



A. & H. Construction & Developments PLC

Building and Civil Engineering Contractors

Construction Environmental Management Plan New Waitrose Store Southam Road Banbury

On behalf of

Barwood Capital and Mondelez International

This document has been prepared for the purpose of discharging planning condition No.20, as imposed on planning permission (Cherwell District Council) reference No. 15/00831/F, new Waitrose food store with car parking and access arrangement on Southam Road, Banbury: Condition 20 states:

“Prior to the commencement of the development hereby approved, including any demolition and any works of site clearance, a Construction Environmental Management Plan (CEMP), which shall include details of the measures to be taken to ensure that construction works do not adversely affect biodiversity with reference to the recommendations within sections 4.4.2, 4.4.5, 4.4.6, 4.4.10, 4.4.11, 4.4.12, 4.4.13 and 4.4.15 of the submitted Ecological Appraisal which was prepared by Peter Brett Associates, dated April 2015, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be carried out in accordance with the approved CEMP.”





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1. Introduction:

The proposed development will be subject to a number of strict environmental controls and requirements. Measures have been developed through the consultation process with statutory bodies, such as the Local Planning Authorities. This document has been prepared for the purpose of discharging planning condition No.20 as imposed on planning permission No. 15/00831/F.

This Construction Environment Management Plan is intended to demonstrate A. & H. Construction and Developments Plc. arrangement for managing the project.

The plan will be used in conjunction with the construction phase plan and is a live document that will be reviewed and amended where changes occur. It will also be used in conjunction with any planning restrictions imposed.

It sets out the management measures which the A&H will require its contractors to adopt and implement for the construction of the development to avoid, and manage any construction effects on the existing surrounding communities and businesses

2. Description of the Works:

It is proposed that a new Waitrose retail store be constructed on site along with an area of car-parking of sufficient size to accommodate 220 vehicles, with pedestrian and vehicular access and areas of soft-landscaping.

3. Project Management Arrangements:

A&H intend that the works will be planned, managed and carried out such that the Environmental health, safety and welfare of all workers, client personnel members of the public and Environment are safeguarded.

Site Inspections and audits shall be carried out by the Site Manager, Contracts Manager and Environmental, Health and Safety Manager with the findings recorded and communicated with the Site Management and Construction team. Any areas of concern will have the appropriate action taken to address the concern.

All persons on site, including visitors will operate in accordance with A&H procedures, site specific rules and any requirements lay down by the client or site duty holder. This includes any information given at site induction or within contract documents.

All persons on site including visitors shall co-operate with each other to facilitate the safe operation of site activities.

The site managers contact information will be available and displayed on site as a point of contact for the adjoining business users and will address and issues or concerns that they may have.



The works will be controlled through implementing the following procedures:

4.0 Construction traffic management:

Construction traffic management will be controlled through early implementation of traffic routes, a site traffic management plan and through close liaison with our contractors giving them information on travel restrictions, access routes etc.

The information will be conveyed to all contractors and delivery companies when orders are placed. Contractors will be informed that they must convey this information to any contractors that they engage including haulage contractors and couriers.

A&H will ensure through the planning and managing the works including contractor's activities, movement to and from site, site safety signage and security that the general public and environment will not be affected or put at risk.

Access gates to the site for the movement of personnel and traffic flow will be installed and will be locked at all times when not in use.

All speed restrictions on approach road are to be observed at all times, delivery vehicle will not be allowed to park or manoeuvre in a manner which would result in danger to others road users or pedestrians.

All vehicles will park with the site compound and will be parked in a safe manner as so not to obstruct any existing businesses. Site Safety and directional signage will also be displayed stating Construction Works, No Access, No Entry etc.

A sweeper will be called off as required by the site manager to maintain the access roads and a wheel cleaning facility will be set up to control and prevent mud being drawn out on to the road. This will consist of a jet wash that will be used to remove dirt and debris from the wheels and bodies of the site vehicles, as required. The jet wash will be set up within the confines of the site boundary to ensure that all materials that are washed off are contained on site.

Hard standing areas will be created for vehicles to off load and load to minimise vehicles accessing on to areas of dirt/ mud which could get on to the vehicle wheels and body.

5.0 Deliveries:

Details of the routing of construction vehicles and visitors to the site will be conveyed to all contractors, visitors, delivery drivers via email, orders and verbal communication.

All construction traffic entering and leaving the site will be closely controlled to ensure compliance of speed limit and adherence to the Highway Code. Measures will be taken to reduce, where possible, the numbers of construction vehicles accessing the site by adopting such measures as 'just in time' deliveries.

The quantity and volume of traffic will be controlled through the early placing of early orders and ensuring that where multiple loads are required there are set times given for vehicle movements to allow an even spread of traffic.

Large and multiple loads will also be controlled by allowing quick unobstructed access on to the site and then holding them on site and controlling their departure times.

6.0 Working Hours:

Working hours are to be flexible depending on the activities being undertaken, generally the site shall operate between the hours of 8.00am to 17.00pm. Weekend work and out of hours work will be undertaken as required to achieve the completion date.

Consideration will be given to local businesses in relation to the starting up of machinery and noise levels at weekend periods.



7.0 Dust, noise, vibration:

Plant and equipment will be inspected and in good order with equipment with reduced noise levels being chosen when ordering plant and equipment. Plant and equipment will be maintained in good order and fitted with dampeners where possible to reduce the effects of vibration.

Dust will be controlled by means of extraction, containment, dampening down, suppression etc. to prevent the migration of dust during the works. The weather conditions will be monitored to allow control measures to be planned in advance as dry weather may cause dusty conditions and wet weather create the possibility of mud.

Manual clearing of dust and mud will also be carried out as required by means of vacuum, broom etc. Road sweepers will be utilised along with pressure washing to control and contain and mud created that could be drawn out onto the highway.

8.0 Storage of materials:

All materials will be stored in a safe and secure manner at all times to prevent uncontrolled movement or migration in inclement weather and to prevent attempted theft.

Hazardous materials will be stored within a secure area as per the Material Safety Data Sheet within the contractor's compound away from water courses or drainage.

9.0 Layout:

As far as reasonably practicable and appropriate, the site layout and appearance will be designed using the following principles:

The site will be secured at all times with Heras Fencing. Directional signage and safety signage will be displayed on the fence and predominantly at the entrance and exit points.

There will be a main access and egress point for plant, vehicles and deliveries with a separate entrance for pedestrians.

Storage areas, plant; machinery; equipment and temporary offices will be located to limit environmental impacts, as far as reasonably practicable, and having due regard to neighboring properties, as far as allowed by the constraints of each site.

Site lighting will be located and directed so as not to intrude into occupied residential properties, on sensitive areas including environmental. Site facilities will be powered from mains electrical sources.

10 Compound:

A contractor's compound will be set up within the confines of the site boundary. The details of the contractor's compound; storage areas and car parking arrangements for the contractor's employees and visitors will be advised during the placing of orders and site inductions.

A site plan will show the location of parking and compound layout. This will be displayed within the site office and welfare.

11. Waste Management:

Waste will be separated on site where space allows and will be removed by a licensed waste contractor. The waste hierarchy will be followed through this project and waste will be minimised, recycled or reused where possible.

Contractors will be responsible for managing their waste and this will be controlled through cleaning up of their works area on a day to day basis. Waste will not be allowed to accumulate and will be contained in a controlled manner until disposal within the waste skips.

Waste skips and delivery vehicles will be enclosed or sheeted as required to prevent migration of materials.

Waste will be kept in a secure manner at all times and will not be allowed to build up in an uncontrolled manner.



12. Fire and Emergency Procedures:

A Site Emergency Safety Plan and Fire Risk Assessment will be established detailing the potential hazards and controls for the project. The documents shall be displayed within the site office and key elements communicated through the site inductions such as; the location of the muster point within the site compound.

A&H note that if there is a fire or drill all employees, contractors, sub-contractors etc shall congregate adjacent to the site within the main compound and a role call will be taken. All Work (including all contractors work) is to be assessed for fire risk, and any work involving the use of or creation of heat likely to cause the combustion of any adjacent material must be controlled by a Hot Work Permit.

A&H Construction will provide and maintain a minimum two 5 Kg portable multi-purpose dry powder fire extinguishers which will be kept immediately available at all times.

Additional firefighting equipment will be provided in accordance with the fire risk assessment. All subcontractors are to provide suitable and sufficient firefighting equipment in accordance with the following or other assessment.

In accordance with attached general Fire Risk Assessment the construction site has been classed as **low** risk due to the nature of the site and scope of works taking place. Control measures will be implemented to control the Risk Associated with fire by means of permitting, alarms, extinguishers, no smoking, good housekeeping etc to maintain the risk at low level.

The appointed A&H Site Manager shall be the appointed Fire Marshall responsible for the Works, unless stated otherwise elsewhere.

In the event of a fire or emergency requiring evacuation of the site the fire alarm will be sounded and all operatives will proceed to the muster point where a role call will be done.

All operatives shall be informed of the fire / emergency procedure, the designated fire points, the name of the Fire Marshall and the location of fire exits and fire assembly points in the Site Induction Procedure.

The Fire Plan shall take into account all relevant hazards within or near the site operations, and resolve the necessary precautionary and preventative action to minimise the risk of a fire developing.

13. Protected Species and Species of Conservation Importance

We will ensure through careful management of the works that the work has minimum negative impact on protected species.

We will work with qualified ecologists and licensed batworkers throughout the works to avoid damage or destruction of nests and eggs, or killing or injuring of young birds in nests during site clearance works. We will plan that the works should be timed to avoid the breeding season of common bird species.

We will look for signs of bird activity and undertake a search to look for active nest sites; in the event that nesting activity is identified the clearance works in the vicinity of the nest will need to be modified or cease until the bird had finished nesting (**relevant to PBA report item No. 4.4.2**).

In relation to bats, we are aware that Building B1 has some very limited potential to be used as a roosting resource by small numbers of crevice dwelling bats on a transitory basis (**relevant to PBA report item No. 4.4.5**).

As a precautionary measure we will undertake inspections of the possible roosting area prior to any demolition works in order to establish the continued absence of roosting bats. This small section of roof (in the south-west) of the building will be carefully removed by hand in presence of a licensed batworker. In the extremely unlikely event that a bat is found at this stage all works will need to cease and the licensed bat worker will provide advice on how best to proceed.

The Ash tree with dense ivy cover which is to be removed as part of the proposed development works. has a very low potential to support a transitory roosting feature used occasionally by individual bats. As a precaution this tree will be soft-felled by suitably qualified arborists in the presence of a licensed batworker (**relevant to PBA report item No. 4.4.6**).



This process involves the tree being felled in sections which will be carefully lowered to the ground and inspected by the licensed bat worker. As above, in the extremely unlikely event that a bat is found during this process, works will cease and the licensed bat worker will provide advice on how best to proceed.

(Relevant to PBA report item No. 4.4.10) With the very low likelihood that badgers/foxes are present in the space beneath building B1 we will ensure that harm to these species is avoided by removing the paneling around the base of the building and we will inspect using a high-powered torch and fibre-optic scope by an ecologist to search for signs of recent use by either badgers or foxes (bedding material left by badgers or feeding remains left by foxes);

If no recent evidence of use by badgers is noted, the remainder of the building will then be carefully demolished with the floor to be carefully lifted to expose the ground beneath the building;

(Relevant to PBA report item No. 4.4.11) Any burrows or tunnels revealed (if present) will be assessed by the ecologist in order to determine the species that made them and current usage. If tunnels in current use by badgers are uncovered works will cease and a license will be sought from Natural England to allow legal closure of the sett. We are aware that licensed works in relation to badgers can only be undertaken outside of the badger breeding season (i.e. licensing can be undertaken between 1st July and 30th November).

If a fox earth is found to be present it will be necessary to carefully excavate the earth by hand between July and February when the fox cubs have become independent and are likely to have left the earth **(relevant to PBA report item No. 4.4.12)**.

(Relevant to PBA report item No. 4.4.13) To avoid any badgers or foxes that forage on site at night becoming trapped in excavations during the construction phase the following precautionary measures should be adopted:

- Any trenches within the working area of the site should be securely covered over-night,
- Any temporarily exposed open pipe system will be capped/covered in such a way as to prevent badgers foxes from gaining access.

If any hedgehogs are disturbed during the removal of features that provide potential sheltering habitat for this species (i.e. small sections of hedgerow or introduced shrub beds), the animals will be carefully moved to retained areas of vegetation outside the footprint of the development works **(Relevant to PBA report item No. 4.4.15)**.

14. Designated Sites

There are no statutory or non-statutory sites designated for their biodiversity value present within a 2 km radius of the site. The proposed development is small in size and is to be contained entirely within the site boundary therefore direct or indirect impacts to statutory or non-statutory designated sites outside of this 2 km radius during the construction and operational phases will not occur.

15. Habitats

The site is currently dominated by closely mown amenity grassland, a common and widespread habitat type supporting readily established species considered to have limited intrinsic value.

The native scattered broadleaved trees and native intact hedgerow will be retained and protected where possible. However a small number of trees are likely to be felled in order to facilitate the proposed development.

We will seek advice from an arboriculturalist with regard to the removal of trees or construction works in the vicinity of any retained scattered trees and retained hedgerows.

As a minimum the work will adhere to British Standard: 5837:2012 "Trees in Relation to Design, Demolition and Construction" which prescribes the need for the following protection measures:

- Erection of stout fencing around each tree or hedgerow in advance of site clearance, to safeguard the Root Protection Area;
- Prohibition of construction activities, material storage, use of vehicles, fires, etc. within the fenced area to prevent damage to tree roots and compaction of the soil; and
- Maintenance of an adequate water supply to the trees and hedgerows both during and



after construction.

The section of stream where it passes through the site is to be culverted in order to facilitate construction of the car-parking area which will result in the loss of this habitat from the site.

Although not a particularly ecologically rich section of stream we are aware that it could still act as a corridor for movement by species using the site.

The loss of this watercourse is compensated through the creation of new ecologically valuable habitats elsewhere on site. A list of suitable hedgerow shrubs and trees that would be appropriate for this location and which would provide some ecological benefit to the landscaping scheme has been provided as part of the scheme.

The landscaping plans for the proposed development have taken these recommendations into account and include native-species and other shrub and herbaceous species which will provide cover and a foraging resource for bird, invertebrate and small mammal species.

The incorporation of these species within new areas of soft landscaping will also contribute to the enhancement of biodiversity on the site, in-line with relevant national and local planning policy

To mitigate direct impacts to the stream and other watercourses further downstream during the construction phase of the development we will contain and control dust and possible contamination of the ground water by ensuring that light water suppression is used to control and contain dust, drainage points and water courses are protected during the works.

Spill kits, Lockable bunded fuel containers, drip trays, stringent incident reporting and direct control measures, i.e. removal of contamination and COSHH control is in place throughout the project.

16. Details of the persons responsible for:

Monitoring and managing of the installation of physical protection measures during construction;

- Site Manager:

Implementation of safe working practices during construction;

- Site Manager:
- Contracts Manager:
- Environmental Health and Safety Manager: Mike McQuillan
- EHS Advisor: Adam Weldon

Regular inspection and maintenance of the physical protection measures and monitoring of working practices during construction;

- Site Manager:
- Contracts Manager:
- Environmental Health and Safety Manager: Mike McQuillan
- EHS Advisor: Adam Weldon