

Construction Environmental Management Plan (CEMP)

Rock Cottage

Reference P170952/F

1. Introduction

The purpose of a construction environmental management plan is to outline how a construction project will avoid, minimise or mitigate effects on the environment and surrounding area. This CEMP details management measures to minimise environmental impact from the construction phase of the development at Rock Cottage Carey.

This document is required as part of the conditions associated with planning application P170952/F granted by Herefordshire council on the 18th of August 2017. Comments from the planning department at this point are included below.

With such close and direct hydrological connections to the River Wye (SAC/SSSI) a basic Construction Environmental Management Plan (CEMP) should be required as a Condition. This CEMP should include tree protection as well as risk avoidance and working methods covering potential 'significant effect' such as ecology (e.g. potential presence of protected species such as otters and other mammals on the construction site), pollution and contamination incidents during construction related to noise, light, aquatic/liquid, and dust/materials.

Reason: To ensure that all species are protected and habitats enhanced having regard to the Wildlife and Countryside Act 1981 (as amended), the Conservation (Natural Habitats, &c) Regulations 1994 (as amended) and Policy LD2 of the Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework, NERC 2006

This document has been developed to avoid, minimise and prevent the occurrence of any negative construction effects on the environment and surrounding community. For the purposes of this document, the working area is defined as any area where there will be a requirement for temporary or permanent works to facilitate the construction of the development. This includes areas required for access, temporary construction and temporary storage areas.

2. Scope of Work

Location

The full address of the applicant's property is, Rock Cottage, Carey, Herefordshire HR2 6NG. The site is based on level ground which gently slopes off towards the river Wye which is situated around ¾ of a km away. The site lies within the hamlet of Carey. The northern boundary of the site frontage borders a road and is formed by a drystone wall incorporating a setback set of gates where access to the site is provided. The property is bordered on the North Eastern boundary by a small brook which does at times have the potential to flood into the garden in times of extreme rainfall.

The site is situated in open countryside, but the immediate area around the property is the hamlet of Carey which includes a small number of domestic residential properties and the 'Cottage of Content' public house. The site resides within the Wye Valley Area of Outstanding Natural Beauty.

A Description of the Works

Change of use of part of field to residential curtilage associated with Rock Cottage, erection of an outbuilding for use as a games room and another outbuilding as a Car Port/Office. Retrospective planning for residential greenhouse and chicken shed.

https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=170952&search=hr2%206ng

The two buildings to be erected are all of wooden construction with a natural stone plinth being used by the car port. The play house incorporates a wooden shingle roof whereas the car port will have a slate roof. At construction time for the car port the existing blue storage shed will be removed from site.

Construction Programme

The construction of the playhouse will begin once all conditions defined in the planning decision are mitigated. It is planned to finish construction of the wooden play house during the first quarter of 2018. Work on the Car Port will begin in Early 2019 completing later in the year.

Working hour's onsite will be kept within normal daytime working hours to respect local residents.

Objectives and Targets

Environmental objectives for the construction phase include:

1. *Protection of Existing Environmental Features - Successful Tree Protection*
2. *Zero pollution incidents - noise, light, aquatic/liquid, and dust/materials*
3. *Minimise waste sent to landfill*
4. *Minimise disruption to residents*
5. *Protect local Nature Conservation/Ecology*

1. Protection of Existing Environmental Features - Successful Tree Protection

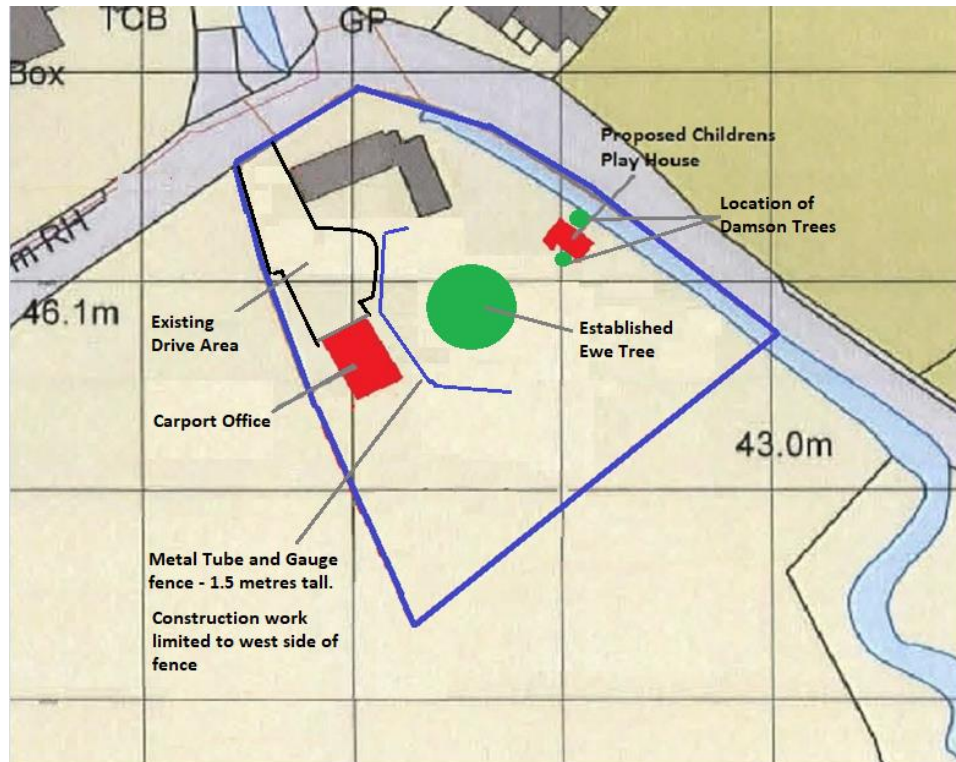
Existing trees and hedges are to be protected and retained.

The construction phase of the playhouse will involve no plant or heavy machinery it is a very small scale development akin to building a garden shed. There are no ground works with this development and the building itself causes minimal risk to root due to its limited weight. All materials will be stored on the drive and moved by hand onto the site location when required to prevent damage to tree roots/structure. No Concrete/Cement will be used in this phase of construction and all materials involved in the build are considered non-harmful. It is hoped that by working in this manner care will be taken to ensure that any hedging or small trees within the proximity of the play house will not be unduly affected by the build. The design of the playhouse itself has been completed so as to work with the location of the two Damson trees to ensure there future within the garden.

Appropriate fencing will be established prior to the start of the construction of the Car Port phase of the build - Constructed from heavy gauge galvanized tube and welded mesh infill. The panels shall stand on rubber or concrete feet. No fittings for the fence will be attached to any tree/hedge.

The fencing will be of sufficient durability to be in place for the duration of this phase of the works and will prevent any heavy machinery used in the build from crushing tree roots or damaging tree limbs. The area protected by the fencing will be offset from the center of the tree and will follow the existing drive boundary and foundation for existing shed. The area to the east of the fence will be referred to as the Tree Protection Zone.

No concrete and cement used in the build will be stored within the tree protection zone and will instead be stored adjacent to the boundary wall of the property near the drive. Concrete is highly alkaline and corrosive and can have a serious impact on watercourses. Extra care will be taken when working with concrete and cement. Suitable provision is to be made for the washing out of concrete mixing plant so that 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). No burning of materials will be allowed within the tree protection zone.



2. Zero pollution incidents - noise, light, aquatic/liquid, and dust/materials.

It is worth noting that this development is of a small scale using mainly timber as a building material which in itself is not harmful to the environment, having mentioned that thought the following strategies will be used to prevent pollution incidents.

The use of heavy machinery onsite will be limited to the initial construction of a basic foundation for the Car Port, which will be built using a small digger. Any noise involved in the construction above normal background levels will be limited to between 0800 and 1800 Monday to Friday. No explosives are to be used on site.

It is not anticipated that harmful liquids will need to be delivered/used on site during the development aside from ready mix concrete during the creation of the car port basic foundation. . 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).

At a point in the development also the oil tank used for the main residential building will need to be relocated. The tank itself is in good condition and is a bunded tank located at the border of the property near the planned carport, the furthest point from the bordering brook. The tank will be as empty as possible during the move, but if a leak was to occur the following actions will be completed.

- Stop the leak or spill at the source immediately
- Prevent spilled oil from spreading and in particular prevent it from getting into drains and watercourses. Use dry sand, a spill kit or other absorbent material
- Children and animals will be kept away from the leak
- Depending upon size of leak, local council may be contacted for contaminated land advice

The location of the site and the planned construction activities do not give rise to a serious risk to air quality. No major earth works are required as part of this construction project, so dust from this work should be kept to a minimum. Every effort will be taken to ensure that the site is kept in a clean and tidy state, with no waste will be burnt on site.

Although the play house borders the brook which runs at the side of the property no harmful materials such as cement/concrete are planned in its construction. The location of the Car port is over 40 metres from the brook and materials for the construction phase of the development will be stored on the drive which is at a similar distance to the brook.

3. Minimise waste sent to landfill.

It is worth noting that this is a very small scale development but in order to minimise the waste sent to landfill the following methods will be used.

- 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 that surplus material is minimised and any non-usable surplus is recycled

4. Minimise disruption to residents

The use of heavy machinery onsite will be limited to the initial construction of a basic foundation for the Car Port – which should take no longer than 2 days. Any noise involved in the construction above normal background levels will be limited to between 0800 and 1800 Monday to Friday.

Deliveries onsite will also be only arranged to fall within normal daytime working hours. Care Will be taken when unloading vehicles to minimise noise. The construction phases are limited in length and will involve small numbers of workers limiting impact on neighbours within the vicinity.

5. Protect local Nature Conservation/Ecology.

Nesting Birds:

All site clearance works would be undertaken outside bird nesting season (March to August inclusive), or alternatively measures would be taken to prevent birds nesting within the construction footprint between March and August.

Otters:

In 'Otters: surveys and mitigation for development projects' - Published 6 October 2014

<https://www.gov.uk/guidance/otters-protection-surveys-and-licences#decide-if-you-need-to-survey>

The following points need to be considered during the implementation of the work include:

- habitat loss or degradation in or near water bodies
- habitats being cut off and becoming fragmented
- holts and resting places being removed
- disturbance to resting and feeding places
- disturbing their usual routes, e.g. road bridge or culvert works forcing otters to use roads or bridges that might mean it's more likely that otters will be killed or injured on the road
- changes to water quality which could also affect food sources

Whilst the planned work with the playhouse is within 3 metres of the boundary of the brook which border the property, the site is currently an area of lawned garden which is not suited to otter habitation. No changes to the watercourse or bank of the brook are planned.

The document also specifies avoidance techniques which aim to avoid negative effects, which may include avoiding:

- Work on or near the water body and known otter habitat – *the work for the playhouse will be over 3 metres from the water body and of light construction techniques. There have been no reported sightings in the area of otters in the immediate area of the development.*
- Disturbance effects, e.g. by leaving a buffer zone along a river – *work on the playhouse will be kept at least 2 metres from the edge of the brook.*
- Night works – *no night works will occur.*

All sensible precautions will be taken to avoid disturbance of Otter in the wild. If visible signs of Otters are encountered during the build then otter-proof fences will be used to stop otters getting

into the development site will be used for their protection. The bank and watercourse of the brook will not be affected in any manner by this development.

Bats

No bat roosts have been identified at the site or are likely to be affected by the proposed development works should this CEMP be adhered to. To prevent any risk to foraging bats, no artificial lighting will be used during the evening to facilitate work.