SG ESTATES
AWARD WINNING HOUSING DEVELOPER

Construction & Environmental Management Plan

For

SG Estates at

Land off Llay New

Road, Rhosrobin

June 2024

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Introduction

The purpose of the Construction Environmental Management Plan (CEMP) is to outline a suitable approach to managing the development works at the land off Llay New Road, Rhosrobin. This document includes specific comment on site establishment, logistics and the process of managing the overall surrounding environment. It will also ensure that the works cause the minimum disruption to the adjacent residential and environmental receptors.

Should any changes be required and the plan amended, this will be done in liaison and accordance with the Local Planning Authority.

The proposals are to enable site staff and third parties to understand the nature of the works and the various construction activities associated with the development. Liaison with the neighbours and interested parties will continue throughout the site's development. Particular attention will be paid to ensure that the neighbours are kept informed of the site progression.

The following environmental issues that require coverage by this CEMP based upon the potential impacts of activities by the developer are as follows:

- Air quality
- Traffic management
- Noise and vibration

Site Location & Description

The development site is located in Rhosrobin, to the north of Wrexham. The site is a parcel of open green land to the immediate east of the B5425 Llay New Road. To the north and east, the site is bounded by cemetery space. To the south, the site is bounded by residential properties located along Churchlea, along with the Wrexham-Chester rail line.

The development comprises the construction of 92 new dwellings, which includes 23 social housing units. The project will include new adoptable drainage, highway infrastructure, and a biodiversity and mitigation area.

Hours of Operation

The following hours of operation are proposed for the construction works:

Monday to Friday – 7.30 - 18:00 hours. Saturdays
– 08:00 - 14:00 hours
Sundays and Public Holidays – Site closed

The programme for the scheme from commencement is 260 weeks, with a planned completion of January 2030.

It should be noted that occasionally vehicles may turn up prior to the start time noted above, we will do our utmost to manage this by clear communication to the supply chain that the hours are to be adhered to.

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Summary of Works

Commencement of works on site will be carried out as follows:

- Initial site enabling works, including the construction of a new four-arm roundabout replacing the existing three arm priority controlled T junction of Rhosrobin Road with the B5425 Llay New Road.
- Site mobilisation works and infrastructure first approach. The roads and sewers will be constructed and service mains taken around site and the P.O.S areas and site entrance formed.
- The plots will then be constructed, working from the site entrance into the site.

Site welfare facilities

The site set up will be positioned in the Northwest of the main development, behind plots 86-90. The site first aid point will be positioned in the site office. The site welfare facilities will comprise stacked units with the site offices and meeting room above site canteens/drying room block with a separate toilet block. Upper units will be accessed via a purpose made staircase unit. The fire muster point will be located near the site compound to the rear of Plot 86.

Fencing & site parking

The site perimeter is surrounded with existing hedgerows to the north, east and western boundaries . The south of the site is bounded by residential properties located along Churchlea. The site frontage at the entrance junction will have a solid hoarding installed and painted in SG Estates livery together with some advertising and health & safety information. The scheme stack sign is located in the northwest of the site and is visible from Llay New Road. Any areas of the remaining boundaries whereby the boundary fence is either non-existent or of insufficient security then Heras style fencing will be installed.

Vehicular access will be via the main site entrance once the new four arm roundabout is constructed, along with a second entrance off Plas Acton Road. Onsite parking will be available in the compound set up, and tarmacked driveways within the development once constructed. The new showhome and sales area will be situated in the vicinity of plots 86-92, again accessed via the new site entrance.

Traffic management

Access to the site will be from Llay New Road and Plas Acton Road.

It is our policy to adopt an infrastructure first approach, which will mean installation of the new road and drainage first to get this to base course tarmac prior to any main deliveries being brought into the site.

All of our supply chain will be notified that deliveries, where possible are to occur during none ‘rush hour’ times. They will be supplied with a map in order to give them the delivery route into the scheme.

Local supply chain will be used where possible in order to reduce the site carbon footprint and materials will be ordered in bulk to reduce the amount of deliveries to the site. Van sharing will be implemented in order to reduce traffic to the scheme.

The traffic management plan will be developed with all contractors engaged on site which will be displayed in the site office and confirmed to all operatives at the time of their induction.
The traffic management plan will ensure that all vehicles entering and leaving the site do so in a forward motion. There will also be a traffic barrier erected at the site entrance, which will control traffic movements in and out of the site.

We will have to implement traffic management measures when the site entrance is being formed early in the scheme. This will be undertaken in accordance with Highway Regulations, with appropriate traffic management and all necessary permits in place prior to the works being carried out and any local neighbours will be kept well informed accordingly. We intend to undertake these works as part of the mobilisation works in order to minimise disruption to the community when the traffic increases as the scheme develops.

Loading, unloading and storage of plant and materials

The new site drainage and road will be installed as one of the first site operations to facilitate access onto site for deliveries of plant and materials.

The loading or unloading of materials or plant will be carried out on site so as not to block any access on the entrance area road.

Storage of materials on site will generally be at the plot where the materials are required, with a dedicated brick store located in the compound area behind plots 86-90. Distribution of materials on site from the designated storage areas will be by forklift truck. It is intended to use the drives to the front of the plots for material storage. J u st in time management will be utilised to ensure material control is optimal and waste is reduced, also with utilisation of modern methods of construction, there will be less vehicle movements required around site.

Control of trackout from site

The road & sewers will be installed as the first action on the project to create the tarmac hard standings from which the project will be constructed. In doing this, any spoil that is removed from site can be done cleanly on hard standings and will prevent the risk of track out on to the local road network.

During the construction of the scheme, we will employ the use of a road sweeping attachment to the forklift on site. As required the on-site road will be scraped off by the excavators and the road brushed to keep the traffic route through the site clean. This again will reduce the risk of track out on to the local road network.

We also encourage van sharing for our supply chain in order to reduce our carbon footprint, which will also assist with keeping the roads clean. However during the initial stages the roads will be closely monitored by the Site Manager and road sweepers will be used as a back up to ensure that the main access road to the site and surrounding roads are kept clean. During the early stages of site strip and reduced level, there will be a road sweeper in attendance when excavated material is being removed from site to ensure that the local roads stay clean.

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Noise and dust suppression

In respect of noise all plant, tools & equipment shall be regularly maintained to ensure that they are working to their best efficiency in terms of performance and noise outputs. Should an operation prove to become noisy to a point unavoidably above acceptable levels as noted in the Construction, Design and Management Regulations 2015, then protection in the form of baffles will be introduced to protect members of the public and nearby workers and personal protective equipment for the plant operators will be introduced to reduce noise to an acceptable level. The Site Manager will be responsible for monitoring noise levels on site and implementing the mitigation measures if and when required.

In the event of a complaint regarding noise or indeed any other matter relating to the site, there will be adequate placement of contact details for our head office and also an open door policy for the site. All complaints will be taken very seriously and dealt with accordingly. All comments and suggestions from the local community will be logged and closed out at the earliest opportunity, with action taken being communicated via our quarterly newsletter. We will also communicate the progress and any key activities being undertaken via the newsletter, which will also have the Site Manager and the company contact details included for reference.

Noise Risk Assessment

Activity / Element producing noise	Receptor	Control Measures	Responsibility	Residual Risk
Excavators & heavy plant	Neighbouring properties & passing pedestrians	All plant is to be in good working order and checked daily	Plant operator will log all checks in plant inspection book on site.	Medium
		If noise is a continual problem then acoustic baffles will be considered to surround machines. Work within stated working times	Site Manager will monitor the noise on site.	
Site Staff	Neighbouring properties & pedestrians	Induction given to all site users will include respecting neighbours and keeping noise levels down.	Site Manager	Low

Hand held plant	Neighbouring properties and pedestrians	All plant will be checked before use and be in good working order. Any cutting on site will be reduced to a minimum i.e. materials cut off site and standardised sizes to be used. Works will be undertaken in normal working hours Cutting undertaken indoors with appropriate extraction equipment	Plant operative and Site Manager	Low
Generator for cabins	Neighbouring properties and pedestrians	It is anticipated that the temporary services will be connected and in place by the time the cabins arrive,	Site Manager	Low

		negating the need for a generator. The generator (if required) will only be operational in stated working hours and will be a silent type.		

Dust

In line with IAQM guidance SG Estates will further mitigate dust on the scheme by addressing the dust producing activities in the manner as described in the accompanying Dust Management Scheme produced by Redmore, reference Table 13 Fugitive Dust Emission Mitigation Measure, 4.1 Mitigation Measures.

Material management

The site's surrounding areas will be checked regularly for any build up of litter and a litter pick undertaken where necessary to maintain the cleanliness of the site. Materials will be stored neatly on site in the materials compound and on the drives of each plot when being constructed. The site will operate just in time management in order to ensure materials are not overordered and that stock levels are optimal.

When there is risk of high winds, which is checked regularly by the Site Manager, efforts will be made in order to secure materials to reduce the risk of materials blowing around the site and potentially to the surrounding areas.

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