

GRAVEN HILL, BICESTER**Initial Demolition Contract for MOD Building E3, Former Garrison Theatre, Romney Huts and Rodney House Social Club Out Buildings****Background Information to help Demolition Tendering Contractors prepare their Construction Environmental Management Plan (CEMP)**

Job No: 15119

26th October 2015, Rev 01

1.0 EXTRACT FROM DEMOLITION TENDER CONTRACT

Planning Condition No. 47 relates to the requirement for a Construction Environment Management Plan and states:

*“A **Construction Environment Management Plan (CEMP)**, in relation to Graven Hill, shall be submitted to and approved in writing by the Local Planning Authority, prior to the commencement of development on Graven Hill. Thereafter, the development shall be carried out in accordance with the approved CEMP unless otherwise agreed in writing by the Local Planning Authority.”*

Planning Condition No. 49 related to trees and states:

In relation to Graven Hill, a) No retained tree shall be cut down, uprooted, damaged or destroyed, nor shall any retained tree be pruned in any manner, be it branches, stems or roots, other than in accordance with the approved plans and particulars, without the prior written approval of the Local Planning Authority. All tree works shall be carried out in accordance with BS3998: Recommendations for Tree Works. b) If any retained tree is cut down, uprooted, destroyed or dies, another tree shall be planted in the same place in the next planting season following the removal of that tree, full details of which shall be firstly submitted to and approved in writing by the Local Planning Authority.

Planning Condition No. 57 relates to the requirement for a Construction Management Travel Plan and states:

*“No development shall commence on site for the Graven Hill development until a **Construction Management Travel Plan** providing full details of the phasing of the development and addressing each construction activity within each phase has been submitted to and approved in writing by the Local Planning Authority (in consultation with the Local Highway Authority) prior to the commencement of development. This plan is to include wheel washing facilities, a restriction on construction & delivery traffic during and routes to the Graven Hill development site. The approved Plan shall be implemented in full during the entire construction phase and shall reflect the measures included in the Construction Method Statement received.”*

Planning Condition No. 71 relates to archaeology and heritage and states:

“Prior to any demolition and the commencement of the development at Graven Hill a professional archaeological organisation acceptable to the Local Planning Authority shall prepare an Archaeological Written Scheme of Investigation, relating to the Graven Hill application site area, which shall be submitted to and approved in writing by the Local Planning Authority.”

Planning Condition No. 72 as relates to archaeology and heritage and states:

“Prior to any demolition on the Graven Hill site and the commencement of the development hereby approved on Graven Hill, and following the approval of the Written Scheme of Investigation referred to in condition 71, a staged programme of archaeological evaluation and mitigation shall be carried out by the commissioned archaeological organisation in accordance with the approved Written Scheme of Investigation.”

Planning Condition No. 76 relates to ecology and biodiversity and states:

“Prior to the commencement of the development hereby approved at Graven Hill, 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, shall be submitted to and approved in writing by the Local Planning Authority for each phase of development. Thereafter, the development shall be carried out in accordance with the approved CEMP.”

*“The Contractor shall be required to prepare and submit a **Construction Environmental Management Plan (CEMP)** for each phase of demolition that shall comply with Planning Condition No. 76 and in particular shall include details of the measures to be taken by the Contractor to ensure that construction works do not adversely affect biodiversity.”*

“The Contractor shall initially submit their Construction Environmental Management Plan (CEMP) to the Employer / Client.”

“The Employer / Client shall submit the Contractor’s Construction Environmental Management Plan (CEMP) to the Local Planning Authority.”

2.0 CONSTRUCTION TRAFFIC

Measures to ensure that construction works do not adversely affect the environment with respect to construction traffic are given in the Specification Clause 21 “ROUTEING OF VEHICLES”.

3.0 ARCHAEOLOGY AND HERITAGE

Intrusive archaeological investigation work is currently on-going across the Site and the results will inform a detailed specification for the protection of archaeology. Until these results are available, it is not possible to specify which buildings will require a watching brief. The detailed specification will be available prior to start on Site and Contractors will need to make reference to the detailed specification in their CEMP.

Tender Circular Item 7, stated that:

“Archaeological watching brief required: There may be a requirement for an archaeological watching brief for any below ground demolition of E3 and the Garrison Theatre. This would involve an archaeologist taking photographs during removal of the underside of slab and excavation of foundations. This could slow the pace of works. Tenderers shall allow for this in their costs.”

4.0 ECOLOGY AND BIODIVERSITY

4.1 Bats

All species of bat and their breeding sites or resting places (roosts) are protected by the Conservation of Habitats and Species Regulations 2010 (as amended) and by the Wildlife Countryside Act 1981 (as amended).

It is an offence for anyone intentionally to kill, injure or handle a bat, to possess a bat (whether live or dead), disturb a roosting bat, or sell or offer a bat for sale without a licence.

It is also an offence to damage, destroy or obstruct access to any place used by bats for shelter, whether they are present or not.

Waterman has carried out emergence and re-entry surveys in 2014 and 2015 on buildings assessed to have potential for roosting bats.

No bats or bat roosts have been detected at:

- MOD Building E3;
- Romney Huts.

Bats or bar roosts have been detected at:

- Former Garrison Theatre;
- Rodney House Social Club Out Buildings.

A Bat Licence issued by Natural England will be in place prior to the demolition works start on Site with a proposed submission to Natural England date of November 2015.

Demolition, and removal of asbestos, of both the Former Garrison Theatre and Rodney House Social Club Out Buildings shall be carried out by the Demolition Contractor using the methodology set out within the Natural England European Protected Species Licence with regards to bats.

This will include a tool box talk provided to the Demolition Contractor prior to the onset of demolition works.

In addition, as a precaution any features on the buildings which bats could potentially use (tiles, soffit, barge board, fascia board and vents) will be soft stripped under supervision of an ecologist.

In addition, all works regarding bats to permit the full demolition works of buildings in LTA1 shall be completed before the end of March 2016.

4.2 Great Crested Newts

Great Crested Newts are protected under the Wildlife Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2010 (as amended).

Taken together it is an offence to deliberately kill, injure or take a Great Crested Newt; deliberately disturb any such animal while it is occupying a structure or place which it uses for shelter or protection; deliberately obstruct access to any structure or place which any such animal uses for shelter or protection; and deliberately disturb; or deliberately damage or destroy a breeding site or resting place of such an animal.

Great Crested Newts were recorded throughout the Site during the 2014 Great Crested Newt surveys.

If vegetation clearance is to be undertaken to enable demolition works during the recognised reptile / GCN hibernation season (October to March and in temperatures less than 5°C) in areas considered to have hibernation potential for reptiles / GCNs a pre-commencement check shall be carried out by a suitably qualified ecologist to confirm the absence of any reptiles / GCNs.

In addition, prior to any vegetation clearance, a tool box talk shall be provided to the Demolition Contractor prior to the onset of demolition works.

4.3 Nesting Birds

All breeding birds (with some exceptions for pest species) are protected under current UK legislation through the Wildlife and Countryside Act 1981 (as amended).

Subject to the buildings being demolished and any associated vegetation clearance outside the nesting bird season (March to September inclusive) the demolition and construction works do not adversely affect nesting birds.

Should any demolition, vegetation clearance (if required) or construction works be undertaken within the nesting bird season, a pre-commencement check shall be carried out by a suitably qualified ecologist to confirm the absence of any nesting birds.

4.4 Reptiles

All native reptiles (snakes and lizards) are protected under the Wildlife and Countryside Act 1981 (as amended). It is illegal to intentionally kill or injure common lizard, slow worm, adder and grass snake.

Reptiles were recorded on Site during the surveys undertaken by Waterman in 2014. As such, should vegetation clearance be required to enable the demolition works in habitats considered to have potential for reptiles, including habitats suitable for hibernation, a method statement shall be agreed by the Demolition Contractor with the Local Authority, inclusive of a tool box talk.

4.5 Badgers

Badgers and their setts are protected under the Protection of Badgers Act 1992, which makes it illegal to kill, injure or take badgers or to interfere with a badger sett.

Badger surveys were undertaken by Waterman in 2014, evidence for badgers was recorded throughout the Site however no setts have been identified within 30m of proposed demolition works.

Should vegetation clearance works be required, a pre-commencement check shall be carried out by a suitably qualified ecologist to confirm no new setts have been created within 30m of the proposed Site works.

4.6 Noise

Measures to ensure that construction works do not adversely affect the environment with respect to noise are given in the Specification Clause 28 "CONTROL OF NOISE, VIBRATION, AIR QUALITY (DUST) & SMOKE".

4.7 Dust

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4.8 Ground Conditions and Contamination

Measures to ensure that construction works do not adversely affect the environment with respect to ground conditions are given in the Specification Clauses 14 "CONTAMINATION AVOIDANCE AND/ OR AQUIFER PROTECTION MEASURES", 19 "HAZARDOUS MATERIALS" and 39 "SAMPLING AND TESTING OF SOILS FOR CONTAMINATION".

4.89 Trees

Measures to ensure that construction works do not adversely affect the trees are given in the Specification Clause 31 "LIST OF BUILDINGS, ETC, TO BE DEMOLISHED".