WRIGHT WAY
CONSTRUCTION & JOINERY LTD

CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN

Project Name: 58a Hope Street Phase 2

Project Address: 58a Hope Street, Wrexham, LL11 1BE

Client: JR&Margo Ltd

Plan prepared by: **Paul Wright**

Date prepared: 4 September 2024

Revision Log:

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1. INTRODUCTION

This Construction Environment Management Plan (CEMP) has been prepared to ensure the minimising of disruption to the locality of the business district area of Hope Street in Wrexham and members of the public and the public highway during construction, minimising any environmental impacts, in the interest of highway safety and amenity all in accordance with Policy DM1 of the Wrexham Local Development Plan.

The purpose of this document is to outline how the Principal Contractor will manage and where practical minimize the impact of the development's construction upon the site and its surroundings. This is to ensure that the activities of Principal Contractor comply with its Environmental and Sustainability policies and targets, current legislation, Regulations and ISO-14001.

The Client is committed to achieving high environmental standards and working closely with the local community and other stakeholder throughout the development period.

2. SITE DESCRIPTION AND MANAGEMENT

The Site manager is responsible for the implementation of the plan and the day to day operations on the site.
The site manager will liaise with all relevant parties likely to be affected by the proposed works and deal with coordination of the works and any complaints.

Site inductions will be carried out by the Principal Contractors Site Manager prior to any sub-contractor/operative commencing work on site. This will be recorded in the Site Managers register.

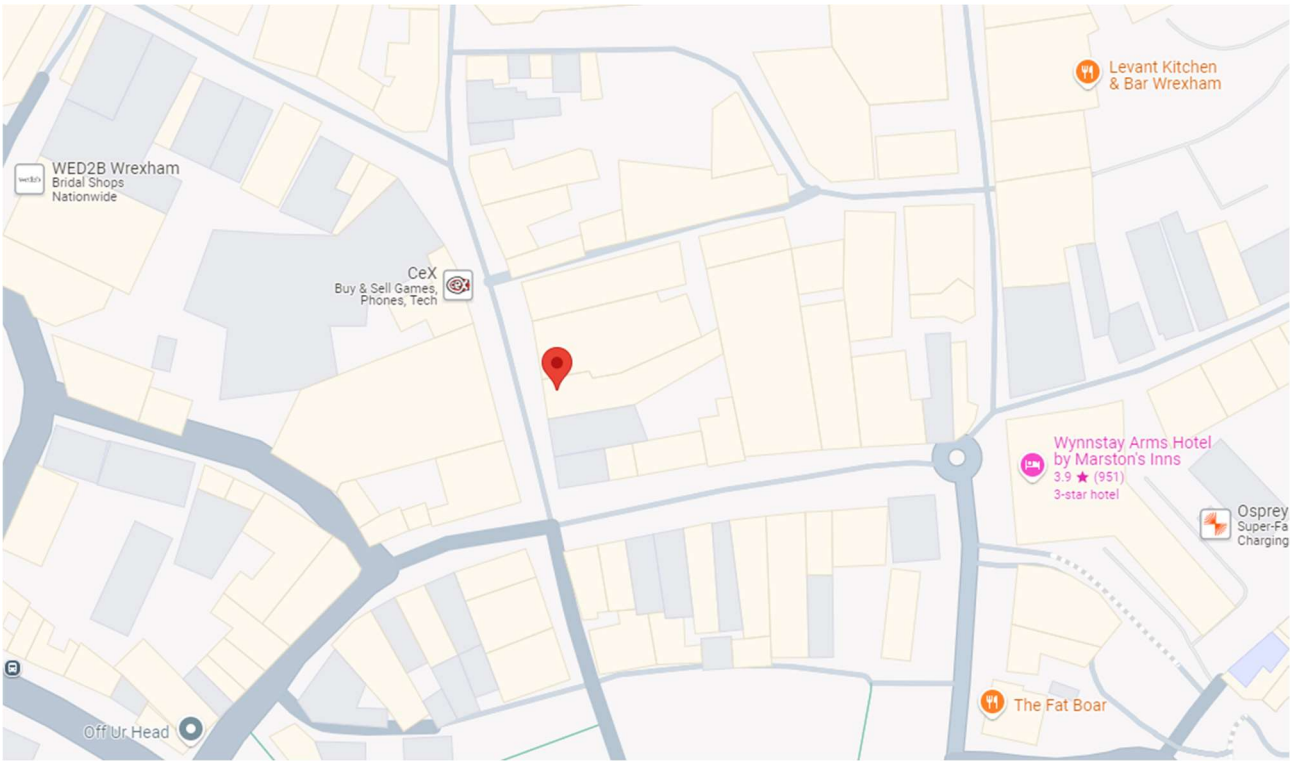
Visitors must also be inducted prior to viewing works on site. A daily time log of all visitors and contractors to and from site will be maintained.
All visitors and contractors will wear appropriate personal protective equipment. The minimum requirement for PPE on the site is safety boots, hard hat, hi-viz vest and gloves. Appropriate PPE must be worn for site specific tasks as outlined in the sub-contractor RAMS.
Site security procedures will be explained at the site induction, locked gates, car parking, pedestrian walkways, securing the site at the end of the working day.
The site will be enclosed by Heras fencing, double clipped and braced. Separate vehicle and pedestrian gates are in use. All site material and plant are to be stored within the site fencing.

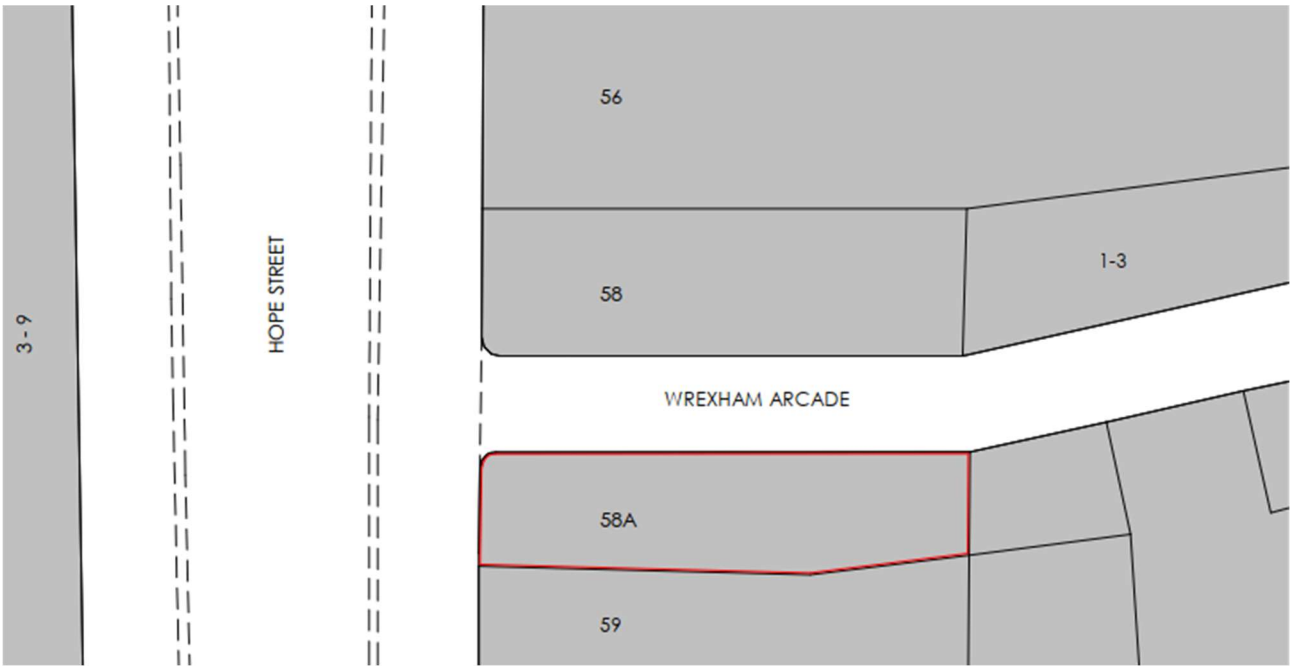
A site board will be displayed at the main entrance to the site. With contact details for the site manager and outlining the works in progress.

The Construction management plan is reviewed at the fortnightly internal review meetings.

The Contract Manager has overall responsibility for the CEMP and will review the plan and works on site If it found the plan is not working correctly or being adhered to, the plan will be updated and tool box talks will be held on site. The revised plan will then be reissued by the Author in association with the Contract Manager.

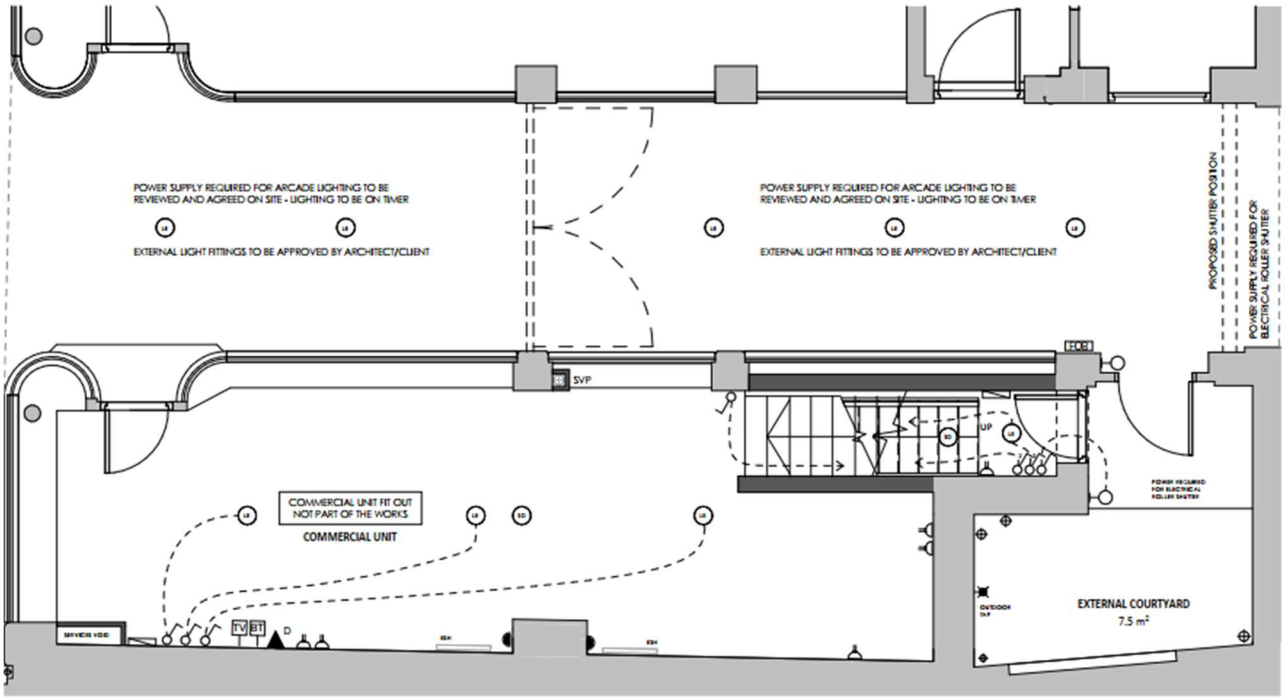
SITE LOCATION PLAN



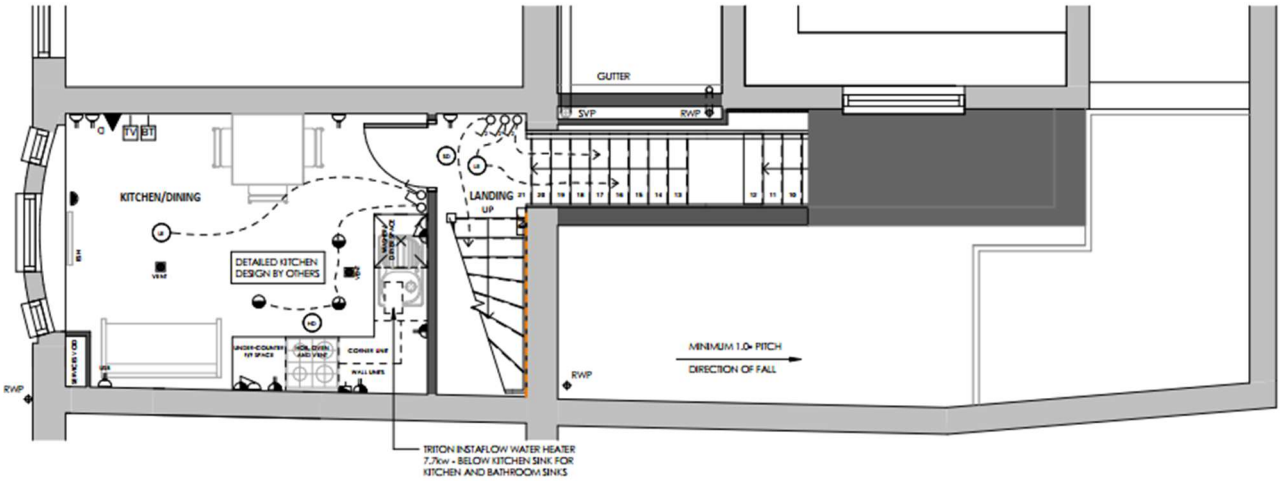


3. THE PROPOSED DEVELOPMENT

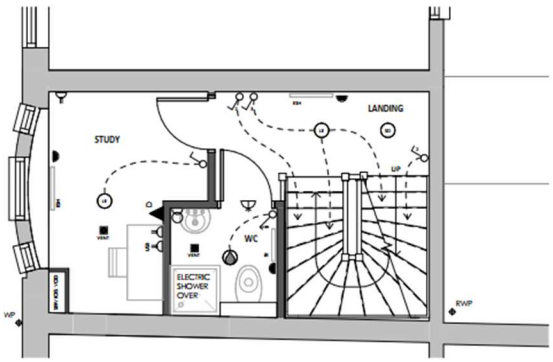
Ground Floor

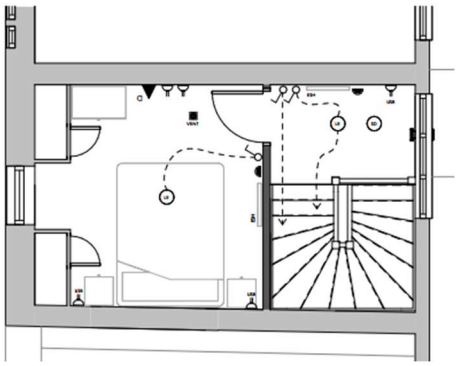


First Floor



Second Floor & Third Floor





The site is roughly rectangular in shape, approximately 50m^2 in footprint area and is accessed directly off Hope Street.

The site comprises a 1900s 4 storey plus basement commercial unit. To the North Boundary is a walk through arcade & South Boundary adjoins 59 Hop Street. The West Boundary fronts Hope Street and the East Boundary is the arcade of shops

This project is to refurbish the interior of the property at basement and ground floor levels and convert the upper floors into residential accommodation.

4. DURATION OF PROJECT AND WORKING HOURS

Commence on site – September 2024

Completion of works - February 2024

Working Hours (Disruptive Works) 7.30am to 6.00pm Monday to Friday, 8.00am to 1.00pm on Saturday

5. SECURITY AND STORAGE

The site is an existing building with defensible perimeter and so this will be the site security boundary.

Storage to be within designated zone within site compound.

6. PROJECT SPECIFIC ENVIRONMENTAL REQUIREMENTS

Due to the Urban nature of the business district setting there are not expected to be any specific environmental requirements due to;

Lack of trees
Lack of Scrub and vegetation areas
Lack of Wildlife habitat in the vicinity

7. MANAGING IMPACTS OF CONSTRUCTION ACTIVITY

7.1 Construction Traffic Management

Prior to commencement of work on site a Traffic Management Plan will be compiled, specifying delivery procedures and times. The approved plan will be implemented throughout the duration of the construction works.

No vehicles will be parked on or around the site due to the restrictive nature of the site layout, labour and tools will park away from site and travel in on foot however materials deliveries will be required to access the site and surrounding areas.

Prior to the commencement of work, a dilapidation survey of the public roads adjoining the site shall be jointly undertaken with the Employers' representatives.

Vehicular access to the site will be guided by signage. An appointed person must supervise all large deliveries and any operations involving the reversing of vehicles. Speed restriction will be imposed and suitable warning signage posted at site entrance. All deliveries and reversing of vehicles will be supervised by a qualified banksman.

All contractors parking is to be on site within the area allocated for development. There will be no parking of contractor's staff or deliveries on neighbouring streets.

Deliveries will be limited to early mornings to avoid commercial activity in the area.

Traffic restrictions affecting waiting and delivery times:

An appointed banksman must supervise all large deliveries and any operations involving the reversing of vehicles.

7.2 Noise and Vibration

All noise generated during the site preparation, groundwork and construction phases and associated ancillary operations of the use hereby permitted shall meet the following criteria:

Location		**Maximum Limit**	**Time period**
Boundaries		70 dBA	A continuous period of up to 35 weeks, in any calendar year, without prior written approval of the local planning authority.
Boundaries		Not exceeding background noise levels	Before 07.30 and after 1800 Monday to Friday Before 0800 and after 1300 on Saturdays At all times on Sundays and Bank Holidays

These will be the benchmark from which contractors are to apply the prescribed noise levels.

In addition, the site will comply with the working hours 7.30am to 6.00pm Monday to Friday, 8.00am to 1.00pm on Saturday and the following:
All works are to be undertaken within this time period, no out of hour working has been envisaged at this time.

- All statutory or other identified noise control limits.
- All management and supervisors will be issued with communication radios if felt necessary to prevent the need to shout instructions on site.
- Where necessary, plant and equipment will be silenced, screened and/or enclosed in accordance with the guidance of British Standard 5228, and particularly noisy activities will be shielded by the erection of hoardings and screening.
- All vehicles will be off loaded with the confines of the site.

7.3 Air Quality

The location of the site and the planned construction activities do not give rise to a serious risk to air quality. However, contractors will be expected to take measures to minimise the presence of air borne dust during construction.

In addition, the following measures are to be taken:

- Design controls are to be implemented for construction equipment and vehicles, and appropriately designed vehicles are to be used for materials handling. All site plant is to be regularly service and maintained and fitted with the appropriate filters. Electric tools are to be used whenever possible. A plant log will be maintained on site, listing all NRMM. Photographs of the engine plates will be kept on file on site.

- The site is to be regularly inspected and site boundaries checked for dust deposits and removed as necessary. In addition, local roads are to be checked and cleaned as necessary.

- There is to be no burning of materials on site

- Water suppression is to be used in dry conditions to reduce dust.

7.4 Visual Impact

See Planning Drawings

7.5 Ecology and Protection of Trees

There are not areas of ecological value or presence of protected species within in the site and immediate surroundings

7.6 Protection of Water Resources and Unnecessary Ground Soil Contamination

There are no water courses in close proximity to the site

(a) *Deliveries*

Special care is to be taken during deliveries, especially when fuels and hazardous materials are being handled. All deliveries are to be supervised by a responsible person so that storage tanks levels are checked before delivery to prevent over filling and that the product is delivered to the correct tank. Contingency plans are to be agreed and suitable materials available to deal with any incident that occurs (spill kits etc.). All employees are to be briefed on the actions that are required in the event of a spillage.

(b) *Security and Storage*

Refer to section 5.

(c) *Silt*

Not applicable

(d) *Excavations*

No excavations form part of the proposed works

Spoil Heaps

No excavations form part of the proposed works

(e) *Plant and wheel washing*

No heavy plant will be on site due to the constraints of the site and so this is not applicable

(f) *Site Roads*

No site roads form part of the proposed works as all works are internal to the existing building

(g) *Dealing with Silty water*

There are no planned discharges off the site that will require prior approval with the appropriate authorities.

(h) *Refuelling*

The risk of spilling of fuel is at its greatest during the refuelling of plant. Mobile plant is to be refuelled in a designated area, preferably on an impermeable surface away from drains and water courses. A spill kit is to be available in this location. Hoses and valves are to be checked regularly for signs of wear and tear and be turned off and securely locked when not in use. Diesel pumps and similar equipment are to be placed on drip trays to collect minor spillages. These should be checked regularly and any accumulated oil removed for disposal.

(i) Concrete

Whilst concrete us is of a minimal due to the building being existing all precautions will be taken as concrete is highly alkaline and corrosive and can have a serious impact on watercourses. It is essential to take particular care with all works involving concrete and cement. Suitable provision is to be made for the washing out of concrete mixing plant or ready-mix lorries so that the washings do not flow into any drain or watercourse or seep underground.

In the event of a spillage on site, the material must be contained (using an absorbent material such as sand or soil or commercially available booms). All spillages are to be reported to Ashe who will inform the Environmental Agency

7.7 Waste

A Site Waste Management Plan (SWMP) is to be provided by the contractor that includes the following:

1. Organisational responsibility for the preparation and implementation of the plan.
2. The types and quantity of waste anticipated.
3. The measures that will be used to monitor delivery of the plan.
4. The available options for the waste management and preferences.
5. The waste disposal and contractors that are proposed. All sites must be approved by the appropriate Waste Regulation Authority.
6. Identify how hazardous and non-hazardous waste is disposed.
7. Include how the necessary familiarisation and training to make the plan effective is going to be implemented.
8. The measures to be used to ensure the efficient use of materials and minimise the production of waste and its handling.
9. The means of monitoring how much and what types of waste are produced.
10. The review process that monitors performance against targets and implements improvement actions where appropriate. The review period is every 3 months.
11. An Asbestos survey will be carried out prior to commencement of works and any requirements set out by its findings will be adhered to.

The objectives of the plan are to deliver the following:

- To minimise the creation of waste wherever possible.
- To remove rubbish, debris surplus material and spoil regularly and keep the site clean and tidy.

- To ensure the waste disposal is managed in a controlled way.
- To ensure that surplus material in minimised and any non-usable surplus is recycled.
- To provide all necessary waste transfer documentation.

7.8 Contaminated Land

The site is a low risk of ground contamination. Notwithstanding the low risk of ground contamination, the site will be continually monitored and reported should any contamination become evident during construction activities.

7.9 Protection of Existing Services

Subcontractors and employees will be made aware of any known services, CAT scan of routes will be carried out and hand excavation made to expose the location of services. Service routes will then be marked prior to mechanical excavation being commenced.

7.10 Community Responsibility and Site Management

The Contractor is to liaise with local residents and businesses, so that any concerns they might have can be aired and resolved.

The site management carry out regular Environmental audits. In addition, site management will carry out the following;

- At the end of each working day the site manager will ensure that the site is checked and secured.
- All Permits for hot works must closed out to ensure the works ceased at least one hour before the end of the normal working day and the area monitored, no risk of fire.
- All ladders are to be secured or removed from the work place to remove access to scaffold and high levels.
- All plant is to be switched off, keys removed and plant secured.
- All hand tools to be removed from the work place and locked in the site stores.
- Heras fencing is to be checked to ensure all fixed and braced correctly and the site boundary is secure.
- All materials on site are to be stored safely and tied down as necessary.
- All generators and mains power to be isolated.
- All mast and task lighting is only to be used in the current work areas. All lighting will be switched off when not in use and isolated at the end of each working day. The site

security lighting will be on sensors to allow safe egress and ingress for the site operatives.

- All welfare is to be checked and locked.
- The site is to be checked to ensure all personnel have signed out and left site and the main gates are to be locked.
- Emergency contact details (site manager) are to be displayed at the main entrance to the site.

8. MATERIAL PROCUREMENTS

The specification and procurement of materials looks at the suitability for purpose (technical specification and aesthetic criteria) and cost. The following will apply.

8.1 Timber Products

Only FSC or PEFC timber and composite timber products are permitted for use within buildings and for temporary works.

Certificates of compliance must be obtained from the supplier. Full traceability and audits are mandatory requirements.

Suppliers must be able to produce documentation to demonstrate compliance.

8.2 Coatings, Paints and Finishes

Coating materials, paints and lacquers must not contain cadmium, lead, chrome or mercury pigments, isothiazolione or formaldehyde or formaldehyde-derived products.

No materials containing any of the above lists may be used. Where no alternative is available a full justification must be produced and agreement in writing obtained before the material can be used on site.

Where a material is found on site containing the banned substances without prior written permission it will be removed at the supplier's cost.

8.3 Bonding, Filler, Adhesives and Glues

Both site-assembled and supplier assembled products must meet the following specification:

Bonding agents, glues and adhesives must contain no more than 2% organic solvents and no more than 40g/m2 white inorganic pigments with opacity of 98% in accordance with ISO 6504/1

8.4 CFC's, HCFC's, HFC and HC

Insulating materials, blown foams must not contain CFC's. This will include rigid and flexible foamed materials.

Only insulation with a GWP (Global Warming Potential) of less than 5 will be permitted in the Mechanical and Electrical services.

No materials containing any substances stated above or contained in the prescribed list of substances in the specification may be used. Where no alternative is available a full justification must be produced and agreement in writing obtained before the material can be used on site.

END OF REPORT

Appendices Attached Below

9. APPENDICES

None at this time