



IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY

COUNCIL OF THE ISLES OF SCILLY

Old Wesleyan Chapel, Garrison Lane, St Mary's TR21 0JD
Telephone: 01720 424455 – Email: planning@scilly.gov.uk

Town and Country Planning Act 1990
Town and Country Planning (Development Management Procedure) Order 2015

PERMISSION FOR DEVELOPMENT

Application No: P/24/038/COU **Date Application Registered:** 7th May 2024

Applicant: Mr Stevie Britton
Chandler's Ford,
Eastleigh,
Hampshire,
S053 3LU

Site address: The Town Hall The Parade Hugh Town St Mary's Isles Of Scilly
Proposal: Temporary change of use of land for use as a fenced site compound including the siting of x1 site office (2 units), x3 welfare units and x2 storage units for a period of up to 2 years in conjunction with the development of the Town Hall under planning permission P/23/047/COU and Listed Building consent P/24/048/LBC (Affecting the setting of a Listed Building).

In pursuance of their powers under the above Act, the Council hereby **PERMIT** the above development to be carried out in accordance with the following Conditions:

- C1** The development hereby permitted is granted for a limited period only (two years) expiring on 21.06.2026 on or before this date, the development carried out in pursuance of this permission shall be demolished/removed from the site and the land restored to its former condition.
Reason: The use hereby approved is associated with temporary construction works and not considered suitable as a permanent form of development.
- C2** The development hereby permitted shall be carried out in strict accordance with the approved details only including:
- Plan 1 Location Plan
 - Plan 2 Proposed Block Plan
 - Plan 3 Methodology and Logistics Plan
 - Plan 4 Surefire Canteen Plan
 - Plan 5 Surefire Brochure
 - Plan 6 Proposed Cabin
 - Plan 7 Compound Topographical Survey
 - Plan 8 Construction Environmental Management Plan (CEMP) for the IOS Cultural Centre and Museum, dated June 2024

These are stamped as APPROVED.

Reason: For the clarity and avoidance of doubt and in the interests of the character and appearance with Policies OE1 and OE7 of the Isles of Scilly Local Plan (2015-2030).

C3 No construction plant and/or machinery shall be operated on the premises, as part of the temporary use of this site, before 0800 hours on Mondays through to Saturdays nor after 1800 hours. There shall be no works involving construction plant and/or machinery on a Sunday or Public or Bank Holiday.

Reason: In the interests of protecting the residential amenities of the islands in accordance with Policy SS2 of the Isles of Scilly Local Plan 2015-2030.

Further Information

1. In dealing with this application, the Council of the Isles of Scilly has actively sought to work with the applicants in a positive and proactive manner, in accordance with paragraph 38 of the National Planning Policy Framework 2023.
2. Please note that from the 06 April 2008 a fee is now payable for the discharge of any conditions where details are required to be submitted pursuant to that condition. Details of the exact amount and the procedure to be followed can be found on the Council's website.
3. The Regulatory Reform (Fire Safety) Order 2005 applies, and the responsible person will be required to carry out a fire risk assessment to identify the risks and take reasonable measures to ensure people are safe from fire. The works may be considered 'controlled work' and therefore building control approval may also be required.

Signed: 

Chief Planning Officer

Duly Authorised Officer of the Council to make and issue Planning Decisions on behalf of the Council of the Isles of Scilly.

DATE OF ISSUE: 21 June 2024



COUNCIL OF THE ISLES OF SCILLY

Planning Department
Old Wesleyan Chapel, Garrison Lane, St Mary's TR21 0JD
☎0300 1234 105
✉planning@scilly.gov.uk

Dear Mr Stevie Britton

Please sign and complete this certificate.

This is to certify that decision notice: P/24/038/COU and the accompanying conditions have been read and understood by the applicant: Mr Stevie Britton.

1. **I/we intend to commence the development as approved:** Temporary change of use of land for use as a fenced site compound including the siting of x1 site office (2 units), x3 welfare units and x2 storage units for a period of up to 2 years in conjunction with the development of the Town Hall under planning permission P/23/047/COU and Listed Building consent P/24/048/LBC at: The Town Hall The Parade Hugh Town St Mary's Isles Of Scilly **on:**
2. I am/we are aware of any conditions that need to be discharged before works commence.
3. I/we will notify the Planning Department in advance of commencement in order that any pre-commencement conditions can be discharged.

You are advised to note that Officers of the Local Planning Authority may inspect the project both during construction, on a spot-check basis, and once completed, to ensure that the proposal has complied with the approved plans and conditions. In the event that the site is found to be inaccessible then you are asked to provide contact details of the applicant/agent/contractor (delete as appropriate):

Name: _____ **Contact Telephone Number:** _____
And/Or Email: _____

Print Name: _____

Signed: _____

Date: _____

Please sign and return to the **above address** as soon as possible.



COUNCIL OF THE ISLES OF SCILLY

Planning Department

Old Wesleyan, Garrison Lane, St Mary's, Isles of Scilly, TR21 0JD

☎ 01720 424455

✉ planning@scilly.gov.uk

**THIS LETTER CONTAINS IMPORTANT INFORMATION
REGARDING YOUR PERMISSION – PLEASE READ
IF YOU ARE AN AGENT DEALING WITH IS ON BEHALF OF THE
APPLICANT IT IS IMPORTANT TO LET THE APPLICANT KNOW
OF ANY PRE-COMMENCEMENT CONDITIONS**

Dear Applicant,

This letter is intended to help you advance your project through the development process. Now that you have been granted permission, there may be further tasks you need to complete. Some aspects may not apply to your development; however, your attention is drawn to the following paragraphs, which provide advice on a range of matters including how to carry out your development and how to appeal against the decision made by the Local Planning Authority (LPA).

Carrying out the Development in Accordance with the Approved Plans

You must carry out your development in accordance with the stamped plans enclosed with this letter. Failure to do so may result in enforcement action being taken by the LPA and any un-authorized work carried out may have to be amended or removed from the site.

Discharging Conditions

Some conditions on the attached decision notice will need to be formally discharged by the LPA. In particular, any condition that needs to be carried out prior to development taking place, such as a 'source and disposal of materials' condition, an 'archaeological' condition or 'landscaping' condition must be formally discharged prior to the implementation of the planning permission. In the case of an archaeological condition, please contact the Planning Department for advice on the steps required. Whilst you do not need to formally discharge every condition on the decision notice, it is important you inform the Planning Department when the condition advises you to do so before you commence the implementation of this permission. Although we will aim to deal with any application to discharge conditions as expeditiously as possible, you are reminded to allow up to **8 weeks** for the discharge of conditions process.

Please inform the Planning Department when your development or works will be commencing. This will enable the Council to monitor the discharge and compliance with conditions and provide guidance as necessary. We will not be able to provide you with any written confirmation on the discharge of pre-commencement conditions if you do not formally apply to discharge the conditions before you start works.

As with the rest of the planning application fees, central Government sets a fee within the same set of regulations for the formal discharge of conditions attached to planning permissions. Conditions are necessary to control approved works and development. Requests for confirmation that one or more planning conditions have been complied with are as follows (VAT is not payable on fees set by central government). More information can be found on the Council's website:

- Householder permissions - £43per application
- Other permissions - £145 per application

Amendments

If you require a change to the development, contact the LPA to see if you can make a 'non material amendment' (NMA). NMA can only be made to planning permissions and not a listed building consent. They were introduced by the Government to reflect the fact that some schemes may need to change during the construction phase. The process involves a short application form and a 14 day consultation period. There is a fee of £43 for householder type applications and £293 in all other cases. The NMA should be determined within 28 days. If the change to your proposal is not considered to be non-material or minor, then you would need to submit a new planning application to reflect those changes. Please contact the Planning Department for more information on what level of amendment would be considered non-material if necessary.

Appealing Against the Decision

If you are aggrieved by any of the planning conditions attached to your decision notice, you can appeal to have specific conditions lifted or modified by the Secretary of State. All appeal decisions are considered by the Planning Inspectorate – a government department aimed at providing an unbiased judgement on a planning application. From the date of the decision notice attached you must lodge an appeal within the following time periods:

- Householder Application - 12 weeks
- Planning Application – 6 months
- Listed Building Consent – 6 months
- Advertisement Consent - 8 weeks
- Minor Commercial Application - 12 weeks
- Lawful Development Certificate – None (unless for LBC – 6 months)
- Other Types - 6 months

Note that these periods can change so you should check with the Planning Inspectorate for the most up to date list. You can apply to the Secretary of State to extend this period, although this will only be allowed in exceptional circumstances.

You find more information on appeal types including how to submit an appeal to the Planning Inspectorate by visiting <https://www.gov.uk/topic/planning-development/planning-permission-appeals> or you can obtain hard copy appeal forms by calling 0303 444 5000. Current appeal handling times can be found at: [Appeals:](#)

[How long they take page.](#)

Building Regulations

With all building work, the owner of the property is responsible for meeting the relevant Planning and Building Regulations. Building Regulations apply to most building work so it is important to find out if you need permission. This consent is to ensure the safety of people in and around buildings in relation to structure, access, fire safety, infrastructure and appropriate insulation.

The Building Control function is carried out on behalf of the Council of the Isles of Scilly by Cornwall Council. All enquiries and Building Control applications should be made direct to Cornwall Council, via the following link [Cornwall Council](#). This link also contains comprehensive information to assist you with all of your Building Control needs.

Building Control can be contacted via telephone by calling 01872 224792 (Option 1), via email buildingcontrol@cornwall.gov.uk or by post at:

Building Control
Cornwall
Council Pydar
House Pydar
Street Truro
Cornwall
TR1 1XU

Inspection Requests can also be made online:

<https://www.cornwall.gov.uk/planning-and-building-control/building-control/book-an-inspection/>

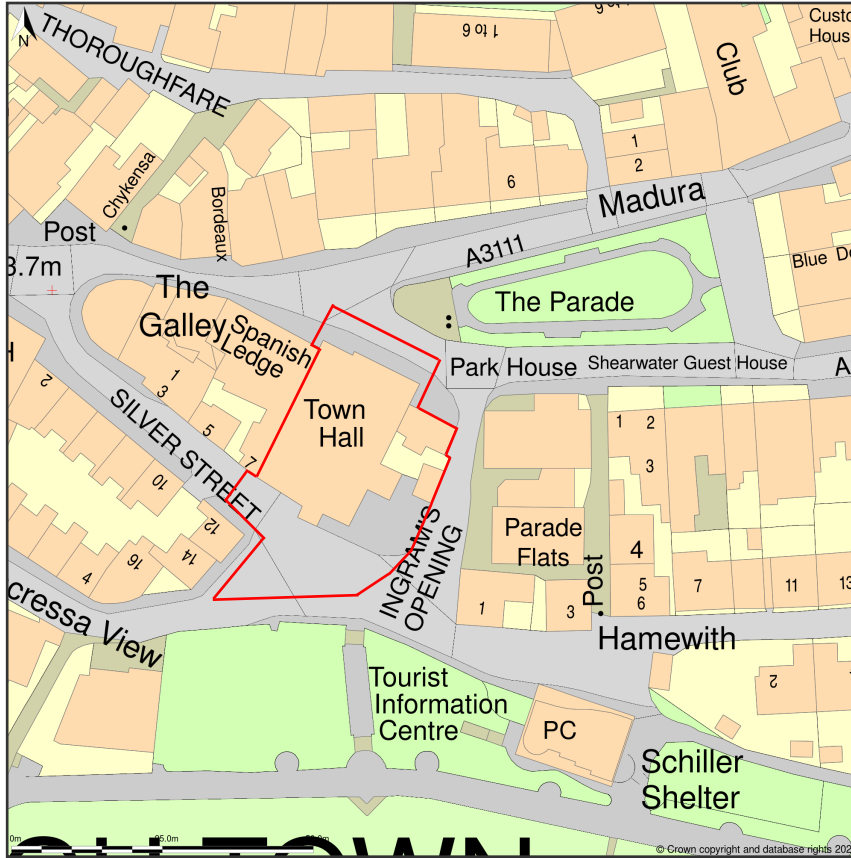
Registering/Altering Addresses

If you are building a new dwelling, sub dividing a dwelling into flats or need to change your address, please contact the Planning Department who will be able to make alterations to local and national databases and ensure postcodes are allocated.

Connections to Utilities

If you require a connection to utilities such as water and sewerage, you will need to contact South West Water on 08000831821. Electricity connections are made by Western Power Distribution who can be contacted on 08456012989.

Should you require any further advice regarding any part of your development, please contact the Planning Department and we will be happy to help you.



Location Plan shows area bounded by: 90267.67, 10436.0 90409.09, 10577.43 (at a scale of 1:1250), OSGridRef: SV90331050. The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

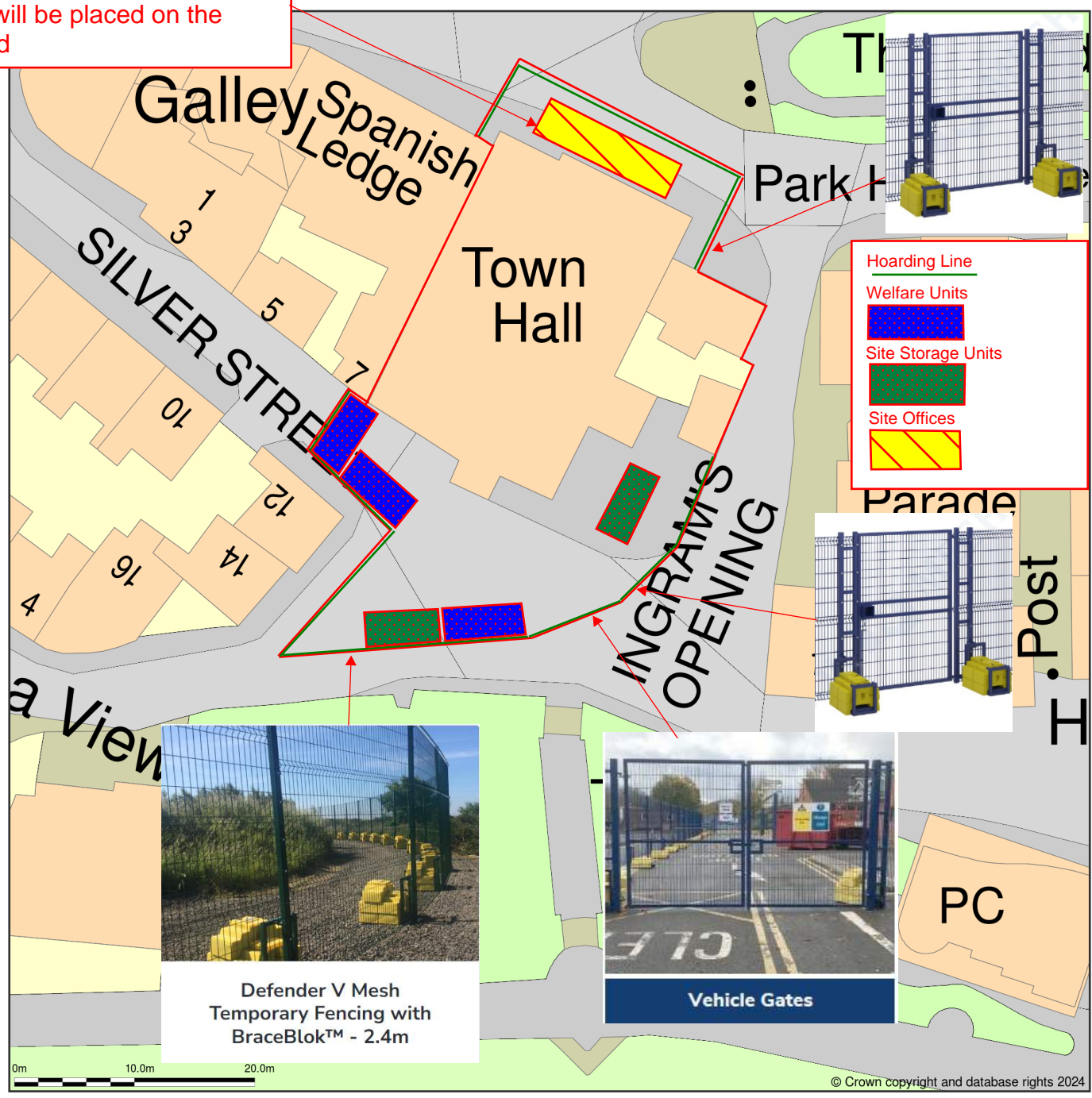
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APPROVED
By Lisa Walton at 1:27 pm, Jun 21, 2024

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



Site Plan (also called a Block Plan) shows area bounded by: 90279.1, 10441.48 90369.1, 10531.48 (at a scale of 1:500), OSGridRef: SV90321048. The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

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Isles Of Scilly Culture Centre and Museum Methodology and Logistic Plan

APPROVED

By Lisa Walton at 1:15 pm, Jun 21, 2024

STEPNELL

COMPLETE CONSTRUCTION PARTNER

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

Lower level entrance into building

Site Entrance

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

This unit could be moved 90 degrees to miss the WM

This unit can move up to allow the lower unit to move by 90 deg

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

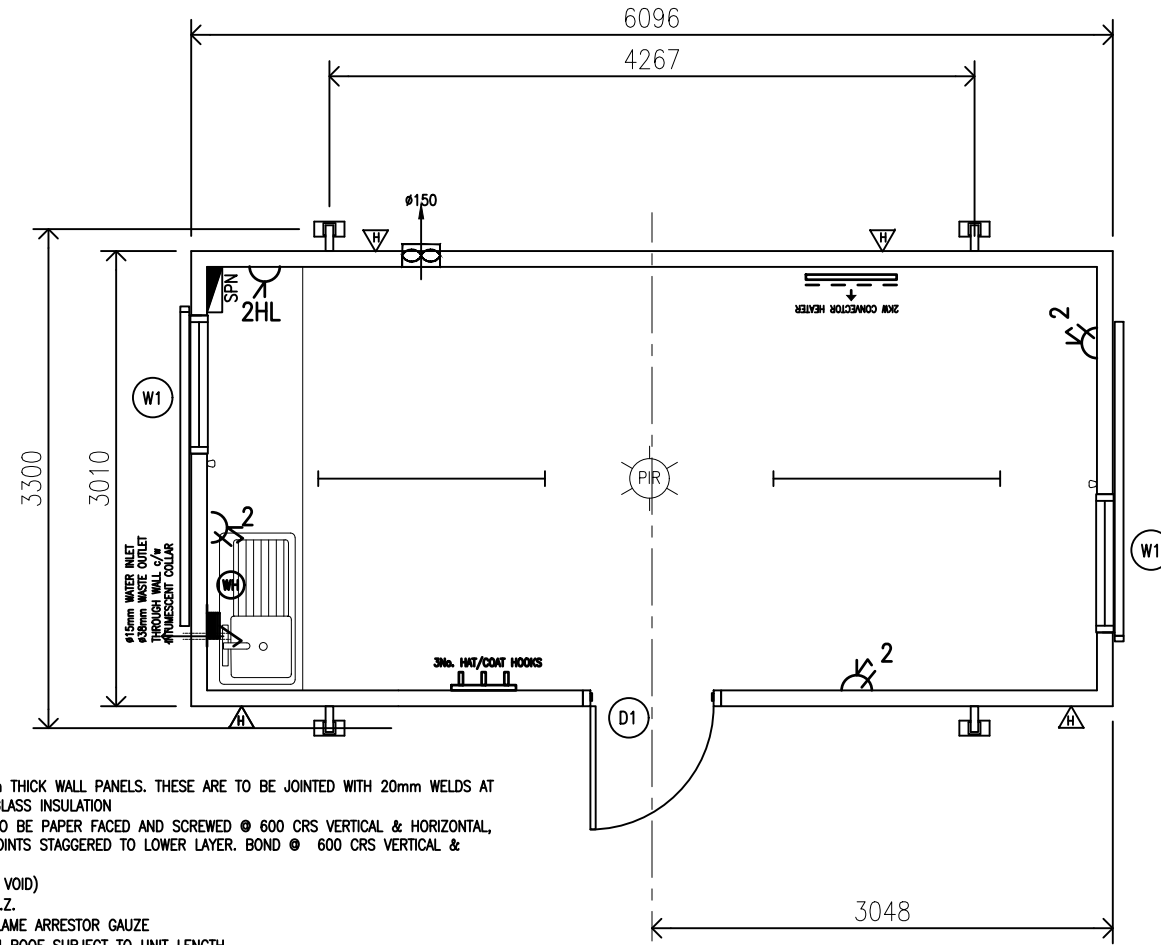
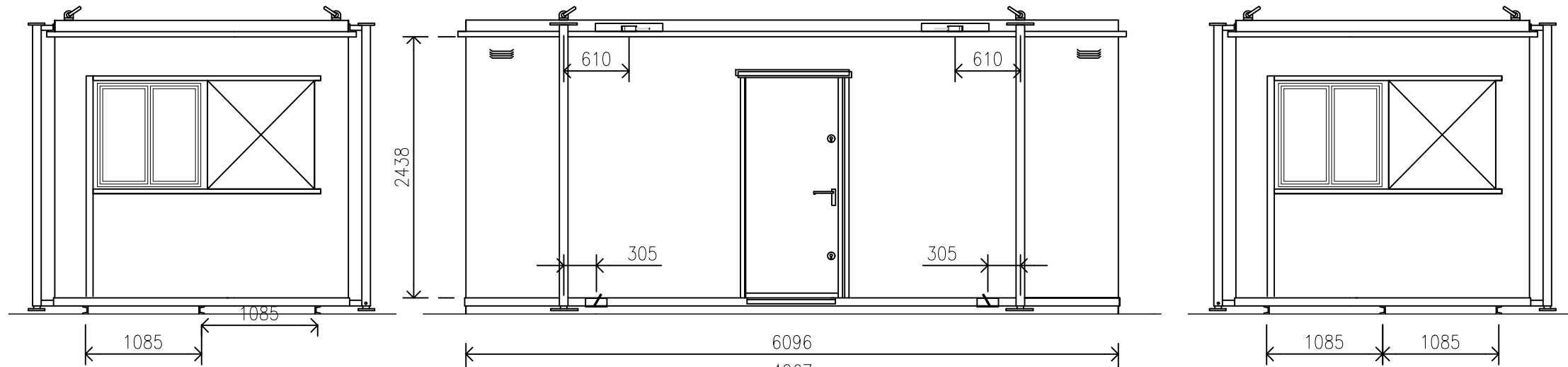
Fully enclosed skips and recycling area

Car parking space for drop off and collection

Warning lights on hoarding

Warning lights on hoarding

NC	SINGLE NON-CORROSIVE LIGHT FITTING	Single Pole Switch	SINGLE 13amp SWITCHED SOCKET OUTLET	2kw	2kw CONVECTOR	Gas Tap	JACKLEG	BG	BREAK GLASS POINT	Hand Drier	High Level Vent
	SINGLE FLUORESCENT LIGHT FITTING	Two Pole Switch	TWIN 13amp SWITCHED SOCKET OUTLET	3kw	3kw CONVECTOR	Gas Lamp	LIFTING EYE	ALARM SOUNDER	WALL EXTRACTOR FAN	High and Low Level Vent	SYMBOLS LEGEND
⊗B	BULKHEAD LIGHT	Two Way Switch	13amp SWITCHED FUSED SPUR		TUBULAR HEATER	Gas Fire (4500 BTU)	EMERGENCY LIGHT	FIXED VANE LOUVRED VENT	ILLUMINATED EXIT SIGN		
⊗EB	EMERGENCY BULKHEAD LIGHT	PULL LIGHT SWITCH	13amp SWITCHED FUSED SPUR WITH CABLE	2kw	2kw TANGO FAN	FIRE ALARM PANEL					



- SPECIFICATION ALL AS SUREFIRE BROCHURE**
- SPECIFICATION:**
- EXTERNAL UNIT COLOUR TO BE CONFIRMED
 - WALLS TO BE INSULATED WITH 90mm ROCKWOOL
 - ROOF TO BE INSULATED WITH 90mm ROCKWOOL
 - WALLS TO BE LINED WITH VINYL FACED (SWANSDOWN) PLASTERBOARD.
 - STEEL LINED CEILING.
 - LOW LEVEL LIFTING REQUIRED.
 - RIVETED & UNPAINTED GALVANISED STEEL ROOF
 - 2No. SETS OF STAIRCASE BRACKETS TO BE FITTED.
 - 18mm P5 OSB FLOOR SUBSTRATE THROUGHOUT.
 - 1.5mm VINYL FLOOR FINISH COLOUR GREY.
 - GREY ARCHITRAVE/SKIRTING.
 - WHITE WINDOW DOOR LINERS.
 - WHITE 'H' & 'J' SECTIONS.
 - SIGNAGE TO BE SUPPLIED & FITTED BY CLIENT
 - ANY EXTERNAL PENETRATIONS TO BE SEALED WITH INTUMESCENT SEALANT / FIRE BLOCKS
- FITTINGS:**
- 1No. SET OF 3No. HAT & COAT HOOKS.
 - APPROX 1500mm POST FORMED WORKTOP, COLOUR BLACK, c/w CHROME LEGS/BEARERS.
 - 1No. 1000x600mm S.S. SIT ON SINK.
 - 1No. 1000x600mm BASE UNIT FOR SINK.
- ELECTRICS:**
- 1No. 6WAY HAGER SPN DISTRIBUTION BOARD.
 - ALL WIRING TO BE SURFACE MOUNTED
 - 2No. 1500mm FLUORESCENT LIGHT FITTINGS EXCL. DIFFUSERS
 - 1No. PIR
 - 1No. 2kW CONVECTOR HEATER
 - 3No. TWIN SOCKETS INSTALLED @450mm AFFL
 - 1No. TWIN SOCKET INSTALLED @1100mm AFFL
 - 1No. 5 LITRE OVER SINK WATER HEATER c/w FUSED SPUR FITTED 1700mm AFFL.
- DOOR & WINDOW SPECIFICATION:**
- D1 - REMOVABLE DOOR & FRAME c/w 2No. 5 LEVER MORTICE DEADLOCKS, MORTICE LATCH, STEEL FURNITURE & HEAVY DUTY DOOR CLOSER. LEAF SIZE 845x1972mm, STRUCTURAL OPENING 915x2070mm.
- W1 - 908x1000mm SLIDING WINDOW 4mm CLEAR GLAZED TOUGHENED GLASS WITH GREY POWDER COATED ALUMINIUM FRAMES. WINDOWS FITTED WITH FIRE RATED SELF CLOSING SHUTTERS. STRUCTURAL OPENING 915x1007mm, 1063mm CILL HEIGHT.

- SUREFIRE CONSTRUCTION NOTES:**
- WALLS TO BE CONSTRUCTED FROM 75mm THICK WALL PANELS. THESE ARE TO BE JOINTED WITH 20mm WELDS AT 150mm CRS & FITTED WITH 80mm GYPGLASS INSULATION
 - FIT TWO LAYERS OF PLASTERBOARD 1st TO BE PAPER FACED AND SCREWED @ 600 CRS VERTICAL & HORIZONTAL, 2nd LAYER TO BE PRE-FINISHED WITH JOINTS STAGGERED TO LOWER LAYER. BOND @ 600 CRS VERTICAL & HORIZONTAL SEE TS050
 - 80mm OF INSULATION TO ROOF (100mm VOID)
 - FLOOR TO BE UNDER DRAWN IN 0.7mm I.Z.
 - VENTS TO HAVE INTERNAL & EXTERNAL FLAME ARRESTOR GAUZE
 - HEAVY DUTY JACKLEGS & LIFTING EYES IN ROOF SUBJECT TO UNIT LENGTH

APPROVED
By Lisa Walton at 1:09 pm, Jun 21, 2024

MEETS JOINT CODE OF PRACTICE - FIRE PREVENTION ON CONSTRUCTION SITES

REVISION	ENQUIRY NUMBER E47770	SERIAL NUMBER TBC	UNIT HANDING
REV	DETAILS OF AMENDMENT	DATE	NAME
P01	FIRST ISSUE	25/03/2024	BT
-	-	-	-
-	-	-	-



TITLE	6096x3010mm SUREFIRE CANTEEN		
CLIENT	STEPNELLS		
DATE	25/03/2024	SCALES	1:50 @ A3
DRAWN	BT	CHECKED	
DRAWING NUMBER	QS030294	REVISION	P01

ORCHESTRATE WKSF2409STD01

RECEIVED
By Liv Rickman at 3:02 pm, Apr 30, 2024

APPROVED

By Lisa Walton at 1:09 pm, Jun 21, 2024

RECEIVED

By Liv Rickman at 3:00 pm, Apr 30, 2024



Sureguard & Surefire



Thurston
building systems



Introduction



Throughout the UK, Thurston Sureguard and Surefire units provide safe and secure flexible accommodation and storage units wherever additional space is required.

For more than 25 years Sureguard, fully galvanised steel buildings have been chosen by discerning clients to overcome the threat of vandalism, unauthorised entry and even combat attack in most hostile environments. The increasing occurrence of this type of incident with the resultant increases in insurance premiums, not to mention the inconvenience and time loss, make Sureguard and Surefire units a flexible and cost effective solution where security is paramount.

Available in various types for use as office accommodation, kitchens, canteens, drying rooms, toilets, showers, secure storage and mobile units they are designed and built to the highest specifications, meeting more than 16 National quality standards.

The Surefire range has been designed and independently tested to meet Clause 12.4 of The Joint Code of Practice on the Protection from Fire of Construction Sites and Buildings Undergoing Renovation. In tests carried out by Warrington Fire Research Centre, Surefire, all steel, fire rated anti vandal site accommodation units maintained their structural integrity despite internal temperatures of 1100c.

A comprehensive selection of design options are available to help meet individual requirements

This brochure contains general details and outline specifications for Sureguard and Surefire units. For full specifications and technical details please visit www.thurstongroup.co.uk where you can download the information you require or telephone our Sales Office on 01924 265461 for the Technical pack.

Foundations

Standard foundation designs are available for non-mobile units. These assume that a ground bearing pressure of 100kN/m² is available. Although simple pad foundations are usually all that is required, professional advice must always be sought prior to delivery.



Sureguard Range



Sureguard Anti-vandal Security Units

- Designed and value engineered for long life and durability
- Ideal for offices, stores, canteens, toilets, showers, first aid rooms, health and welfare units or wherever additional long or short term accommodation is required
- High level security features
- Provide comfort and safety
- Meet over 16 national building and design standards

Mobile Units

Our mobile units are manufactured to the same exacting specification as the jack leg units except that internal walls are faced with 3.2mm plywood.



Trailer Fittings

Malleable cast iron 40mm diameter, hydraulically damped eye coupling, telescopic jockey wheel, four locking corner stands, lighting board brackets and parking brake are fitted as standard. Options include rear lighting board, number plate blank, front marker light and reflectors, outline markers, amber side reflectors and alternative coupling heads.

Chassis and Undergear

Heavy duty all welded hot rolled steel channel section underframe and 'A' frame drawbar mounted with semi-elliptical leaf springs and solid square axle assemblies. Automatic reversing brakes, low profiled wheels and tyres are positioned beneath the floor to eliminate extra width wheel arches.

Twin axles with appropriate springs, wheels, tyres, brakes and drawbars can

be supplied on units upto 3.5 tonnes gross weight.

Mess Units

Can be supplied with gas or electric lights and fire, an inset sink, grill and twin gas rings together with work surface, coat hooks, table with bench seating.

Gas Installation

Gas is supplied to each appliance by means of a dedicated and continuous pipe form a manifold located in the gas locker. There is no exposed underfloor pipework and the gas locker design ensures that gas cannot seep into the accommodation area. The gas fire is also fitted with an oxygen sensor and automatic flame failure device for added protection.

Anti vandal jack leg units

External Walls

Wall sections are welded to the perimeter of both base frame and roof panels.

Floors

Agrement certified moisture resistant heavy duty tongue and groove flooring grade strand board. The whole floor is under-drawn with arson resistant steel sheet.

Roof

Mechanically interlocking structural steel panels, riveted, bonded and sealed with polyurethane adhesive. Integrated steel guttering for rainwater discharge.

Door

Fully insulated and fitted with two five lever mortice deadlocks manufactured too BS3621, lever furniture and a number of anti-jemmy security features. The door has a clear opening of 840mm x 1930mm.

Windows

Maintenance free aluminium framed polyester coated with top opening casements, glazed with 4mm float glass. Heavy duty sliding steel security shutters are fitted as standard. Additional ventilation is achieved with permavents located in external walls.

Jack Legs

Individually adjustable and removable telescopic jack legs are fitted to facilitate ease of levelling and double stacking. A certified triangular steel lifting ring is welded to the top of each jack leg for crane handling using four-leg slings and bow shackles to BS 6994. Units over 7m in length are fitted with eyebolts in lieu.

Thermal Insulation

Roof and wall cavities are insulated with fibrous insulation. Insulated floors are available as an optional extra.

"U" Values

Walls	0.450 W/m ² K
Roofs	0.427 W/m ² K

External Finish

A discreet, neutral mid grey with dark grey detailing.

Internal Finish

The ceiling and walls are covered in embossed vinyl, laminated to 12.5mm plasterboard. The floor is covered in heavy duty vinyl sheet.

Electrical Fittings

Fluorescent lights, twin 13 amp switched sockets and earth leakage circuit breaker are fitted as standard.



Anti Vandal Security Stores

These tough security units are built to the same high specification as all Sureguard units with the following differences;

Ventilation

As there are no windows, ventilation is provided by high and low permavents located in the walls.

Floor

Butt and plug welded to heavy duty galvanised steel joists supported on a welded steel angle perimeter baseframe which in turn is supported on rolled steel channel skids extending the full building length.

Doors

These units are fitted with double doors opening to 1930mm x 2130mm through 180 degrees

Internal finish

Although these units are supplied unlined we do offer a range of finish options if required.





Surefire Units



Thurston
Surefire

Surefire fire rated site accommodation units

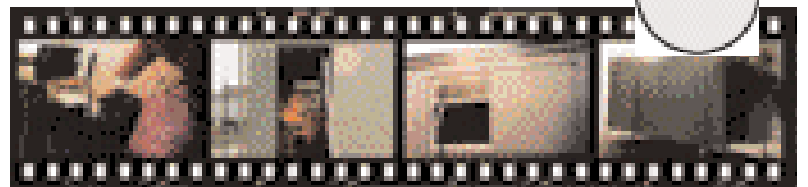
- Designed and manufactured to meet clause 12.4 of the Joint Code of Practice on the protection from Fire of Construction Sites and Buildings Undergoing Renovation
- Built to the highest manufacturing quality and standards
- Independently tested by Warrington Fire Safety Research Centre

Full Scale Fire Test Results

Under an independently conducted, full-scale, real fire test carried out by Warrington Fire Research Centre, the Surefire unit was more than able to demonstrate its design and construction fire characteristics confirming:

- That despite internal maximum temperatures of 1100°C, after only 10 minutes, structural integrity of the Surefire unit remained intact and in fact contained the fire for the full 60 minute test.
- When compared with the fire performance of traditionally constructed modular buildings containing polymeric cores and with plywood linings, the fire performance of the Surefire building was an immense improvement. Experience during actual fires had demonstrated that normally, fires in other types of module would have spread to the outside of the module within 10-15 minutes.

Fire Test Timeline



0mins

Ignition

4mins 10secs

Window shutter closes

The specification of these specialist units varies from the standard Sureguard units in the following areas:

Thermal Insulation

Roof and wall cavities are insulated with non-combustible glasswool fibre providing the following:

"U" Values

Walls 0.433 W/m²K
Roofs 0.465 W/m²K

Internal Finishings

The following specification applies to a typical Surefire office unit.

Walls

Embossed vinyl wall covering laminated to 12.5mm plasterboard lining and offering Class 0 Fire Rating.

Floors

Extra duty seam welded anti-static marbled vinyl sheeting manufactured to Class 1 Fire Rating.

Ceilings

Painted finish to blend with the wall colour and offering Class 0 Fire Rating.

Electrical Installation

Fluorescent lights, twin 13 amp switched socket outlets, a light switch, consumer unit and earth leakage circuit breakers are fitted as standard to Surefire office units.

Jack Legs

Individually adjustable telescopic jack legs are fitted to facilitate ease of levelling and double/triple stacking without modification. A steel lifting ring is welded to the top of each jack leg for crane handling using four-leg slings and bow shackles to BS 6994.

Certain heavier Surefire units are supplied with roof mounted eye bolts in lieu of jack leg rings.



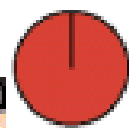
Surefire Benefits

- ▶ **Category A Fire Rated for 'High Risk Areas'**
- ▶ **Independently Fire Tested by Warrington Fire Research Centre**
- ▶ **Anti-vandal security features**
- ▶ **"All-steel" construction**
- ▶ **Cost effective**
- ▶ **Insurer Friendly!**
- ▶ **Compliance Codes: Joint code - 'Fire Prevention on Construction Sites' published by:**
BUILDING EMPLOYERS CONFEDERATION LOSS PREVENTION COUNCIL NATIONAL CONTRACTORS GROUP

And supported by:
ASSOCIATION OF BRITISH INSURERS
CHIEF FIRE OFFICERS ASSOCIATION
LONDON FIRE BRIGADE
'Fire Rated Temporary Accommodation on Construction Sites'
THE MODULAR PREFABRICATED BUILDING ASSOCIATION

- ▶ The Surefire unit contained the fire for the full 60 minute test duration and there was no evidence of any flaming from joints in the external wall panels.
- ▶ Surefire performance exceeded the requirements of BS476 Part 20.

Source: Warrington Fire Research Report.



7mins 11secs

20mins

60mins

Flashover

Door sealed into frame

Building & Design Standards

Structural Reliability

The extensive use of inherently non-combustible Galvalite steel demonstrates our commitment to quality and long life durability. This advanced, zinc rich, 'self healing' material acts as a structural cladding in wall and roof construction. In pressed or folded sections it provides the floor and ceiling joists. Its most important characteristic is its ability to resist corrosion, even if the galvanised surface is chipped or scratched. It has the strength and engineering precision of steel whilst eliminating oxidation.



Sureguard anti-vandal security buildings and Surefire fire rated accommodation units are designed and manufactured to meet the following standards:



ISO 9001	Quality Management System for manufacture and installation. Lloyds Register Certificate of Approval.	BS 6375: pt 1	Performance of Windows. (<i>Weather-tightness Classification</i>)
BS 6492: pt 2	Transportable Accommodation Units. (<i>Transportation and Siting</i>)	BS 5368: pts 1&2	Methods of testing windows.
BS 6767: pt 1	Transportable Accommodation Units. (<i>Design and Construction</i>)	BS 6399: pts 1&3	Code of Practice for dead and imposed loads and imposed roof loads.
BS 449: pt 2	Structural Steel in Building.	BS CP3: Ch V: pt 2	Wind loads.
BS 476: pt 7	Surface Spread of Flame.	BS 3261: pt 1:A	Specification for unbacked flexible homogeneous PVC flooring.
BS 952: pt 1	Glass for Glazing.	BS 4278	Specification for Eye Bolts for lifting purposes.
BS 4800	External Paint Colours.	BS 476: pts 3,20,21,22&32	Specification for continuously hot-dip zinc coated low carbon steel sheet and strip.
BS 5493	Code of Practice for protective coating of iron and steel structures.	BS 5950: pt1	Structural use of Steelwork in Building (<i>Design in simpler Hot Rolled Sections</i>).
BS 10142	Specification for continuously hot-dip zinc coated low carbon steel sheet and strip.	BS EN 10147	Specification for continuously hot-dip zinc coated structural steel sheet and strip.
BS 6262	Code of Practice for glazing for buildings.		



Joint Code Of Practice Fire Performance Requirements

Surface Spread Of Flame

Class 1 surface spread of flame performance to BS476 Part 7 for all internal wall and ceiling surfaces and external surfaces of walls. External surface of roof meeting Class AA in BS476 Part 3.

Stacking

Where units are vertically stacked, the roof/floor assembly, and members supporting it achieve at least 30 minutes Fire Resistance (integrity, insulation and load bearing capacity) to BS476 Parts 20 and 21 and comply with the Building regulation requirements.

Fire Resistance

Walls and roof achieve 30 minutes Fire Resistance (integrity and insulation) to BS476 Parts 20 and 22. In the case of the windows this is achieved by means of fire activated external shutters with intumescent seals and toughened glass. High and low level permavents seal effectively stopping the passage of flame.



Quarry Hill Estate, Horbury, Wakefield WF4 6AJ

Tel: 01924 265461 Fax: 01924 280246 Email: sales@thurstongroup.co.uk Website: www.thurstongroup.co.uk

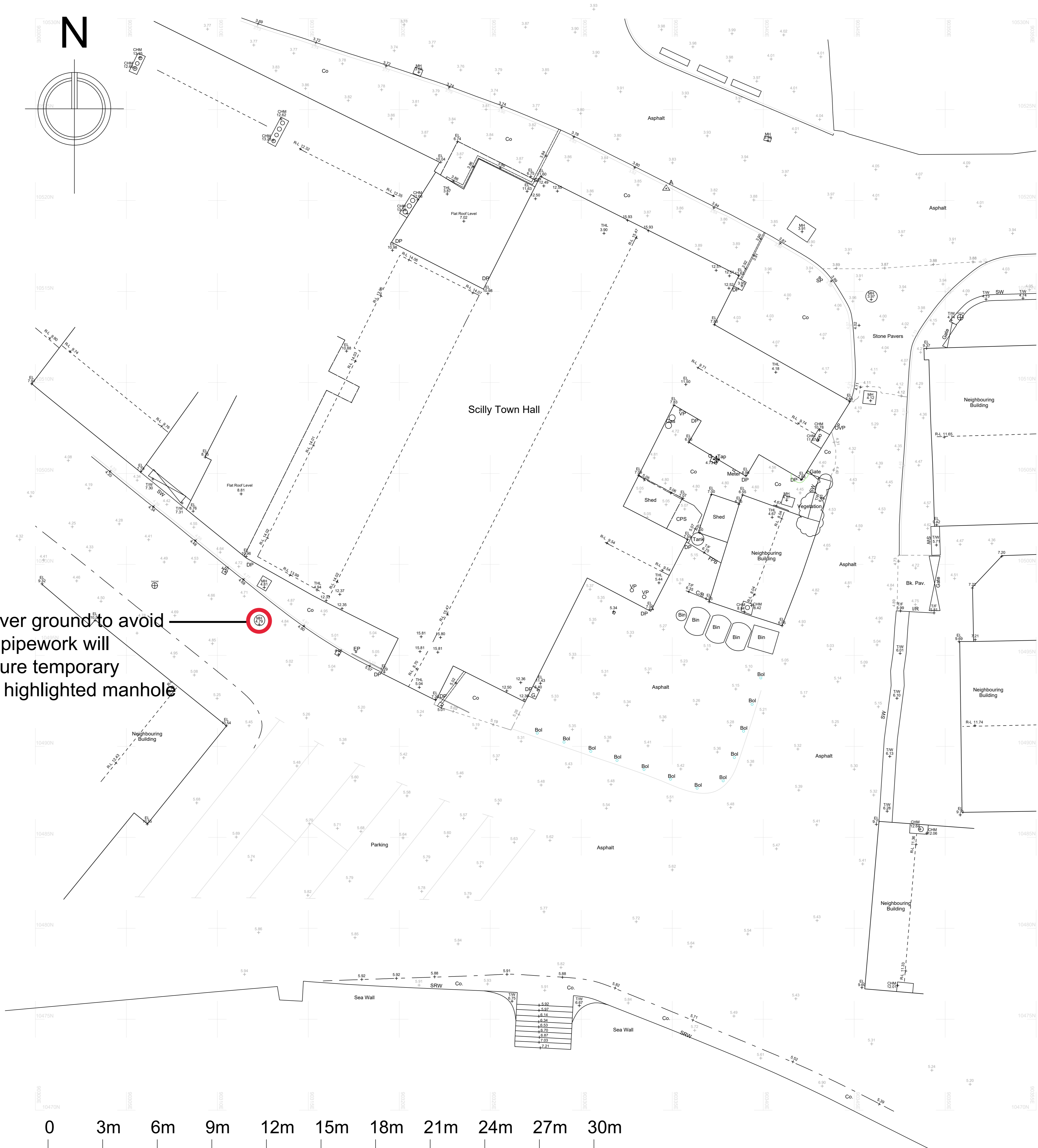
Trade Marks: Surespan, Surespace, Sureguard, Surelo, Suresport and Hazguard are registered trade marks. Surelink, Chemguard, Flamguard, Gasguard and Toolguard are trade marks, Patent No. 2291469 on Fire Activated Shutter with intumescent seals. Every effort has been made to ensure the accuracy of the contents of this brochure. It is however intended for guidance only and Thurston Building Systems can accept no responsibility whatsoever for any outcome of the use of the advice herein. In accordance with Thurston Building Systems policy of continuous product development and improvement, we reserve the right to make design and specification changes without prior notice. For further information on these or other Thurston Building Systems' ranges for sale or lease, please call our sales office on 01924 265461

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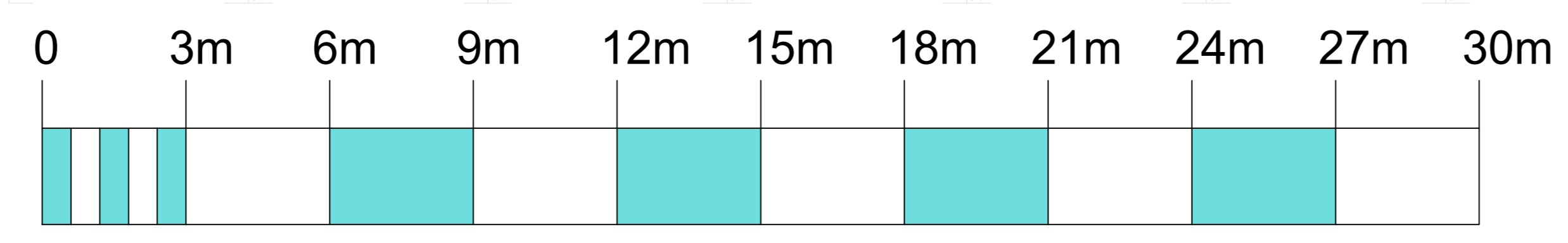
APPROVED
By Lisa Walton at 1:08 pm, Jun 21, 2024



RECEIVED
By Liv Rickman at 3:02 pm, Apr 30, 2024



all waste will be piped over ground to avoid any excavation and the pipework will terminate through a secure temporary manhole cover over the highlighted manhole



PLAN TO SHOW EXISTING DRAINAGE SYSTEM AND PROPOSAL

Station	Easting	Northing	Level
A	90334.667	10520.665	3.84

Notes:
Stations * and * are marked with a P. Hill Nail/ Wooden Stake.

COLLECTED MARKS			
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APPROVED
By Lisa Walton at 1:07 pm, Jun 21, 2024



Rev.	Comments	By	Chkd	Date

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

File Name:
IOS CcM TOPO - COMPOUND

Drawing Title:
Topo Survey Of
Sheet (1 of 1 A0)

Client: _____ Date: 16/11/2021

Scale: A0 @ 1:100

Drawn by: _____ Checked by: _____ Project Code: _____ Revision: _____

Grid Orientation: Arbitrary Site Level Datum: OS GPS (APPROX.)

All dimensions are to be checked on site where applicable. This drawing must not be scaled, and only written dimensions should be respected.

RECEIVED

By Liv Rickman at 11:34 am, Jun 20, 2024



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SHARED PROSPERITY FUND

CONSTRUCTION ENVIRONMENT MANAGEMENT PLAN

IOS Cultural Centre and Museum

June 2024

IOS CCaM – CEMP-2024 004/SH

APPROVED

By Lisa Walton at 1:08 pm, Jun 21, 2024

CONTENTS

- 1. Introduction**
- 2. The development and construction programme**
- 3. Site Set Up**
- 4. Site Waste Management Plan**
- 5. Air Quality and Dust**
- 6. Noise**
- 7. Site Lighting**
- 8. Ecological management & precautionary method of working**
- 9. Monitoring and communicating the CEMP**
- 10. Conclusion**

Appendices

- Road Closure Approval Notice**
- Construction Methodology and Logistics Plan**
- Proposed Site Set Up**
- Traffic Management Plan**
- Ecological Overview**
- Ecological Precautionary Method of Working**

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.

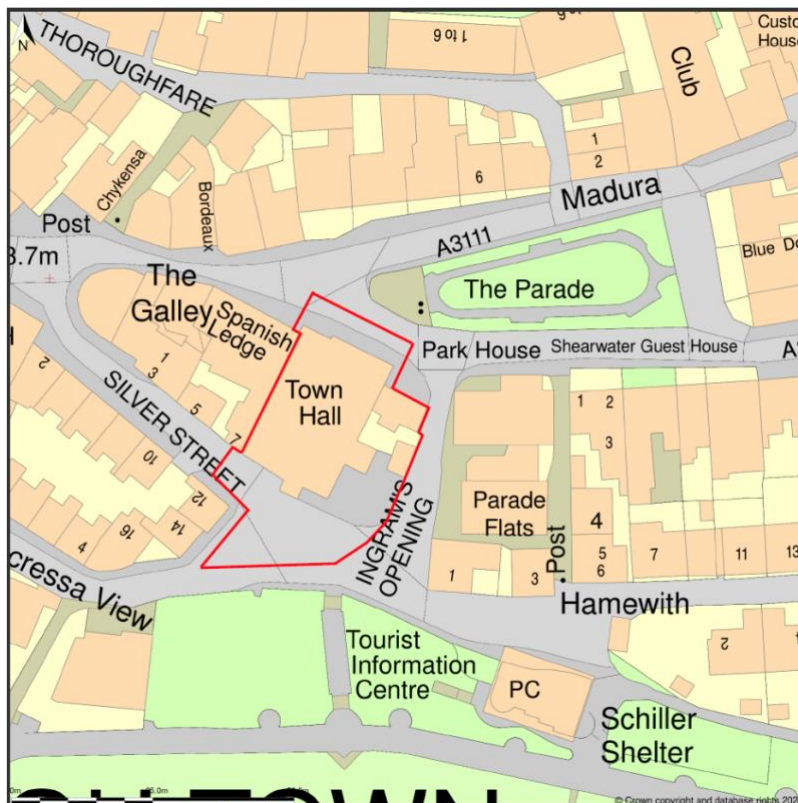
This CEMP includes details of all permits, contingency plans and mitigation measures that shall be put in place to control the risk of pollution to air, soil and controlled waters, protect biodiversity and avoid, minimise and manage the productions of wastes with particular attention being paid to the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

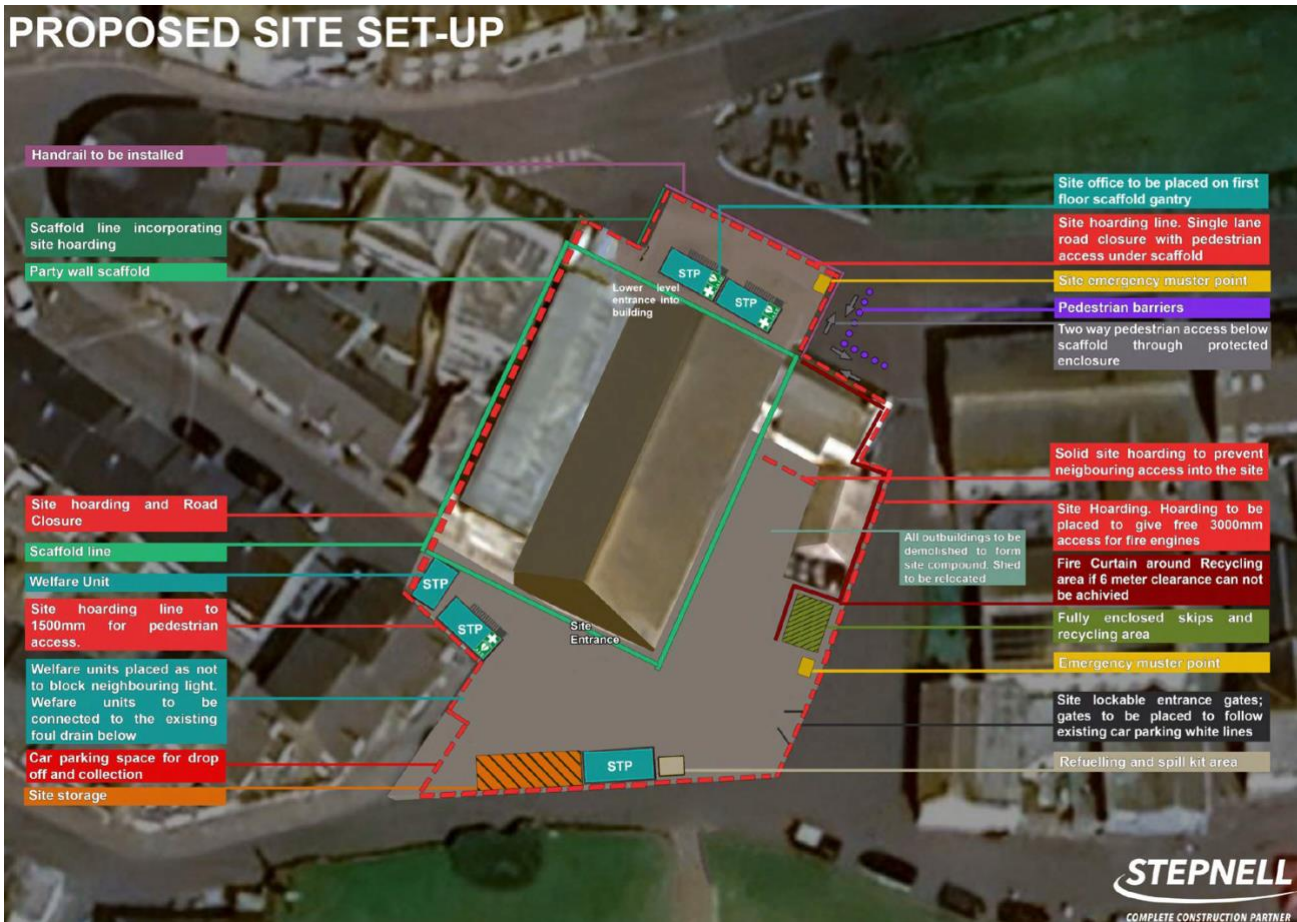
Details of site construction office, compound and ancillary facility buildings;

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.

PROPOSED SITE SET-UP



On-site parking for vehicles associated with the construction works and the provision made for access there to;

There will be no parking on site, contractors and staff will cycle to work whenever possible, as the weather dictates. In the event that vehicle transport is required, a maximum of two vehicles will be parked within the boundary of the site.

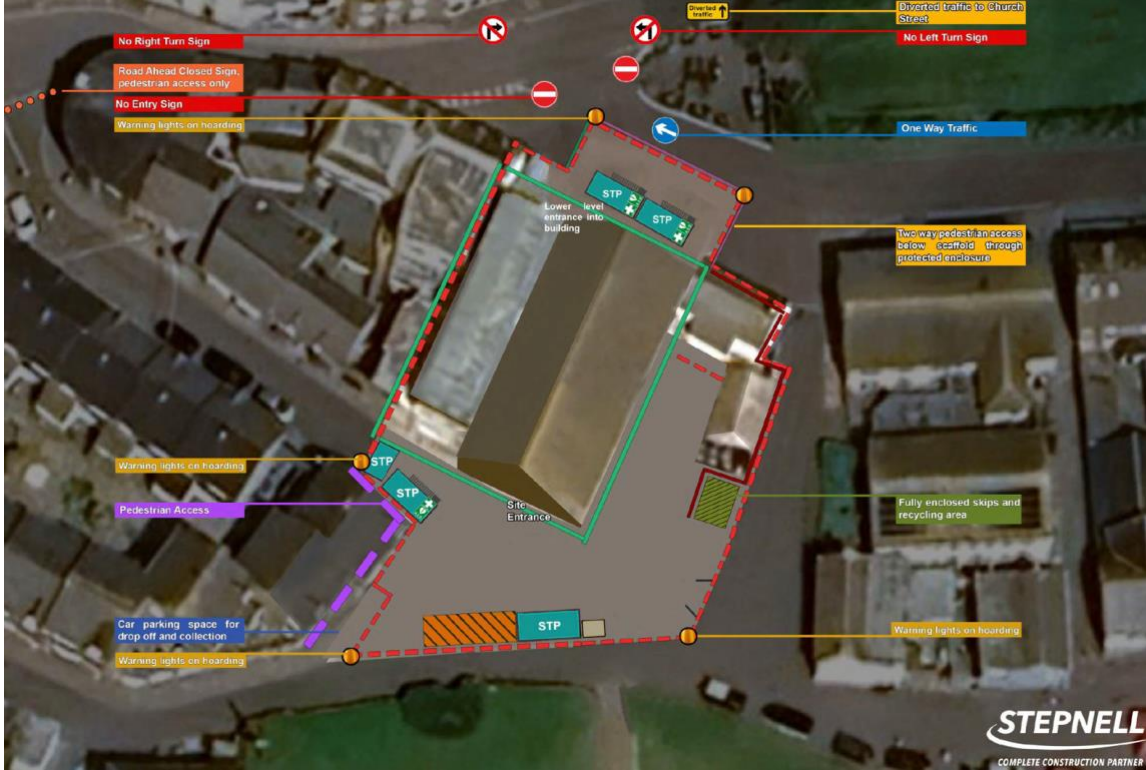
A parking space has been allocated outside of the boundary fence to the southwest corner of the site, to allow loading and unloading only, for the nearby residences.

Use of protective fences, exclusion barriers and warning signs.

The site boundary and works will be confined to the boundary fence as highlighted on the Site Logistic Plan below. 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.

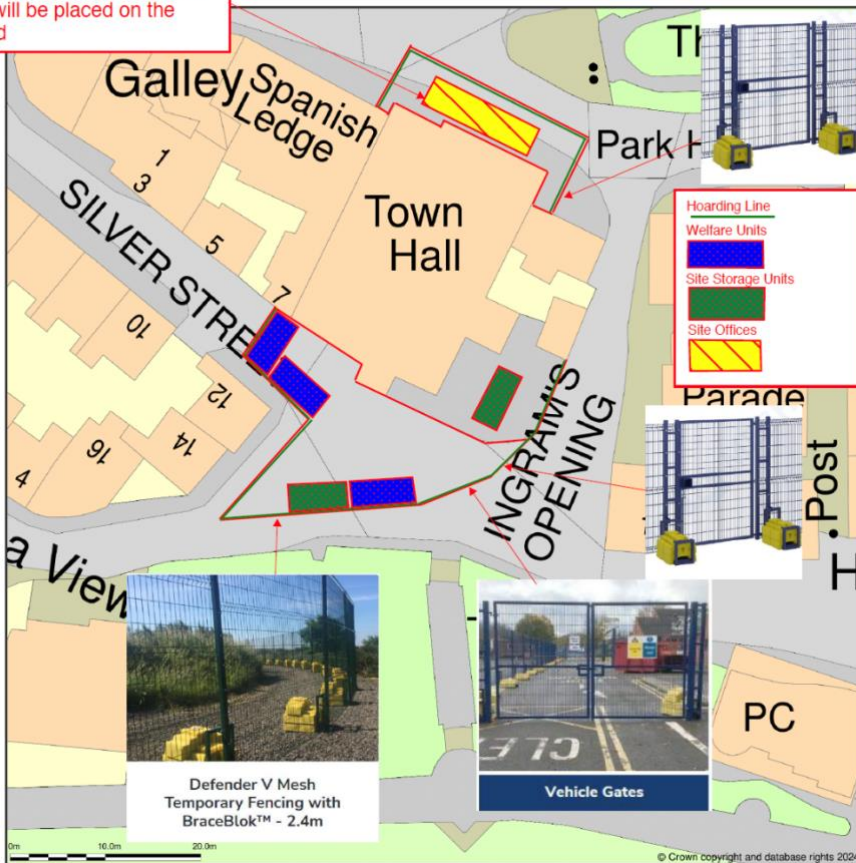
Highway signs will be amended, and new signs deployed by Highways to follow the Site Logistic plan (please see appendices for permission granted).

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)

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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

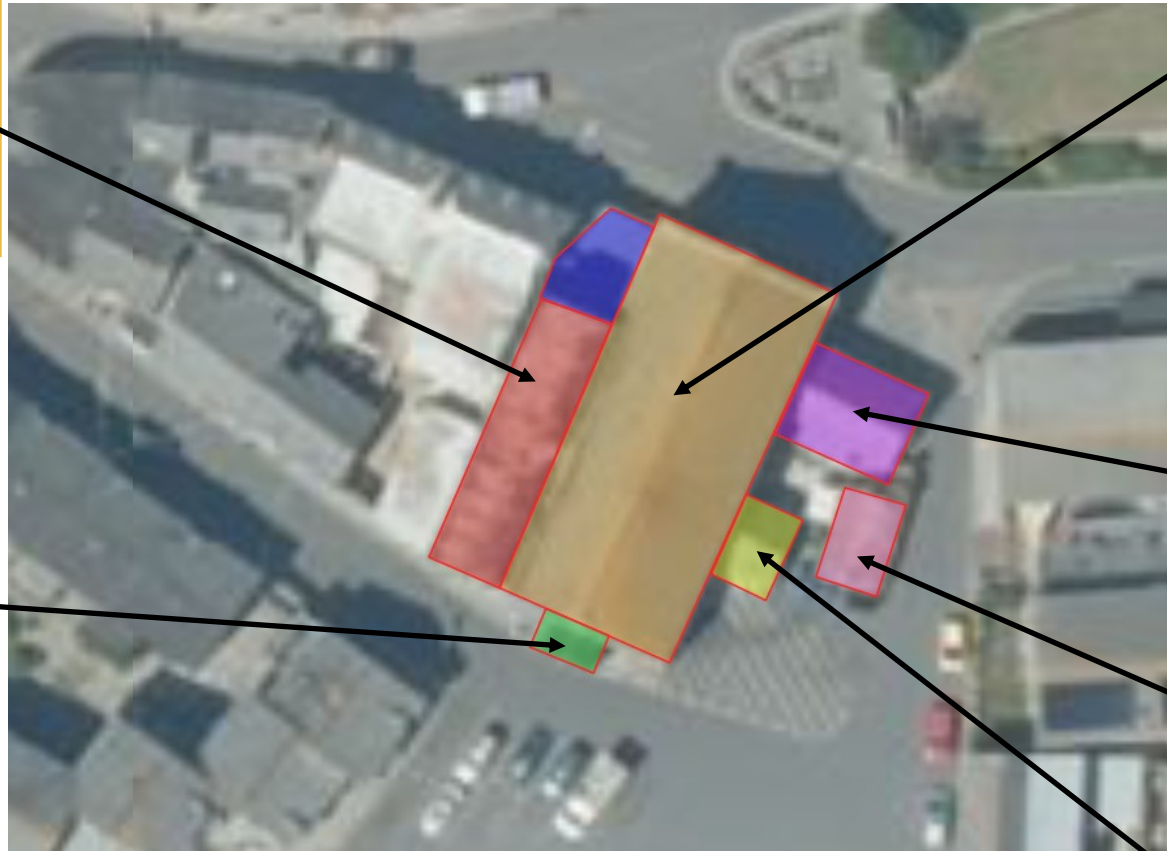
Plant Room

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.

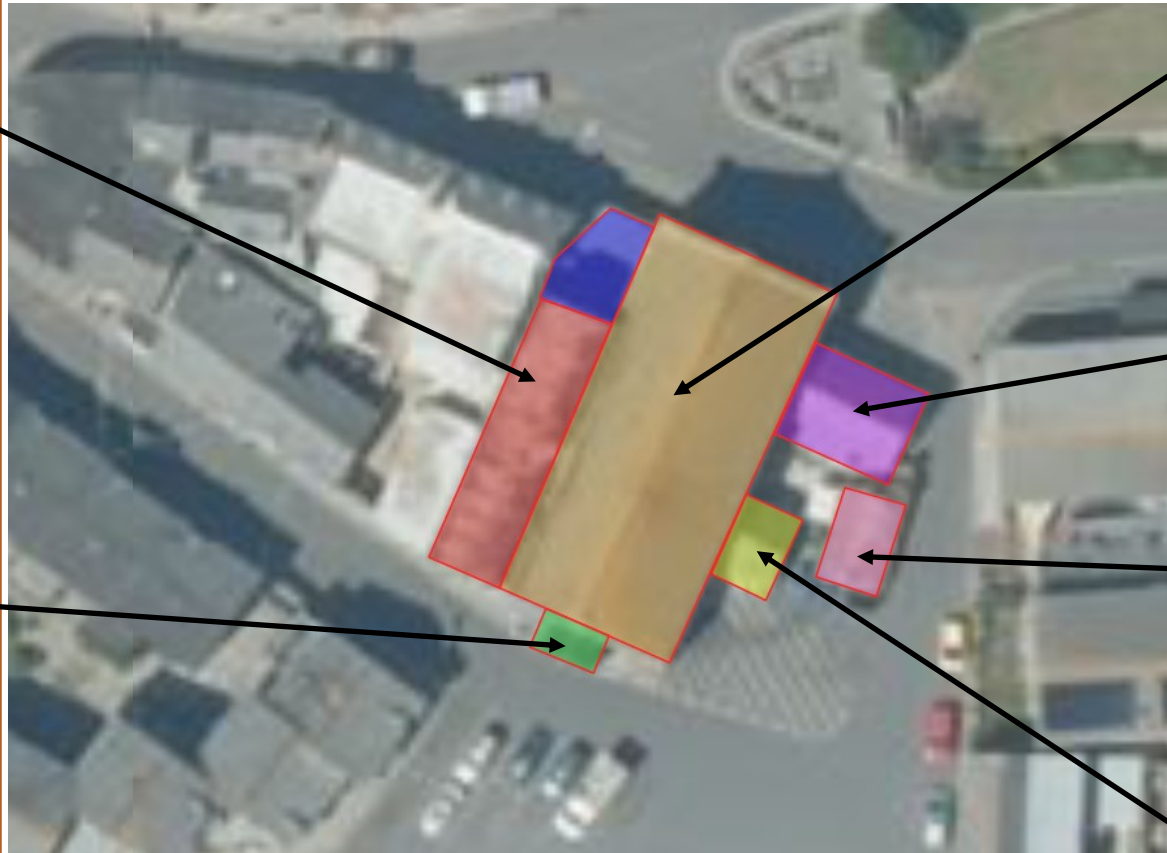
A pre-commencement check of these locations should be undertaken prior to works commencing on that structure. This should be ideally be undertaken immediately before works commence in each specific location as birds may establish new nests in a short timeframe. This which may require multiple visits.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