

Lower Reaps Farm - Barn
Mellor



Construction Management Plan

Planning permission ref. 3/2025/0507

Condition no.8

Lower Reaps Farm - Barn

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Introduction

This Construction Management Plan (CMP) has been prepared to support the 'approval of details reserved by a condition' application at Lower Reaps Farm, Whinney Lane, Mellor, BB2 7EL.

The site received full planning permission from Ribble Valley Borough Council for the 'conversion of barn to create new dwelling'.

As part of the planning permission, several conditions were attached and this CMP relates to condition no.8 which states :-

'No development shall take place, including any works of demolition or site clearance, until a Construction Management Plan (CMP) or Construction method Statement (CMS) has been submitted to, and approved in writing by the local planning authority.'



existing barn - west elevation



existing barn - north elevation

Lower Reaps Farm - Barn

1 Background Information

- Site context and key constraints

Lower Reaps Farm has a traditional farmyard layout consisting of the farmhouse to the north, outbuildings to the west and the barn to the south. The barn is of traditional stone construction.

Access to the property is via an existing lane from Whinney Lane.

- Scope of works

This project involves the conversion of an existing historic building

The development will occupy the previously developed areas of the site to prevent encroaching into the open countryside.

- Surveys and investigations

This CMS is to be read in conjunction with the supplementary documents/reports submitted as part of the planning application including: -

- Structural Appraisal,
prepared by Philip Wright Associates

- Bat Survey Report and Method Statement,
prepared by Dave Anderson of Batworker Consultancy

- Surface Water and Foul Water Drainage Strategy,
prepared by Reid Jones Partnership



satellite view

2 Purpose of this statement

The purpose of this CMP is to mitigate any construction effects on both the natural environment and the surrounding community.

This document is structured to address the following: -

- Identify stakeholder requirements;
- Ensure current legislation is complied with, address planning conditions and requirements for licences;
- Effectively minimise any potential adverse environmental effects during the construction activities;
- Translate any committed mitigation into site procedures and method statements;
- Communicate with staff, sub-contractors and neighbours.

The works included in this plan will be undertaken by a main contractor, appointed by the client, who will assume the role of Principal Contractor.

The contractor will project manage and construct the works in accordance with current best practices and methods of construction.

They will be expected to take their social and environmental responsibilities seriously and strive to minimise the impact of the works on local residents and the surrounding community.

This CMP is written to ensure that all demolition and construction work does not cause materially harmful effects on nearby land, properties and businesses. The CMP shall be adhered to throughout the duration of the construction period.

3 Framework

The project shall be carried out in accordance with the policies and objectives listed below and agreed with the client.

A schedule of appropriate environmental legislation is contained in the appendices. The contractor shall meet their obligations and also apply good practice as it relates to the specifics of this project.

Prior to commencing on site an Environmental Site Visit Checklist should be developed by the contractor relating to each activity and included within this CMP. This information will be drawn on when developing the schedule of significant effects prior to construction.

The schedule should be reviewed and updated at each project phase or where changes are made to the project scope, changes should be reflected in this CMP.

The objectives for this project shall be:

- Zero pollution incidents;
- Minimise waste sent to landfill;
- Minimise disruption to residents (and therefore complaints);
- Protect and where possible enhance biodiversity.

A management structure that includes an organisational chart encompassing all staff responsible for environmental work shall be included within the CMP. This will set out the respective roles and responsibilities with regard to the environment.

Site staff shall be competent to perform tasks that have the potential to cause a significant environmental impact. Competence is defined in terms of appropriate education, training and experience. Project specific training will be required.

Environmental awareness and training shall be achieved by:

- Site induction, including relevant environmental issues;
- Environmental posters and site notices;
- Method statement and risk assessment briefings;
- Toolbox talks, including instruction on incident response procedures;
- Key project specific environmental issues briefings.

All managers and supervisors will be briefed on the CMP. Staff operatives and sub-contractors shall be trained and provided with tool box talks on the implementation of the CMP.

Method Statements will be prepared for specific activities prior to the works commencing and will include environmental protection, mitigation measures and emergency preparedness appropriate to the activity covered.

The Construction Manager will review key Method Statements prior to their issue. Method Statement briefings will be given before personnel carry out key activities for the first time.

The CMP will be distributed to the project team, including sub-contractors, to ensure that the environmental requirements are communicated effectively. Key activities and environmentally sensitive operations will also be briefed to staff and Contractors.

Project, client and contractor environmental policies, where available, should be displayed on site.

The client may require that any communication with external parties such as environmental regulators or the public is undertaken through a nominated client representative.

Procedures shall be established to facilitate communication within the construction team and with neighbours.

The site manager shall establish a programme of environmental monitoring if required as part of the Building Contract. This will include monitoring against any consent requirements, objectives and targets.

Pre-construction monitoring shall be considered, in order to set a baseline against which construction effects can be assessed.

Procedures for addressing non-conformance and corrective actions shall be provided. These may include, for example:

- A Non-Conformance Report that will be raised to record any environmental incident and work that has not been carried out in accordance with the CMP or Method Statement;
- A Corrective Action Report that will be raised where a deficiency is identified as a result of monitoring, inspection, surveillance and valid complaints;
- Any actions identified shall nominate an owner to follow through the action to be taken, along with a specified timescale for it to be closed out.

- Considerate Constructor's Scheme (CCS)

The site will be registered with the CCS, and will adhere to their published 'Code of Considerate Practice' throughout the development.

i. Care about Appearance

Constructors should ensure sites appear professional and well managed;

- Ensuring that the external appearance of sites enhances the image of the industry;
- Being organised, clean and tidy;
- Enhancing the appearance of facilities, stored materials, vehicles and plant;
- Raising the image of the workforce by their appearance.

ii. Respect the Community

Constructors should give utmost consideration to their impact on neighbours and the public

- Informing, respecting and showing courtesy to those affected by the work.
- Minimising the impact of deliveries, parking and work on the public highway.
- Contributing to and supporting the local community and economy.
- Working to create a positive and enduring impression, and promoting the Code.

iii. Protect the Environment

Constructors should protect and enhance the environment; identifying, managing and promoting environmental issues.

- Seeking sustainable solutions, and minimising waste, the carbon footprint and resources;
- Minimising the impact of vibration, and air, light and noise pollution;
- Protecting the ecology, the landscape, wildlife, vegetation and water courses.

iv. Secure Everyone's Safety

Constructors should attain the highest levels of safety performance

- Having systems that care for the safety of the public, visitors and the workforce;
- Minimising security risks to neighbours;
- Having initiatives for continuous safety improvement;
- Embedding attitudes and behaviours that enhance safety performance.

v. Value their Workforce

Constructors should provide a supportive and caring working environment

- Providing a workplace where everyone is respected, treated fairly, encouraged and supported;
- Identifying personal development needs and promoting training;
- Caring for the health and wellbeing of the workforce.
- Providing and maintaining high standards of welfare.

The project will be monitored by the CCS's independent monitors at regular intervals, during the project, to assess compliance with the scheme requirements. By following the guidance contained within this CMP, the five key parts that make up the Code will be followed.

4 Roles and responsibilities

Contact details for key site and emergency response personnel with responsibilities relating to the protection of the environment will be kept and publicised in key locations on site.

Key contacts will include:

- Client Project Manager
07798 917 289
- Main Contractor
- Community Liaison Officer
- Fire, Police, Ambulance
Emergency 999
Police non-emergency 101
Local Fire Station
Ambulance service 111
- HSE (for fatal & major injuries – Mon to Fri 8.30am to 5pm)
- National Grid (Electricity Emergency)
- Local Water Company
- Gas (National Gas Emergency Service)
- BT (Openreach)

The following people shall be appointed for this project:

- Construction Manager, responsible for management of the construction phase of the project and has overall responsibility for the environmental performance of the project. Compliance with environmental legislation, consents, objectives, targets and other environmental commitments, including those arising from the Schedule of Significant Environmental Effects.
- Site staff, who shall receive general environmental awareness training, and undertake work in accordance with Method Statement Briefings and toolbox talks. Trained personnel to manage particular tasks such as refuelling plant and equipment, managing the stores, water quality monitoring, implementation of the Site Waste Management Plan (when required) and supervising the segregation and collection of waste.
- Client Project Manager, to ensure that the scheme complies with all the relevant legal requirements, commitments and targets agreed for the scheme.
- Architect, to provide information relevant to construction that may assist the contractor to manage environmental aspects of the scheme.
- Community Liaison Officer, communications with the public and interested parties, outreach and education, where appropriate.

5 Communication and complaints procedure

During the construction phase, internal communication will include regular progress meetings, which should cover:

- Training undertaken;
- Progress reports;
- Inspections, audits and non-conformance;
- Complaints received;
- Visits by external bodies and the outcome or feedback from such visits;
- Objective / target achievement, including reporting on environmental performance.

External communication, including letter drops or meetings, and liaison with statutory authorities will be undertaken by the client to suit the specific requirements of the project works.

They shall also liaise with the Contractors on adjoining or nearby sites to coordinate any matters that arise out of our respective activities.

All general site enquiries and complaints initially are to be directed to the client.

Site staff will be available and a telephone number will be published for use by members of the public wishing to complain, provide other feedback, or make enquiries.

Day to day enquiries and delivery arrangements will be via the main contractor.

6 Demolition sequence and methodology

All complaints or information requests will be logged on-site, fully investigated and reported to the Client Project Manager.

Responses to complaints shall include: investigation and response necessary with an appropriate apology, explanation, mitigation measure, and change in operational method. The complainant will be informed as to what action has been taken. In the event of unusual activities or events, client and other relevant third parties (i.e. statutory and non-statutory bodies) will be notified in advance of the work being carried out. If necessary, the Local Authority shall act as Mediator in relation to any unresolved dispute.

Careful monitoring of complaints received, including recording details of the location of the affected party, time of the disturbance and nature of the noise can assist with managing the works to reduce the likelihood of further complaint.

The local authority environmental health team may also be the first to be contacted by residents affected by noise and will require to be kept apprised of progress, programme and upcoming phases of works that may give rise to disturbance in order that they can respond to complainants.

- Asbestos Containing Materials

A Refurbishment and Demolition asbestos survey must be undertaken prior to any demolition works commencing, and a copy issued to the strip out and demolition contractor. They will have to be ever vigilant however, even when working in areas other than those identified in the report. If suspected asbestos containing materials are found, all work must stop immediately, and everyone removed from the area. Site management must be notified and clear signage erected showing "Possible Asbestos Contamination". A sample will then be sent for testing, and works suspended until the results are clarified. If it is identified, a licensed removal company will be employed for removal.

The key aspects of this plan are:

- Stopping work immediately;
- Following the risk assessment;
- Minimising contamination and exposure;
- Cleaning up the area at the earliest (safe) opportunity.

- Demolition

All works will be undertaken in accordance with BS6187: Code of practice for full and partial demolition.

If required, the necessary Demolition Notice will be issued to the LA Building Control Team, providing the agreed turnaround period in advance of the planned start date, and their consent will be awaited prior to works being scheduled.

The Contractor management team and specialist sub-contractor will carry out an initial survey of the site and structure at Lower Reaps Farm using the information contained in the Health & Safety Plan / Pre-Demolition Surveys as a starting point. This will determine the most effective means of strip out and demolition, and also evaluate the risks involved to both those working on site and also to members of the public.

Where the survey determines the presence of hazardous substances, then a method statement shall be developed to determine avoidance of risk. This statement shall also describe the structure and identify the critical aspects of the demolition work.

A report will also be required to assess any areas of structure weakened by subsidence, corrosion, fire, dry rot, or other means of degradation. Structures will be thoroughly checked to ensure unbalance thrusts do not occur. All walls are to be checked to determine if they are load bearing, and the condition of gables investigated to determine the amount of precautionary and final support that may be required.

A Temporary Works Procedure in accordance with BS5975:2019 will be implemented where the stability of any structure may be in question during demolition.

Demolition shall not proceed until all services are either isolated, diverted or protected from damage. This work also involves the removal of any internal fittings, fixtures and loose finishes. Any remaining soft strip materials will be removed from site progressively to prevent the build-up of combustible products. Waste streams will be segregated into the following categories:

- Wood
- Metal
- Brick / Rubble

Ideally, as much waste as possible will be re-used as fill, minimising handling and transport, however this may not be viable due to suitability and limited fill options. Large crushers will also struggle to access site, however a tracked mini-crusher may be suitable, and could still process up to 45T per hour.

7 Construction activities – risk assessment

Risk assessment of potentially damaging construction activities shall be provided by the Contractor, including:

- Heavy machinery
- General equipment and tools
- Equipment cleaning,
- Chemical and building material storage,
- Waste arisings

- Noise

In respect of heavy plant and machinery, low noise equipment shall be sourced. Monitoring of noise levels, with an indication of proposed noise where possible, shall be carried out in line with environmental objectives.

Hydraulic plant will be favoured over pneumatic. Operatives will be asked to switch off machinery when not in use. Also, idling shall be restricted and engines shut off to reduce noise and emissions. Where possible vehicles will be parked away from the site boundary to mitigate noise impact on neighbours.

Vehicles shall be sourced that limit emissions and are well maintained wherever feasible.

Battery powered equipment and tools shall be used where possible.

Since the site hours of operation are limited, noise generation will be restricted to the daytime and so have least impact on the neighbours.

- Vibration

Vibration is both a health & safety risk and source of nuisance to both construction personnel and site neighbours, and as such reasonable measures will be taken to reduce this at source. The removal of old structures and foundations will be undertaken by excavator, should this require the use of a hydraulic breaker attachment this will be of the low vibration type.

Piling will not be required for the foundations, meaning there is minimal vibration anticipated.

8 Health and safety

Safety is paramount in the construction industry and occupies a large part of the site management daily routine. An approach that enables and recognises openness, transparent communication, mutual trust and sharing of information is key to working well together.

All are encouraged and expected through behaviour and joint training to ensure that staff are motivated individuals and governed by highly visible directors.

Key processes would include developing a hazard and impact assessment to prioritise effort and submit detailed proposals that recognise the specific constraints and challenges of the site.

We will ensure that the project is managed to the requirements of the Health and Safety at Work Act 1974 and the current Construction Design and Management Regulations (CDM) as well as all other regulations that apply to construction activity.

Fire safety is of paramount importance and to that end, the project is built with the minimum of risk to personnel. To ensure this a detailed fire safety plan which will identify and address any potential fire risks in the workplace will be produced. Adequate actions and procedures will be put in place to minimise these risks.

A detailed health and safety plan will be produced using detail from the pre-construction information pack and any investigations and reports accumulated during the detailed design process which will be in place prior to commencement on site. This plan will identify all potential hazards which may be associated with the project which will allow us to plan our works safely and effectively throughout the course of the project.

This ensures that the requirements of CDM regulations are satisfied by all of our supply chain.

We recognise the importance of maintaining a consistent and transparent approach to subcontractor and supplier selection. The support provided by Constructionline ensures that we are inviting suppliers of a similar nature and ethos to work with us, safe in the knowledge they have been vetted for financial viability, equality & diversity, environmental and health and safety competence and performance.

We would write and communicate specific risk assessments and method statements for the works and manage the provision by our sub-contractors. Attendance at site meetings during the construction works is a requirement for all subcontractors. Site managers will ensure that subcontractors provide details of the training they have given to those involved on the project.

Copies of training certificates must be submitted to the Site manager and held on site, available for examination. All subcontractors must hold CSCS with valid copies held on site for inspection.

As the work progresses, we would obtain information from suppliers and sub-contractors to build up the Health and Safety File, finalise the File prior to the end of the works and submit documentation to the client when training and instruction is carried out.

Subcontractor performance is to be monitored and reported at the project progress meetings.

9 Site establishment, services and security

The site is bound by fields and grazing land. Where required Heras fencing will be erected first to secure the site, and protect the surroundings.

Site Setup - Demolition Phase

Given the size of the site, it is expected that temporary welfare facilities will be utilised to provide facilities for personnel working on site during the demolition and site clearance phase.

Site Setup - Construction Phase

It is anticipated that these facilities would continue to be in use when the demolition and site clearance phase is complete and remain in place throughout the duration of the development.

The accommodation will provide a site office, canteen/drying room, meeting room, a toilet block and storage.

Access points will be fenced and gated to protect against accidental or unauthorised access.

Services

It is expected that the existing electricity and water supply will be utilised throughout the project, being relocated if necessary towards the end of the project.

If however, due to unforeseen circumstances, a generator is required it would be located away from the site boundary and would be limited to a single phase 13.5kVA super silent model limited to 61dBa @ 7m with acoustic curtains fitted to the fencing surrounding to reduce noise levels by up to 10%.

It is not anticipated that any construction operations will need to be undertaken outside of the site boundary, except for:

Upgrade or increase in service connections

Any works undertaken outside of the site boundary will be subject to pre-agreed risk assessments and method statements, as well as consultation with the relevant statutory & highways authorities. Any consents required shall be sought in advance of work.

Security

The site will be lit, depending on the season/time the works are being undertaken. These lights will only be operating during working hours. There is not expected to be a need to provide full-time "out of hours" security, however the provision will be reviewed according to perceived risk.

10 Construction vehicles, deliveries, storage

Materials shall be stored within the contractor's site compound unless an alternative location has been agreed, with all necessary protective measures in place, to avoid damage, theft, or contamination. All deliveries will be controlled by the Site Management Team, who will log in and coordinate deliveries so as to minimise the impact on the surrounding area.

Fuels, oils, chemicals and paints especially shall be stored away from drains and the edge of site to prevent them entering waterways. Prior notification must be given to the Contractor by individuals, third parties or sub-contractor of any hazardous substances due to be used on the site, with strict adherence to manufacturers/suppliers' instructions on handling, storage, and use.

Each sub-contractor will maintain a task specific COSHH (Control of Substances Hazardous to Health) Assessment along with material data sheets for such substances. Copies of all such related documents MUST be submitted for approval by the Principal Contractor at least 7 days prior to works commencing, with up to date copies retained in the site offices for inspection and record purposes.

Small tools will be stored in cabins within the contractor's site compound.

Vehicles - Demolition Phase

Demolition waste will be removed by tipper trailers or grab wagons, accessed via Whinney Lane.

Vehicles - Construction Phase

Whenever possible larger bulk materials will be delivered on a "just in time" basis or broken down into smaller deliveries.

An area for crane location and larger deliveries is to be agreed on site. The site management team will coordinate and agree the location where materials will be dropped off and stored.

Loading and unloading will generally be undertaken by lorry mounted cranes (HIAB), or the use of a telehandler (forklift) operated by a fully certified construction operative, briefed in the site restrictions. Specific areas relevant to progress on site will be identified for storage of any materials that are not directly fixed.

Goods vehicle movements during the construction phase will be monitored closely. The management of site logistics is key to the success of the project and will require a member of the team to control and manage movements / deliveries. The development site is sufficiently large to allow delivery vehicles to turn within the site and leave in a forward gear.

If necessary, the site agent will be responsible for communication with the local highway authorities with regards to traffic issues and planned large deliveries to mitigate the impact of the construction phase of the project on local traffic.

It is expected that all major deliveries will be booked in with the management team not less than 24 hours prior to arrival.

Deliveries including the transport of materials, plant, and equipment to the development site shall only take place during the following hours:

8:00 to 16:30 on Monday to Friday
8:00 to 13:00 on Saturdays
No deliveries on Sundays or Public Holidays

Any deliveries outside the above hours cannot be undertaken without prior written approval of the local planning authority.

Delivery vehicles shall not be permitted to wait, queue, or circulate on the public highway when the development site is not open for deliveries.

During the first phase of the construction phase the scope of the construction works is expected to be significant as excavations are required to lay new foundations and steelwork is to be delivered. Whilst we don't anticipate there being an issue with mess on the roads, an appropriate wheel-washing system will be located within the site to remove mud, stones and any other extraneous materials from the wheels of any plant machinery prior to their removal from site.

Periodic inspections shall be carried out of the adjacent highways to the site and where any mud, dirt, debris is seen on the highway then it shall be cleaned up as soon as practicably possible. All inspections of the adjacent highways, together with findings and subsequent actions shall be recorded in a log book and retained on site for the duration of the development and made available for inspection by Local Authority Officer.

If it becomes clear that mud/debris is being deposited on the highway, street sweepers will be employed.

The wheel washing facility might comprise of an industrial diesel power washer connected to the mains supply, e.g. Mattis Electric Start Diesel Pressure Washer 10HP, 3600Psi, 15 LPM. The wheel washing equipment will have a nominated operator who will receive training in its operation and issued with standard operating procedures (SOP) for this type of equipment.

No local traffic management measures for site access are anticipated, but if required will be agreed with the local authority in advance.

There will be limited parking provision for staff on site during the construction phase. It is expected that a local main contractor will be appointed and some staff may live within the local area.

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11 Working hours

Working hours for the development site (including any construction and demolition activity) shall be:

07:30 to 17:00 on Monday to Friday

07:30 to 13:00 on Saturdays

No working on Sundays or Public Holidays

Staff and operatives shall arrive and leave site outside these times but not carry out construction work on site. Managers, consultants and client representatives may carry out inspections and surveys outside these times.

In the case of work required in response to an emergency or which if not completed would be unsafe or harmful to the works, staff, public or local environment, the relevant local authority and those residents affected, will be informed as soon as reasonably practicable of the reasons for, and likely duration of, the works.

Examples of the type of work envisaged includes: where pouring concrete takes longer than planned due to equipment failure or where unexpectedly poor ground conditions, encountered whilst excavating, require immediate stabilisation.



Delivery Route

12 Earthworks and demolitions

During the site clearance, drainage and foundation works, the arisings will be stockpiled for short periods on site and removed at regular intervals to suit programme. Wheel washing will be provided as required for all vehicles during this period. Should there be the need to assist with this; a road sweeper will be employed on a 'call off' arrangement to ensure the surrounding highway is kept clean at all times.

The earthworks for this project are extensive to suit the new internal floors and building design. Any excavated soils will be reused within the confines of the site, so far as practicable. The material that is surplus to requirements shall be carted off site, by the Waste Sub-contractor, where Waste Transfer Notes will record the quantities of Spoil and also its final destination. As an integral part of this work, limited spoil heaps may be formed. Daily inspection records shall be maintained to record weather conditions and weather forecasts to inform the planning of any procurement of equipment or operatives.

- Site Waste Management Plan

The client is aware of the effects that the disposal of waste can have on the environment. As such they will ensure that the contractor responsible for the project has appropriate policies to reduce wastage in all possible areas. One of the key principles of the approach is to make operatives more responsible for waste and waste management. This is embodied in a preference for each sub-contractor to be responsible for supplying their own materials – this ownership results in a significant reduction of unnecessary waste.

Where possible, site waste is to be recycled, reused or reduced. Waste generated on site will be stored so that recyclable items such as metals and timber can be recovered in the most environmentally-friendly way. The following categories will be implemented:

- Clean, untreated timber
- Inert (soils, concrete, blockwork)
- Plasterboard
- Scrap metals
- General non-specific site waste
- Cardboard & paper

Consideration to be given to:-

- Implementation of a 'just-in-time' material delivery system to avoid materials being stockpiled, which increases the risk of their damage and disposal as waste;
- Attention to material quantity requirements to avoid over-ordering and generation of waste materials;
- Segregation of waste at source where practical;
- Re-use and recycling of materials off-site where re-use on-site is not practical (e.g. through use of an off-site waste segregation facility and re-sale for direct re-use or re-processing)

Waste materials must then be carried by an authorised licensed waste carrier, with fully traceable waste transfer notes tracking the journey, whether that be to a recycling centre or for final disposal. Waste transfer documentation is also to be retained on site for record purposes. Supporting documentation shall include:

- Waste carriers licence – for all waste removal contractors
- Waste management licence – for waste transfer stations and final destination
- Controlled waste transfer note – required each time for non-hazardous waste removal
- Hazardous waste consignment notes – required each time for hazardous waste removal

Site waste and rubbish is to be removed from site regularly to avoid hazards, including fire, vermin and slips, trips & falls. The highest level of house-keeping is expected from all contractors, especially around access / egress and emergency escape routes.

The burning of materials or rubbish on site is prohibited.

- Ground Contamination

It is not anticipated that any contamination shall be found. However, due to the possibility of isolated Asbestos Containing Materials (ACM), a suitably trained and competent operative will carry out a watching brief, and stop works to seek further guidance should any suspect materials/groundwater/ground gas be encountered.

The survey information shall be circulated to sub-contractors prior to carrying out earthwork and excavations.

Should any potentially contaminated material be found, the operatives shall stand down and seek guidance and instruction from the client project manager. Any contaminated materials shall be removed in accordance with legislation and local regulations.

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13 Dust suppression measures

Best practicable means of preventing, reducing and minimising dust will be adopted. It is expected that the proposed development will adhere to the recommendations of the Institute of Air Quality Management's (IAQM) guidance during construction. Specifically the latest guidance on dust from construction and demolition.

Prior to work commencing the Main Contractor should prepare a site specific dust management plan outlining the specific measures to be implemented on-site and ensure all on-site staff are aware of their responsibilities.

At this stage it is expected mitigation measures will include:

- Ensure effective water suppression is used during demolition operations;
- Plan the site layout so that machinery and dust causing activities are located away from human and ecological receptors (as far as practical);
- Remove materials that have a potential to produce dust from site as soon as possible. If susceptible materials are to be re-used, store and cover as necessary;
- Ensure adequate water supply on the site for effective dust suppression - making effective use of non-potable water where possible;
- Dust suppression to spoil heaps (if any) to include misting/wetting as appropriate during dry periods;
- Only use cutting, grinding or sawing equipment fitted or in conjunction with suitable dust suppression techniques such as water sprays;
- Use enclosed chutes where necessary and covered skips
- Minimise drop heights from conveyors and other loading/handling equipment
- Carry out regular site inspections to monitor compliance with the dust management plan

As part of the dust management plan there should be a site management log which records any exceptional incidents that lead to dust/air emissions or any dust/air quality complaints. Where there are any incidents, the causes should be identified and appropriate action taken to reduce emissions in a timely manner. All actions to be recorded.

14 Pollution control

A pollution control and contingency plan should be developed to provide details of the measures to be implemented to prevent pollution and the actions to be taken in the event of an environmental incident or emergency.

An 'environmental incident' is defined as any event, activity or condition that causes, or has the potential to cause harm to people, or damage to property or the environment.

'Pollution' is defined as any harmful impact on the local atmospheric, aquatic or land environment caused by release of hazardous or nuisance-causing substances or excessive noise and vibration.

- Pollution Prevention

Potential pollutants from the works include:

- Silt
- Cement and concrete
- Oils and fuels
- Waste materials
- Effluent/waste water from site accommodation
- Dust generated from construction processes
- External lighting

There will be NO external lighting.

Concrete/cement are alkaline and can cause serious pollution. To minimise the risk of run-off entering any watercourse, concrete and cement mixing will be sited at least 10m away from any watercourse and plant cleaned within designated washout areas. Wash water from concrete and cement works will never be discharged into a watercourse.

To minimise the risk of pollution from oils on site, measures are required in relation to their storage, use and disposal.

'Temporary Containment' & 'Spillage Isolation Measures' will be introduced as well as monitoring, by way of mitigation, all as listed below. These Measures will be developed to control site run-off and prevent contamination.

Account will be taken of the Environment Agency Pollution Prevention Guidelines:

- PPG 1 'General guide to the prevention of pollution'
- PPG 5 'Works and maintenance in or near water'
- PPG 6 'Working at construction and demolition sites'
- PPG 18 'Managing fire-water and major spillages'
- PPG 21 'Pollution Incident Response Planning'
- PPG 22 'Dealing with spillages on highways'

- Fuel and Oil Handling

All fuel and oil will be stored in accordance with the Control of Pollution (Oil Storage) (England) Regulations 2001 and they will be handled in such a way that risk of pollution is minimised, this will include:

Fuel and oil storage tanks will comply with the Control of Pollution (Oil Storage) (England) Regulations 2001 and will be locked when not in use.

Storage areas will not be located within 10m of any watercourse or other drainage feature.

Mobile bowsers will be bunded and will comply with the Control of Pollution (Oil Storage) (England) Regulations 2001 and will be locked when not in use.

Drums will be stored in bunded areas with a minimum capacity of 25% of the total volume contained within the bund, or 110% of the largest container, whichever is greater. Drums will be maintained in good condition, fitted with lids and labelled to indicate the contents.

Trained operatives only will carry out refuelling of plant and equipment.

Static combustion engine plant (e.g. compressors, lighting sets) will be integrally bunded or placed on drip trays.

Plant will be regularly checked for leaks and will be regularly maintained.

Spill kits will be provided within close proximity to fuel and oil storage areas and operatives will be trained in their use.

- Maintenance of Plant

Where possible, any maintenance of plant and equipment will be carried out away from any watercourse or drain, with mitigation measures undertaken as best practice, such as leakage tests following maintenance. Appropriate spill kits will be available during all plant maintenance operations and drip trays, to be used to contain any leakage of oil.

Any plant or equipment considered to be a pollution risk will either be repaired or removed from site.

- Concrete Washout

A designated concrete washout area will be provided for washing out concrete delivery lorries, and any concrete pumps and grout lines. This will consist of a small skip lined with an impermeable membrane or similar arrangement.

- Control of Sedimentation

Natural, local materials can present a pollution risk in some contexts, on this project this is not anticipated to be an issue.

- Notification Procedure

Procedures for reporting any spillages, or pollution incidents, in the first instance, to the Site Management Team, shall be set out, for the initial containment actions, by bunding and isolation, of any spillage. Spill kits will be available on site. Monitoring and Risk assessments will be made on the severity of the leakage incident. If circumstances demand more, then a telephone call to the appropriate agencies will be made.

The procedure will include the recording of all incidents in a progress report and providing details to the Clients Project Manager. Contact details for key Site and emergency response personnel with responsibilities relating to the protection of the environment will be kept and publicised in key locations on site.

15 Managing flood risk

As described to the flood risk assessment submitted as part of the planning application, the site is at very low risk of flooding (see right). However, the following points are noted in the unlikely case of flooding.

All managers and staff should be made aware of the health risk associated with contaminated flood water. Water should not be waded through or touched if at all possible.

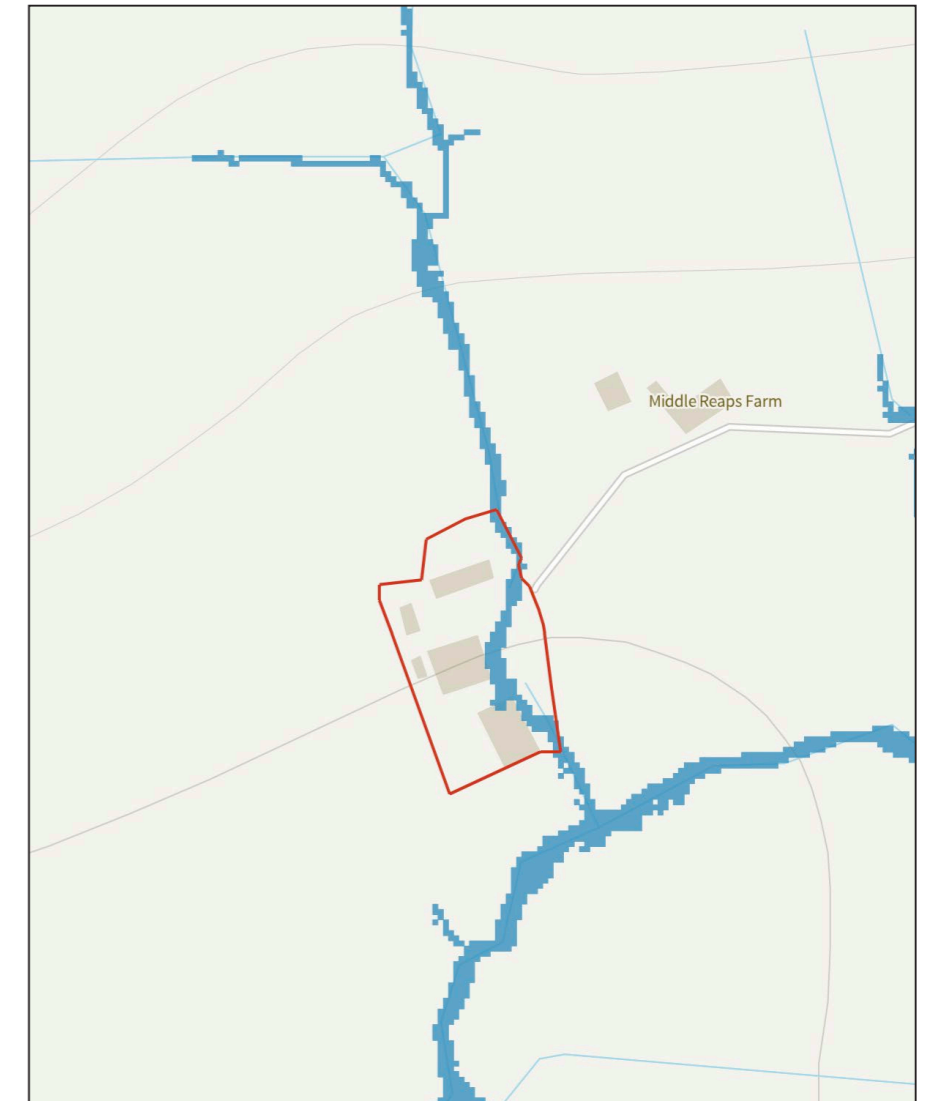
Safety inspections should be carried out by building managers to ensure that there is no dangerous debris or lift manhole covers etc.

Buildings should be inspected to ensure that there is no structural damage. Power should only be reinstated by professional electricians.

Flood water clean-up operations should only be undertaken with suitable personal protective equipment to avoid contact with sewerage and contamination.



Flood risk map



Surface water flood risk map

APPENDIX A

A. Environmental legislation

Primary Legislation (Acts or Orders)

- Clean Air Act 1993
- Control of Pollution Act 1974
- Clean Neighbourhoods and Environment Act 2005
- Climate Change Act 2008
- Energy Act 2013
- Environment Act 1995
- Environmental Protection Act 1990
- Flood and Water Management Act 2010
- Localism Act 2011
- Natural Environment and Rural Communities Act 2006
- Water Act 2014
- Water Resources Act 1991
- Wildlife and Countryside Act 1981

Secondary Legislation (Regulations)

- Building Regulations.
- Conservation of Habitats and Species Regulations.
- Contaminated Land (England) Regulations.
- Control of Asbestos Regulations.
- Control of Noise (Codes of Practice for Construction and Open Sites) (England) Order.
- Control of Substances Hazardous to Health Regulations.
- Controlled Waste Regulations Energy Efficiency (Refrigerators and Freezers) Regulations.
- Energy Performance of Buildings (Certificates and Inspections) (England and Wales) Regulations.
- Energy Related Products Regulations.
- Environmental Permitting (England and Wales) Regulations.
- Environmental Protection (Controls on Ozone-Depleting Substances) Regulations.
- Fluorinated Greenhouse Gas Regulations.
- Hazardous Waste (England and Wales) Regulations.
- Notification of Cooling Towers and Evaporative Condensers Regulations.
- Packaging (Essential Requirements) Regulations.
- Site Waste Management Plan Regulations.
- Town and Country Planning (environmental impact assessment) (England and Wales) Regulations.
- Waste (England and Wales) Regulations.
- Waste Management Licensing Regulations.
- Waste Management (England and Wales) Regulations.
- Volatile Organic Compounds in Paints, Varnishes and Vehicle Refinishing Products Regulations.

British Standards

BS 5228-1:2009+A1:2014 – Noise and Vibration Control on Construction and Open Sites

SITE INDUCTION - Indicative

The following points must be adhered to whilst working on this site.

1. All persons working on site must sign on and off site at all times.
2. All persons working on site (or visiting site) must be made aware of all the site rules and be offered the opportunity to examine the relevant parts of the Construction Phase Plan and Company Health & Safety Policy
3. All persons working on the site will, in addition to this induction, receive the Ecological Toolbox Talk and briefing.
4. All accidents must be reported to the Site Manager as soon as is reasonably practical.
5. Personal protective equipment (PPE) must be worn when required. The PPE must be worn and used correctly.
6. All persons using or operating plant and equipment must be trained in the use of that equipment, the relevant documentation must be made available on request to the site management or their representatives.
7. All persons working on site must only work to agreed method statements, any changes of working procedures must be agreed in writing with the site management.
8. Plant and equipment supplied by the Main Contractor must not be interfered with or any configurations changed without agreement in writing from the site management.
9. Any persons found to be misusing plant and equipment or not complying with the site rules, method statements or safe systems of work will be dismissed from the site immediately.

10. All contractors must clear-up their work areas and dispose of their waste in the appropriate skip for each particular waste stream at the end of the working day or shift.

11. All persons working on site must bring to the attention of the site management any matters that may affect the Health & Safety and Welfare of themselves or others working on the site.

12. In addition to the above the emergency procedures must be read and complied with and clearly displayed within the site office.

13. All personnel will be made aware of areas out of bounds and must remain within the site boundary unless otherwise authorised to do so by the Site Manager / Client.

14. The appointed Manager/Foreman working on behalf of the contractors on site must sign this form prior to commencing work on site.

15. This project is a Considerate Constructors Scheme site. The Code of Considerate Practice must be adhered to at all times.

16. All site operatives are to be aware of the local ecology of this site and any incidents effecting local wildlife must be immediately to be brought to the site manager's attention.

17. Vehicles must be parked at public car parks wherever possible. All any other parking must be carried out in a considerate fashion, and also in accordance with local restrictions with no obstruction of footways or driveways permitted. Yellow and Red card will be used to enforce this requirement.

18. Details of CCS and / or other training to be recorded here

CCS card to be photocopied and held on file.

'I the undersigned agree to work to the conditions laid out above, I understand that as an appointed representative of the named contractor, it is my responsibility to ensure that all persons working for or on behalf of the contractor are aware of the conditions for working on this site'

Your Name (print)

Sign

Company Name

Today's Date

Details of any Illness or injury

Details of medication currently being used

Details of next of Kin Name

Contact Number

Relationship to yourself



Considerate Constructors Scheme Code of Considerate Practice

Organisations registered with the Considerate Constructors Scheme make a commitment to conform to the Code of Considerate Practice. Through consideration to community engagement, the environment and workforce wellbeing they strive to improve the impact of the construction industry and leave a positive legacy through the implementation of best practice. The Code of Considerate Practice defines the fundamental expectations for registration with the Scheme. The Code applies equally to all organisations registered with the Scheme, regardless of size, type or location.

Respect the **Community**

Constructors must manage their impact on their neighbours and the public to support a positive experience, by:

- Ensuring courteous and respectful language and appropriate behaviour in and around the construction activity.
- Providing a safer environment, preventing unnecessary disturbance, and reducing nuisance for the community from their activities.
- Proactively maintaining effective engagement with the community to deliver meaningful positive impacts.

Care for the **Environment**

Constructors must minimise their impact and enhance the natural environment, by:

- Prioritising environmental issues to protect the natural environment and minimising negative impacts.
- Optimising the use of resources, including minimising carbon throughout the value chain.
- Engaging with the community to improve the local environment in a meaningful way.

Value their **Workforce**

Constructors must create a supportive, inclusive, and healthy workplace, by:

- Actively encouraging and supporting an inclusive and diverse workplace.
- Proactively supporting safe working, mental and physical wellbeing at work.
- Providing workplaces that are, well maintained, clean and secure from physical and biological hazards.

For more information, call **0800 783 1423**
www.ccscheme.org.uk   