MAY 1, 2025

# PRELIMINARY CEMP

## RESIDENTIAL DEVELOPMENT
## AT
## BRIDGET'S STREET
## PORTUMNA
## CO. GALWAY

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# 1. Preliminary CEMP Introduction

## 1.1 Background

Existing residential area of Portumna in need of modernising.

The overall site measures approximately 0.35 hectares and is of irregular shape fronting the main street – St Brigid's Road. On average, the site is 69m deep and approximately 115m wide.

Photo of site



Site Location Map

## 1.2 Description of Proposed Development

Proposal:
Partial demolition of 11 no. detached dwelling houses and complete refurbishment and extensions to provide 11 No. 2 Bedroom single storey detached dwellings along with external site works and services.


Proposed Site Layout Plan

## 1.3 Legislative Basis for the CEWMP

The proposals have been formulated in the light of the requirements of current legislation and statutory requirements including the Waste Management Act 1996 to 2008 and regulations and requirements of the Environmental Protection Agency and the Local Authority.
All discharges to the atmosphere shall comply with statutory requirements established codes of practice and therein shall be developed in consultation with the relevant statutory bodies.
Sustainability in the engineering design must be incorporated into the project.
The CEMP shall have regard to the recommendations included in the Appropriate Assessment Screening Report prepared by Enviroplan and the Asbestos Report.

## 1.4. General Overview

Following consideration of the above issues a Construction & Site Waste Environmental Management Plan has been prepared that addresses the following:

- Traffic Management / Vehicle movements
- Environmental Management
- Surface Water Management during Demolition & Construction
- Waste Management
- Construction Site Offices and Construction Staff facilities
- Site Security Fencing and Hoarding
- Site Car Parking facilities for Site Workers during Construction
- Responsibilities & Communication

# 2. Traffic Management / Vehicle movements

## 2.1 Deliveries to the Construction Site

The contractor is to inform and educate all regular suppliers and all sub-contractors and delivery drivers of the basic protocols. All deliveries will be controlled at the identified compound locations. The designated storage area will be identified prior to taking delivery of the materials and the driver will be directed to the compound.
The contractor will ensure that deliveries are coordinated on site so that trucks do not block the road outside the site.
Delivery drivers will wear full PPE as per the site rules and sign the delivery rules at the controlled entrance gate.
The site will be fenced and sealed with access gates secured at all times to prevent unauthorised access.
Where necessary wheel washing and road sweeping facilities will be provided to ensure that the roads are kept mud and debris free.

## 2.2 Vehicle movements

Materials will be offloaded within the site compound using a teleporter and there will be a temporary lay down area used for the duration of the offload. When delivery trucks

leave the compound, the material can be delivered to the correct location within the site or set aside until required. Following unloading the vehicle can then leave the site at a safe speed ensuring there is no risk of incidents involving pedestrians or other road users.
Similar practices shall be put in place for trucks removing excavated material / demolition waste from site.
Provision for parking cars / vans etc shall be identified within the site.

# 3. Environmental Management

## 3.1 Material Handling and Storage

Materials will be stored within the site compound.
Means to ensure that surface water run-off is controlled such that no silt or other pollutants enter local surface water sewers or drains are as outlined in section 4.

## 3.2 Fuel Storage Tanks

No fuel storage tanks are present or proposed.

## 3.3 Spill Control Measures

It is not proposed to store any oils/fuels for the purpose of refuelling on the site.
On site plant will be refuelled by an external contractor who will call to site as required. Road vehicles will not be refuelled at the site. Minor spills and leaks may occur from road vehicles and the onsite excavator. Any oils or fuels onsite will be removed by an experienced and authorised contractor.

The following steps provide the procedure to be followed in the event of any significant spill or leak.

- Stop the source of the spill and raise the alarm to alert people working in the vicinity of any potential dangers.
- If applicable, eliminate any sources of ignition in the immediate vicinity of the incident.
- Contain the spill using the spill control materials, track mats or other material as required. Do not spread or flush away the spill.
- If possible, cover or bund off any vulnerable areas where appropriate such as drains or watercourses.
- If possible, clean up as much as possible using the spill control materials.
- Contain any used spill control material and dispose of used materials appropriately using a fully licensed waste contractor with the appropriate permits so that further contamination is limited.
- Notify the Contractor immediately giving information on the location, type and extent of the spill so that they can take appropriate action and further investigate the incident to ensure it has been contained adequately.
- The employers Representative will inspect the site and ensure the necessary measures are in place to contain and clean up the spill and prevent further spillage from occurring.

- The Contractor will notify the appropriate regulatory body such as Limerick City & County Council if deemed necessary

## 3.4 Foul drainage

Contractor welfare facilities will be provided in the Contractors compounds. The facilities will be connected to the main foul drainage system present adjacent to the site.

## 3.5 Noise & Vibration

The Contractor will comply with the Local Authority requirements with regard to the control of noise.

While increased levels of background noise are unavoidable during the demolition and construction phase of any project, measures will be implemented to reduce the number of noise-generating activities occurring concurrently.

A copy of the EPA 'Guidance Note for Noise: License Applications, Surveys and Assessments in Relation to Scheduled Activities (NG4)' will be available on site for the duration of the works and will be referred to as required during the works.

Channels of communication will be established between the Contractor, local authority and residents.

All compressors, percussion tools and vehicles will be fitted with effective silencers of a type recommended by their manufacturers.

Noise should be minimised, as far as practicable, by the selection of appropriate methods and equipment, and by the use of silencing devices wherever necessary.

Employees will not be permitted to use radios or other audio equipment in ways or at times which may cause nuisance and cause a Health and Safety risk.

Measures shall be taken to minimise noise during periods where it will have the greatest effect on neighbouring buildings.

## 3.6 Dust – General

The Contractor shall provide, use, maintain and keep available plant and equipment necessary to minimise the formation and accumulation of dust arising from the works, normally in dry weather conditions.

During movement of materials both on and off-site, trucks will be stringently covered with tarpaulin at all times to avoid the potential for dust emissions. The wheels and underside of all construction traffic leaving the sites will be inspected and cleaned, as required, to prevent soiling of roads. In the event that any road becomes soiled by construction traffic from the site, these roads will be cleaned immediately. Vehicles

using site roads will have their speed restricted, and this speed restriction must be enforced rigidly. On any un-surfaced site road, this will be 20 kph, and on hard surfaced roads as site management dictates.

Any cutting of concrete by use of saws resulting in the generation of dust will be undertaken in the Contractor's compound or with an erected screen to prevent dust migrating to the surrounding public environment. Material handling systems and site stockpiling of materials will be designed and laid out to minimise exposure to wind. In dry weather periods dust emissions from the site will be prevented from occurring by the dampening down of access road, public road, stockpiles, waste piles and lorries leaving the site. The name and contact details of a person to contact regarding air quality and dust issues should be displayed on the site boundary, this notice board should also include head/regional office contact details. All dust and air quality complaints should be recorded, and causes identified, along with the measures taken to reduce emissions. This complaints log should be available for viewing by the local authority, if requested. Regular on and off-site inspections should occur for nuisance dust, this should include regular dust soiling checks of surfaces such as street furniture, windows, and cars within 100m of the site boundary. Cleaning should be provided if necessary.

## 3.7 Fire and Explosion

The Contractor will take precautions to prevent the risk of fire or explosion caused by gas or vapour. Suitable portable fire extinguishers shall be kept at all times in working areas and areas not protected by other fire services.

Containers of flammable liquids or gases shall be handled in accordance with the recommendations of the Fire Services Department, Local Authority and Statutory Regulations.

## 3.8 Disposal of materials

Generally, excavation materials if not re-used on site will be disposed of to a disposal facility licensed in accordance with Irish Waste Management Legislation. Where material is to be stockpiled on site prior to disposal, the contractor will control all run-off to prevent contamination of surrounding watercourses.

If contaminated soils are identified, they will be assessed to determine their constituents and disposed of offsite in accordance with Irish Waste Management Legislation.

Where site won topsoil is to be reused on site for planting / landscaping it will be appropriately stored and approved for use by the Employer's Representative prior to spreading in the required locations. Stockpiles must be no higher than 2m and the exposed surface must be seeded out.

# 4. Surface Water Management during Demolition and Construction

Management of surface water runoff and subsequent treatment prior to release off-site will be undertaken during demolition and construction work as follows:

- Neither ground water nor surface water run-off from the working areas will be permitted to discharge directly to the existing surface water disposal system. Run off generated within the site during construction will be filtered and treated to remove hydrocarbons and sediment.
- An appropriate silt control pond or silt trap/settlement pond is to be positioned prior to the surface water drainage discharge outlet surround by a mound of gravel in accordance with the IFI Fisheries guidelines.
- The pH level is to be monitored at regular intervals.
- To prevent cement run-off from construction activities concrete is to be poured in dry weather conditions.
- Dust is to be prevented at source as much as possible.
- Direct or indirect discharges of untreated surface or ground water generated during the proposed development, to any surface water will be avoided.
- The Hydrocarbon interceptor is to be installed at the earliest opportunity once work commences on site and run-offs from the silt pond are to be directed through same.
- Dewater of working areas will be directed through the silt pond.
- No pumped construction water will be discharged directly into any watercourses.
- Daily monitoring of the excavation/earthworks, the surface water network, the water treatment and pumping system and the percolation area will be completed by a suitably qualified person during the demolition / construction phase. All necessary preventative measures will be implemented to ensure no entrained sediment, or deleterious matter will enter ant watercourses.
- If high levels of silt or other contamination is noted in the pumped water or the treatment systems, all construction works will be stopped. No works will recommence until the issue is resolved and the cause of the elevated source is remedied
- Earth works will take place during periods of low rainfall to reduce run-off and potential siltation of watercourses.
- Spoil and temporary stockpiles will be located at least 15 m from drainage systems.
- Good construction practices such wheel washers and dust suppression on site roads, and regular daily plant maintenance will ensure minimal risk. Corrective actions will be taken where required.

# 5. Waste Management

## 5.1 Responsibilities

The Main Contractor is legally considered the Waste Producer for the project. The main responsibilities to maintain compliance with the duty of care on the site are as follows:

| Position | Responsibility |
|---|---|
| Site manager | Implementing and overseeing the Waste and Environmental Management Plan |
| Sub Contractor's Manager | Champion the Waste and Environmental Management Plan and monitor and record actual waste figures |
| Site personnel | Keep a record of daily checks that the works are being undertaken in accordance with the Plans for inspection by the planning authority |

## 5.2 Controls

The site manager will have overall responsibility for the implementation of the project C&D Waste Management Plan. The site manager will be assigned authority to instruct all site personnel to comply with the specific provisions of the Plan.
Training copies of the Project C&D Waste Management Plan will be made available to all relevant personnel on site. All site personnel and sub-contractors will be instructed about the objectives of the Project C&D Waste Management Plan and informed of the responsibilities which fall upon them as a consequence of its provisions. Where source segregation and material reuse techniques apply, each member of staff will be given instructions on how to comply with the Project C&D Waste Management Plan At the operational level, a foreman from the main contractor and appropriate personnel from each sub-contractor on the site shall be assigned the direct responsibility to ensure that the discrete operations stated in the Project C&D Waste Management Plan are performed on an on-going basis.

The site manager will maintain a record of all waste removed from the site. The record shall include information on the type of waste removed, the quantity removed, the date removed, details of whether the waste in question was being removed for either disposal or recovery/recycling, details of the transporter of waste, details of the facility to which waste is removed (including license or permit number). A location shall be identified where all records in regard to waste transport, recycling, disposal will be held for inspection.

| Type | Waste Minimisation Decision Taken | By Whom | Intended Result |
|---|---|---|---|
| Demolition methods | Segregate waste into separate skips for recycling | Contractor | Increased recycling of materials, reduce material to landfill |
| Materials | Provide segregated skips for material recycling: timber, metals. Plastic etc | Contractor | Increased recycling of materials, reduce material to landfill |
| Materials | Request unpackaged materials from suppliers where applicable ep palletised, skips etc | Suppliers | Reduce packaging waste |
| Hazardous Materials | Any hazardous materials to be segregated in hazardous waste bin | Contractor | Hazardous waste items removed from site are to be disposed of by licenced contractor/ company |

## 5.3 Predicted Waste Streams

Due to the nature of the project being a builders compound only a limited amount of waste will be generated. In general all materials will be segregated from all other waste components in accordance with general waste segregation policy. The remaining volume of waste material will be segregated according to type in individual skips pending removal by authorised waste collection contractors.

The waste material will be transferred to a Materials Recovery Facility (MRF) by a fully licensed waste contractor where the waste will be further sorted into individual waste streams for recycling, recovery or disposal. It is unlikely that re-use of materials will be possible at the site however, clean inert concrete, rubble and stones may have a re-use potential for landscaping and site restoration purposes. During the construction phase, the practice of waste segregation will continue into various waste skips.

The number and category may be further expanded should the need arise particularly if additional waste categories arise during the construction phase.

**Cardboard**
Cardboard will be segregated on site. The cardboard will be flattened and placed in a covered skip or tied and covered, to prevent the card getting wet. A recycling contractor will collect it as required.

**Plasterboard** –
There will be a separate skip for plasterboard at the site. There are a number of specialist contractors that recycle plasterboard and they will be contracted to address this matter.

**Soil/Subsoil**
Excess excavated soil will be disposed of off-site. Soil will be removed and disposed of by contractors licensed under the Waste Management Act of 1996, the Waste Management (Permit) Regulations of 1998 and the Waste Management (Collection Permit) Regulations of 2001. This material will be used for fill material on other sites, or capping purposes on site, eg. at a landfill.

**Plastic**
As plastic is now considered a highly recyclable material, much of the plastic generated during construction will be diverted from landfill and recycled. Clean plastic will be segregated at source and kept as clean as possible and stored in a dedicated covered skip.

**Timber**
There will be timber waste generated from the construction work as off-cuts or damaged pieces of timber or from the demolished building. Timber that is uncontaminated, i.e. free from paints, preservatives, glues etc, will all be recycled. It will be stored on site in a designated skip, and collected by a recycling contractor.

**Scrap Metal -**
Steel is a highly recyclable material and there are numerous companies that will accept waste steel and other scrap metals. A segregated skip will be available for steel storage on site pending recycling.

**Insulation Panels -**
All insulation panels such as metal faced cladding and roof composite panels should be ordered to the correct size. Some site cuts are likely to happen and will generate insulation waste. This waste will be collected in segregated skips for recycling by the manufacturer or disposed by a licensed waste contractor.

**Asbestos -**
A specialised contractor will be employed to remove asbestos from site and to ensure that all traces of contaminated material from the site. Asbestos containing materials will be disposed of at a licensed asbestos disposal facility. Currently no asbestos has been identified.

**Other predicted materials:** Glass, Concrete, Cables, tiles and Ceramics, Mixed Metals, Soil and Stone. All materials to be segregated and disposed to licenses recycling facilities.

## 5.4 Control Measures

The site control measures to manage and minimise waste include:

- Signage on the site office/ welfare bins to separate them as environmental /domestic waste bins
- Briefings for all sub-contractors via induction handouts
- Specific checks in all waste carriers licences

## 5.5 Monitoring and Measurement

All waste transfer notes will be checked and filed in the environmental plan for regular review and monitoring to ensure duty of Care Compliance.

The site control measured to manage and minimise waste include:

- Signage on the site office/ welfare bins to separate them as environmental /domestic waste bins
- Briefings for all sub-contractors via induction handouts
- Specific checks on all waste carrier licences

## 5.6 Guidance Reference Documents

DOELG July 2006
Best Practice Guidelines on the Preparation of Waste Management Plans for Construction and Demolition Projects

Inland Fisheries Ireland 2016

Guidelines On Protection of Fisheries During Construction Works In And Adjacent To Waters

# 6. Construction Site Offices and Construction Staff facilities

All facilities for the site employees and visitors will be located within the site compound. The site setup will include:

- Main contactors  office space
- Meeting room /H&S room / first aid room
- Toilet facilities with a minimum ratio of 1 to 20 and separate female facilities
- Drying room
- Site canteen with drinking water, hot water, seating, plus facilities to heat and refrigerate food
- Sub-contractor's office space
- Storage containers and bicycle store

All facilities shall have adequate heat and lighting and be maintained in a clean and tidy way.
Adequate fire protection and means of escape will be in place. It will be the responsibility of the construction site manager to maintain the required standard throughout the project and the contractor will inform all operatives of the welfare arrangements for the contract during site inductions.

# 7. Site Security Fencing and Hoarding

Site hoarding and barriers will prevent unauthorised access to the each works area. The site compounds will each be fenced to deter unauthorised access. The contractor will regularly inspect and maintain the condition of the hoarding throughout the duration of the contract.

The external hoardings and walkways will be maintained in good condition during the whole contract period.

The external hoardings and walkways will not obstruct any drainage, surface water channels or traffic signs, signals or lights.

The external hoarding shall be typically constructed with re-usable corrugated metal sheets. This type of fence will retain airborne particles within the site.

No fences or hoarding may be used for advertising purposes and the Contractor must keep the fences or hoarding clear from advertisements.

The Contractor is responsible for the security of the works area. He will adequately safeguard the site, the works, products, materials arising, plant and any existing buildings affected by the Works from damage, theft and trespass. The Contractor will take all reasonable precautions to prevent unauthorised access to the works areas.

# 8. Site Car Parking facilities for Construction Workers

Site and cycle parking for construction personnel will be provided within a designated area of the site.
A dedicated pedestrian access route will allow construction personnel access to the welfare facilities.
The use of the carpark and cycle parking will be in accordance with site rules. All vehicles must reverse park and adhere to the site speed limit.

# 9. Responsibilities & Communication

The appointed building contractor will take on the role and duties of the construction waste and environmental manager and comply with all current waste & environmental legislation. He will make further appointments as required but not limited to the environmental officer to complete his team and ensure he can discharge all the duties.
An Environmental officer will be appointed and will be responsible, but not limited to the following activities:

- Ensuring that the requirements of the CEMP are developed and environmental system elements (including procedures, method statements and work instructions) are implemented and adhered to with respect to environmental requirements;
- Reviewing the Environmental responsibilities of other managed Contractors in scoping their work and during Contract execution;
- To ensure that advice, guidance and instruction on all CEMP matters are provided to all their managers, employees, construction contractors and visitors on site;
- Report to the Construction Manager on the environmental performance of Line Management, Supervisory Staff, Employees and Contractors; and advise site management (including, but not limited to, the site Construction/Commissioning Manager) on environmental matters.

The types of relevant communication and training required to ensure that the Contractor will take responsible steps to ensure waste and environmental duty of care is complied with and that materials are handled efficiently and waste is managed appropriately:

- Construction Management Plan
- Site Waste and Environmental Management Plan
- Silt trap and water quality monitoring
- Roles and responsibilities
- Toolbox talks
- Waste procedures on site
- Duty of care / responsibilities
- Material storage

Waste and environmental management will be included on the Agenda for all site meetings and monitoring statistics should be provided for review.

The CEMP is considered a 'live' document and as such will be reviewed on a regular basis. Updates to the CEMP may be necessary due to any changes in environmental management practices and/or contractors and have to be reviewed in tandem with the appropriate screening assessment and asbestos report. The Appointed building contractor will adhere to the best practice construction methods.