertaken under the EPSML, there is no risk of delay or constraint from roosting bats as the licence allows the works to go ahead provided it is done in accordance with the licence.

Protection of Roost

If required, measures such as Heras fencing or signage identifying the bat roost should be put in place to ensure that the location is not subject to accidental or incidental disturbance before the licenced works commence.

Pre-Commencement and Soft Strip requirements

- No works to this location can take place until the Licenced Bat Worker is in attendance;

**Pre-Commencement
Inspection Required**

1970's Extension

**PRE-COMMENCEMENT
INSPECTION REQUIRED**

No external works to take place until lifted tiles and flashing have been inspected at height from scaffolding.



Overview

There are features in this location which could not be fully surveyed during the Bat Emergence surveys due to their position. A pre-commencement inspection by a Licenced Bat Worker is required to ensure that no roosts are present prior to external works to the 1970's extension commencing.

Pre-Commencement and Soft Strip requirements

- Scaffolding should be erected with due care and attention to ensure that it does not cause damage to existing tiles or other aspects of the structure where bats could potentially be roosting.
- When the scaffolding is in place, the Licenced Bat Worker will undertake an endoscope survey of any potential features to check for presence of roosting bats.
- If no bats are found, works can proceed without further constraint.
- If bats are identified, the licence can be modified to permit the roost to be removed and works can proceed. This would involve a delay of up to 15 days whilst Natural England process the paperwork - it is therefore suggested that this leeway is built into the programme to minimise the risk of disruption or delay.

Nesting Birds - Overview

The following locations are identified as potential habitat for nesting birds.

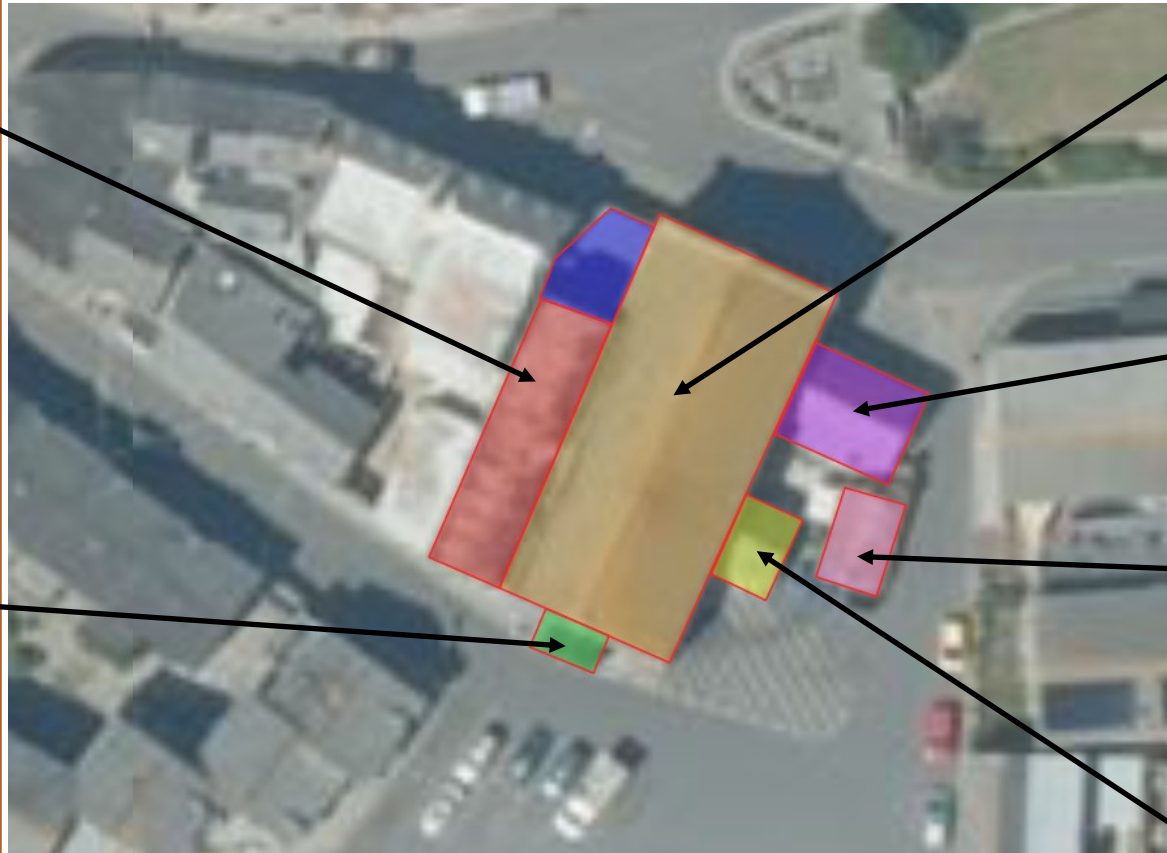
A pre-commencement check of these locations should be undertaken prior to works commencing on that structure. This should be ideally be undertaken immediately before works commence in each specific location as birds may establish new nests in a short timeframe. This which may require multiple visits. This applies to works commenced in the breeding season (Mar - Sept) only.

1970's Extension - External

Features in this location would be checked by the Licenced Bat Worker before any works commence - a nesting bird check will be carried out at the same time.

Rear Porch

Features in this location would be checked by the Licenced Bat Worker before any works commence - a nesting bird check will be carried out at the same time.



Internal Works

No potential nesting sites are identified internally, with the exception of the attic space in the Town Hall. Internal works can therefore proceed without constraint.

Town Hall

Potential for species such as house sparrow in the following features:

- Lifted fascia board at eaves above the front porch on the northern aspect;
- Gaps under fascia board supporting guttering on the eastern aspect;

Historic nests are present **internally** in the attic space.

Cottage

Potential for species such as house sparrow in the following features:

- Gaps under eaves and fascias on southern aspect only.

Stone Shed

Potential for species such as house sparrow in the following features:

- Gaps under roof tiles on eaves (including internal courtyard).

Plant Room

Potential for species such as house sparrow in the following features:

- Under tiles at eaves;
- Gaps under soffits.