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**ENVIROPLAN CONSULTING  
LIMITED**

## **Title**

*Preliminary Construction Environmental Management Plan*

## **Development Description**

*"The proposed works will include internal modification, the construction of a toilet block extension (10m<sup>2</sup>), a glazed entrance lobby and a covered outdoor area, replacement of the existing wastewater treatment system and percolation area with a packaged Wastewater Treatment System, provision of wayfinding signage and all associated works."*

## **Location**

*Unit 1, Páirc Ghnó, Údarás na Gaeltachta, Baile Iarthach Thuaidh, Oileán Chléire, Co. Corcaigh*

## **Applicants**

*Údarás na Gaeltachta*

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## **1.0 Introduction**

The purpose of this *Preliminary Construction Environmental Management Plan* to detail the works necessary to ensure sustainable construction, environmental protection, and waste prevention. Mitigation measures are outlined and should be adhered to throughout the duration of the works. The following report follows the guidelines set out in *Best Practice Guidelines on the Preparation of Waste Management Plans for Construction and Demolition Projects (2006)*.

### **1.1 Development description and Location**

This *Preliminary Construction Environmental Management Plan* has been prepared by Enviroplan Consulting Limited on behalf of Údarás na Gaeltachta who is applying for planning permission for “works at Unit 1, Páirc Ghnó, Údarás na Gaeltachta, Baile Iarthach Thuaidh, Oileán Chléire, Co. Corcaigh. The proposed works will include internal modification, the construction of a toilet block extension (10m<sup>2</sup>), a glazed entrance lobby and a covered outdoor area, replacement of the existing wastewater treatment system and percolation area with a packaged Wastewater Treatment System, provision of wayfinding signage and all associated works.”

A Construction Environmental Management Plan was required for this development to ensure no impacts on the Roaringwater Bay and Islands SAC. Potential impacts have been identified in the Natura Impact Statement, which is submitted as part of this Planning Application. This CEMP adds to the measures outlined in the NIS in regards to the construction phase of the proposed development, outlining how to avoid and mitigate adverse environmental impacts. This CEMP has been designed with the objective of complying with environmental legislation and the measures outlined in the NIS.

The *Preliminary Construction Environmental Management Plan* should be read in conjunction with the drawings prepared by TOBIN.



**Figure. 1.1** – Indicative Location of Application Site on Cape Clear Island



**Figure. 1.2** – Indicative Location of Application Site in relation to Roaringwater Bay and Islands SAC

## 2.0 Site Management

The site will be in the overall control of the Contract Manager. However, there will be a Construction Waste Manager employed onsite whose responsibilities will include overseeing environmental control measures. Employees will be site inducted and made aware of their environmental duties while working onsite and must be fully compliant with the PSDS and PSCS plans.

## 3.0 Method Statement

Will include the following headings:

- Location of the activity and access / egress arrangements
- Work to be undertaken and methods employed.
- Plant and materials to be used
- Labour and Supervision Requirements
- Health, Safety & Environmental considerations
- Any permits or consent requirements

## 4.0 Construction Waste Materials

### 4.1 Construction Waste Materials

In the course of this project, it is expected that the following waste materials will arise. An estimate of the quantity of waste produced is not confirmed at the time of writing of this report.

Table 1 – Construction surpluses expected from the proposed project

| Materials Type                 | EWC code |
|--------------------------------|----------|
| Wood                           | 17 02 01 |
| Glass                          | 17 02 02 |
| Concrete                       | 17 01 01 |
| Mixture of Materials (plaster) | 17 01 07 |
| Insulation                     | 17 06 04 |
| Cables                         | 17 04 11 |
| Plastic                        | 17 02 03 |
| Tiles and ceramics             | 17 01 03 |
| Mixed metals                   | 17 04 07 |
| Soil and stones                | 17 05 04 |

### 4.2 Proposals for minimisation, reuse and recycling of Construction waste

Construction waste will arise on the project mainly from unavoidable construction waste. The Purchasing Manager will ensure that the quantity of materials ordered, the timing of delivery and storage of these materials onsite will not result in unnecessary waste.

Excavated soil or rock that can be used for refilling will be carefully stored in segregated piles onsite.

Waste materials will be segregated based on type into individual skips. Where a category of waste forms only a small quantity, it will be disposed of in the general waste skip. The general waste will be brought to a Materials Recovery Facility by a fully licensed waste contractor where the waste will be further sorted for recycling, recovery or disposal. Hazardous waste will be identified, removed and kept separate from other waste to prevent further contamination.

Any waste generated during construction, which cannot be reused onsite, will be removed by a licensed waste disposal contractor, in accordance with Cork County Council guidelines. Dispatch of waste will occur within the normal working hours: 08:00 – 19:00 Monday to Fridays inclusive, and 09:00 – 17:00 on Saturdays, and will be delivered to a facility which holds the necessary licenses/permits. Deviations from these times will only occur in exceptional circumstances where prior written approval has been received by the relevant planning authority.

Accordingly, it may be necessary to arrange the following waste authorisations for the project

*Table 2– Waste Authorisation for site at Unit 1, Páirc Ghnó, Údarás na Gaeltachta, Baile Iarthach Thuaidh, Oileán Chléire, Co. Corcaigh*

| <b>Authorisation Type</b>           | <b>Specific Need for Project (Yes/No?)</b> |
|-------------------------------------|--------------------------------------------|
| Waste Licence                       | Yes                                        |
| Waste Permit                        | Yes                                        |
| Waste Collection Permit             | Yes                                        |
| Transfrontier Shipment Notification | No                                         |
| Movement of Hazardous Waste Form    | No                                         |

### **4.3 Assignment of Responsibilities**

Prior to commencement of works, a Construction Waste Manager will be chosen by the project team. The waste manager will be responsible for the implementation of the guidelines set out in this report regarding the management of waste, and will ensure that the waste disposal contractors will have the necessary authorisation. The waste manager will conduct regular waste audits to ensure that the management plan is operating effectively.

### **4.4 Training**

Copies of the Preliminary Construction Environmental Management Plan will be made available to all relevant personnel on site. All site personnel and sub-contractors will be instructed about the objectives of the Project Construction Environmental Management Plan and informed of the responsibilities which fall upon them as a consequence of its provisions. Where source segregation, selective demolition and material reuse techniques apply, each member of staff will be given instructions on how to comply with the Preliminary Construction Environmental Management Plan. Posters will be designed to reinforce key messages within the waste management plan and will be displayed prominently for the benefit of the staff.

### **4.5 Waste Auditing**

The Construction Waste Manager shall arrange for full details of all Construction waste generated to be recorded, including movements and treatment of Construction waste discards during the construction stage of the Project. Each consignment of Construction waste taken from the site will be subject to documentation, which will conform to **Table 4** and ensure full traceability of the material to its final destination.

Table 3 – Details to be included within transportation documents

| Detail                     | Particulars                                                                                    |
|----------------------------|------------------------------------------------------------------------------------------------|
| Project                    | Unit 1, Páirc Ghnó, Údarás na Gaeltachta, Baile Iarthach Thuaidh, Oileán Chléire, Co. Corcaigh |
| Material being Transported | Soil, Rocks etc                                                                                |
| Quantity of Material       | TBC                                                                                            |
| Date of Material Movement  | TBC                                                                                            |
| Name of Carrier            | TBC                                                                                            |
| Destination of Material    | TBC                                                                                            |
| Proposed Use               | TBC                                                                                            |

Details of the outputs of waste from the site will be recorded and assessed in a Waste Audit to determine the quantities and types of waste produced on site. The audits will investigate the operational factors and management policies that contribute to the generation of waste and identify appropriate corrective actions. Reviews of waste management will occur regularly and at every stage of construction and development onsite. The measured waste quantities will be used to quantify the costs of management and disposal in a Waste Audit Report, which will also record lessons learned from these experiences which can be applied to future projects. The total cost of Construction waste management will be measured and will take into account the purchase cost of materials (including imported soil), handling costs, storage costs, transportation costs, revenue from sales, disposal costs etc. Costs will be calculated for the management of a range of Construction waste materials, using the format shown in **Table 4** below:

Table 4 - Standard Record Form for Costs of Construction Waste Management (Sample relates to Soil – separate record forms should be compiled in respect of each waste material)

| Material                                     | Estimated Quantities & Costs (tonnes & Euro) |
|----------------------------------------------|----------------------------------------------|
| <u>SOIL</u>                                  |                                              |
| Quantity of Waste Soil(tonnes)               | TBC                                          |
| Purchase Cost i.e. Import Costs (€)          | TBC                                          |
| Materials Handling Costs (€)                 | TBC                                          |
| Material Storage Costs (€)                   | TBC                                          |
| Material Transportation Costs (€)            | TBC                                          |
| Revenue from Material Sales (€)              | TBC                                          |
| Material Disposal Costs (€)                  | TBC                                          |
| Material Treatment Costs (€)                 | TBC                                          |
| <b>Total Waste Soil Management Costs (€)</b> | <b>TBC</b>                                   |
| <b>Unit Waste Soil Management Costs (€)</b>  | <b>TBC</b>                                   |

## **5.0 Environmental Control Measures**

During the Construction Stage of the proposed development the following best practice mitigating measures must be employed to ensure that no possible adverse impacts arise on the surrounding environment or on nearby European Sites:

### **5.1 Site Set Up**

- All works will be located within the site boundary. No works will take place outside the site boundary to prevent damage to areas outside the necessary development footprint.
- The existing stone walls will be retained where possible.

### **5.2 Earthworks**

- Works such as soil excavations, soil depositing or soil stripping shall not take place immediately following periods of heavy or prolonged rainfall.
- All stockpile areas of sand, gravels and soils should be stored on level terrain and shall be covered during heavy rainfall periods in order to prohibit the mobilization of sediments.
- If gravel or handstand materials are being brought onsite ensure that the source is free of invasive species such as Japanese Knotweed, *Gunnera* and *Rhododendron*.
- Any invasive species identified within the application site are to be removed and treated by a licensed and trained specialist to prevent the spread of invasive species. This measure is to be carried out prior to any construction work on the application site.
- Prior to commencement of development, a Decommissioning Management Plan (DMP) for the existing treatment plant shall be prepared. This shall inform best practice measures for the decontamination, safe removal and disposal of the existing treatment plant to prevent environmental pollution.
- The existing treatment plant shall be decommissioned in accordance with the provisions of the DMP.

### **5.3 Air Quality Dust and Emissions**

- Dust and mal odors will be kept to a minimum.
- The site shall be dampened down as necessary to minimize windblown dust when necessary or during periods of dry weather.
- Dust suppression equipment must be used when point source emissions are likely.
- No Burning of materials will be allowed onsite.
- Care will be taken from the commencement of the project that the deposition of debris on local roads is kept to a minimum.

### **5.4 Refueling, fuel and hazardous materials storage**

- All machinery maintenance and re-fueling shall be carried out off-site. Spill kits for contaminants such as fuels oils and lubricants must be used.
- All petroleum products to be bunded during the construction stage of the development.

### **5.5 Environmental Approvals and Licenses**

- Appropriate waste permits will be provided to and retained by the supervising engineer for the completion of demolition / waste disposal file

## **5.6 Water Contamination**

- All direct discharges of pollutants into groundwater are prohibited.
- Drip trays must be utilized for all machinery on site and monitoring undertaken to ensure that there is no risk of overflowing and that they are adequately sized to deal with the specific element of machinery that they are protecting against.
- Site storage will be on an impervious base within a secondary containment system such as a bund.
- A spill kit with sand or earth will be kept close to storage areas. Staff will be trained on how to use spill kits correctly.
- Damaged, or leaking drums will be removed from site immediately and disposed of via a registered waste disposal contractor.
- No concrete or cleaning water should enter soil or the adjacent waterway.
- Construct systems to collect, convey, treat and attenuate the surface water runoff generated by the proposed development.

## **5.7 Drainage and Water Quality**

- The works shall be planned and executed in accordance with Environmental Protection Agency Guidelines.
- Wash water from on-site mixers or lorries shall be disposed of appropriately off site.
- The contractor should ensure that operations do not give rise to the discharge of large quantities of dirty water into the watercourses. Measures must be in place to ensure that silt will not be allowed to enter the water system.
- To prevent run off from stripped ground, banks are to be placed on the downstream side of stock piles.
- Good site management will ensure that surface water and groundwater will be protected from accidental contamination.
- Washing out of concrete trucks should not be permitted within the site and should be conducted in hard standing areas.
- Works with concrete shall be done during dry conditions for a period sufficient to cure the concrete (at least 48 hours).
- Concrete pours shall occur in contained areas.
- Portable toilets and sanitary facilities will be provided for site use.
- Plant will be re-fueled away from watercourses.
- All site operatives will have immediate access to spill kits when machinery is being used.

## **5.8 Protection of Biodiversity and Landscape**

- Confine disturbance of vegetation to a minimum and where possible stay out of area where no work is to take place.
- Retain landscape features, such as trees, hedgerows and green areas where possible.
- Landscaping with native flora where possible and the All-Ireland Pollinator Plan should be considered.
- Care should be taken when removing vegetation for small mammals, such as hedgehogs, badgers and foxes.
- Vegetation is to be removed from the middle of the site outwards; this allows for “escape routes” for wildlife.
- Vegetation should be removed in accordance with the Wildlife act and at the appropriate times outside of the bird nesting season. Hedge cutting should not take place between the 1st of March and the 31st of August, in order to ensure minimal disturbance to wildlife active during this time.

## **6.0 Protection of Buried Services**

- Throughout the entirety of the development, measures will be taken to ensure protection of existing buried services.

- Pipe protection covers shall be placed around the proposed foul sewer pipe to ensure no damage is caused from construction work activities.
- No construction works on the proposed foul sewer shall take place during yellow, orange, or red rain weather warnings.

## **7.0 Noise Control Measures**

- While increased levels of background noise are unavoidable during the demolition and construction phase of any project, measures will be implemented to reduce the number of noise-generating activities occurring concurrently.
- A copy of the EPA 'Guidance Note for Noise: License Applications, Surveys and Assessments in Relation to Scheduled Activities (NG4)' will be available on site for the duration of the works and will be referred to as required during the works.
- Channels of communication will be established between the Contractor, local authority and residents.
- Machines should be turned off when not in use.
- Noise should be dampened where possible.

## **8.0 Sourcing of Materials**

Granular fill materials will come from the nearest suitable quarry to SR1 Appendix E. Timber sources will be recorded to ensure sustainable and legal acquirements of the resource.

## **9.0 Working hours**

Site C&D works shall be carried out only between the hours of 08:00 to 19:00 Mondays to Fridays inclusive, between 09:00 and 17:00 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

## **10.0 Welfare**

- Mess huts and welfare facilities including portable toilets and water will be provided on site for use by operatives. Toilets will be cleaned and emptied regularly by licensed contractors.

## **11.0 Logistics Transport & Roads / Site access during the works period**

- Roads will be inspected and cleaned when necessary.
- Vehicles delivering materials to and from the site will be sheeted or covered.
- Materials will not be delivered to site until needed.
- Materials brought to site from store will use a vehicle suited to the roads.
- Care will be taken to ensure that no damage is caused to the road network.
- Security fencing to be installed around the site boundary to prevent unauthorized access onto the property.

## **13.0 Conclusion**

This Preliminary Construction Environmental Management Plan has provided mitigation measures.

The above guidelines will be adhered to for the duration of the proposed project. All site personnel will be informed of the *Preliminary Construction Management Plan* during site induction. The waste hierarchy will always be employed to ensure that Construction waste is kept to a minimum on site. The reuse of waste materials onsite, where possible, will reduce the cost and requirement for raw materials to be brought onto the site.

## **RULES.**

1. Deliveries shall be carried out between the normal working hours of 08:00 – 19:00 Monday to Fridays inclusive, and 09:00 – 17:00 on Saturdays only.
2. Signage and road cones to be used will include three warning signs before the approach of the site entrance from either direction.
3. Any debris on public road will be cleaned daily or more frequently as necessary.
4. All aspects of the traffic management plan will be clearly explained to all site workers during the site specific safety, health and environmental induction.
7. All machinery and vehicles on site will have the appropriate insurance and be driven by qualified drivers.
8. Site plant vehicles are to be operated by trained personnel and copies of their training certificates passed to PSCS (project supervisor construction stage).
9. Vehicles entering the site shall proceed to a place designated by the PSCS for loading and offloading of materials involved in the construction process.
10. Vehicles shall only turn & reverse in the designated areas on the site.
11. The PSCS or persons delegated by the PSCS shall supervise the turning movements and safe egress of vehicles leaving the construction site.
12. Where circumstances arise that prevent the driver to see clearly behind them, they shall not manoeuvre until a banks man has been arranged to guide him/her and at no time shall the banks man stand directly behind the vehicle.
13. Vehicles shall not reverse towards edges, pedestrian's routes, hazardous or flammable materials.
14. PSCS will organize for signage to be placed on the approach roads indicating the designated entrance to the site.
16. PSCS shall arrange for signage to be placed within the site indicating the designated exit from the site.