

Preface & Introduction

This document relates to the condition compliance for AL/127/24/PL

Condition 3 cites:

3) No development shall take place until a Construction Environment Management Plan has been submitted to and approved in writing by the Local Planning Authority. This shall include:

- A risk assessment of construction activities that are potentially damaging to biodiversity and identification of protection zones;***
- Measures to avoid or reduce ecological impacts during construction;***
- Location and timing of sensitive works and details of when an ecologist may need to be present on the site, and;***
- Responsible persons and lines of communication.***

The construction process shall be carried out only in accordance with the approved details.

Construction Management Code

The site will have a dedicated zone for parking, and so deliveries will be made direct to site. The site foreman will liaise with residents.

1. The site area will provide:
 - No parking restrictions exist at the site.
 - An area for loading and unloading of plant and materials will be provided on site.
2. In adopting this approach, a clean environment will be made available for all delivery vehicles to drop off associated infrastructure for the proposed development.
3. The site foreman will ensure that the site compound is kept clean by daily maintenance / cleaning. This will include the removal of debris, mud deposits and excessive wearing.
4. All hand tools will be stored in lockable containers or removed from the site at the end of each working day. All plant and equipment will be isolated, secured and guarded at the end of working day. Keys will be removed from equipment when left unattended.
5. Emergency procedures will be details in our emergency procedures poster to be displayed in the site office. A first aid kit and fire extinguishers will be readily available on site. The site manager will be appointed as the person responsible for first aid. A deputy will be appointed in their absence.
6. To ensure the highway is kept clean throughout the development the following procedures will be followed and can be called upon by Island Roads or the Highways Authority:-
 - The site foreman will ensure a pressure hose is retained on site. The pressure hose will be used in the unlikely event of delivery vehicles becoming dirty to remove debris from wheels.
 - The site foreman will ensure that all deposits on the apron are swept and collected daily.
 - In event of debris deposits transferring from the site to the highway a mechanical road sweeper will be deployed.
7. The entrance to the site compound will be secured by way of Construction Hoarding with a secure locked entrance provided by way of Heras fencing. The site foreman will be responsible for ensuring that any damage/wear and tear to the site hoardings will be inspected daily and rectified by the end of the working day.
8. Heras 2M security fence will be provided in areas where there is no natural security (currently provided by back gardens and hedgerows and will be checked each night to ensure it is secure.

Community liaison and communication, including complaints procedure

- A display board shall be prominent and shall detail the nature of the works being undertaken, a contact name and telephone number (including a telephone number to be used outside normal working hours)
- A complaints register shall be kept and shall include complainant's details, date and time of the complaint, cause(s) of the complaint, action taken to resolve the complaint, date and time of action taken to resolve the complaint, and reasons for any unresolved complaints

Artificial lighting

- Flood lighting, security lights, and any other obtrusive external lighting shall be sensitively located so as to avoid nuisance to neighbouring properties and should only provide the necessary luminance for the relevant task(s).
- Lighting schemes shall be compliant with the Institution of Lighting Professionals Guidance Note 01/21 "The Reduction of Obtrusive Light".

Waste management

- There shall be no burning of waste at any time.
- The appointed contractor(s) shall have an appropriate means of waste disposal in place for the duration of the development works. Appropriate waste transfer and/or disposal documentation shall be made available for inspection by the LPA on request.
- The appointed contractor(s) shall ensure that any waste materials stored on the site are adequately secured to prevent unnecessary and unsightly dispersal of the materials around the site and beyond its boundary.

Key Measures to Control Noise, vibration, Dust, Dirt & hours of working

- Noise and vibration management: no unusual methods of construction are likely. Standard footings and excavations will be undertaken during agreed working hours. Operatives of portable tools will read manufacturer's instructions prior to using equipment stated above anything over 80dB will require ear protection.
- Site foreman will act as point of contact with local community should complaints be received
- The following three principles are well established and are central to the control measures set out in this statement. They follow a hierarchy to control the noise, emissions of dust and other emissions to air, and reduce human exposure:
 - Prevention
 - Suppression
 - Containment

Construction Environment Management Plan –
Conditions 3

- Dust management: loose earth and stock piles to be under tarpaulin or water suppressed
- Dirt management: carried out via wheel washing of delivery vehicles and vehicles leaving site
- Smoke and fumes: There will be no burning of materials on site
- Parking and safety measure for construction traffic: directed to on street parking areas
- Delivery times: 08:00 – 18:00 (Monday – Friday) & : 08:00 – 16:00 (Saturday); although the site foreman will endeavour to obtain deliveries outside peak traffic flows
- Hours or working: 08:00 – 18:00 (Monday – Friday) & 08:00 – 16:00 (Saturday)

Principles of Considerate Construction

Care about Appearance

Constructors will ensure the site appears professional and well managed:

- Ensuring that the external appearance of sites enhances the image of the industry.
- Being organised, clean and tidy.
- Enhancing the appearance of facilities, stored materials, vehicles and plant.
- Raising the image of the workforce by their appearance.

Respect the Community

Constructors will give utmost consideration to their impact on neighbours and the public:

- Informing, respecting and showing courtesy to those affected by the work (directed to the site foreman).
- Minimising the impact of deliveries, parking and work on the public highway if becoming a problem.
- Working to create a positive and enduring impression, and promoting the Code. Unwelcome behaviour and language will not be tolerated.

Protect the Environment

Constructors will protect and enhance the environment:

- Identifying, managing and promoting environmental issues.
- Seeking sustainable solutions, and minimising waste, the carbon footprint and resources.
- Minimising the impact of vibration, and air, light and noise pollution. To be determined on a daily basis.
- Protecting the ecology, the landscape, wildlife, vegetation and water courses if found during the construction process.

Secure Everyone's Safety

Constructors will attain the highest levels of safety performance:

- Having systems that care for the safety of the public, visitors and the workforce; following strict HSE guidelines.
- Minimising security risks to neighbours via the secure compound.

Value their Workforce

Constructors will provide a supportive and caring working environment

- Providing a workplace where everyone is respected, treated fairly, encouraged and supported. Unreasonable behaviour and language will not be tolerated.
- Providing and maintaining high standards of welfare; including toilet and hand basins.

Ecological Management Plan

1. Management Responsibilities

The implementation of this management plan will be the responsibility of the landowner or any future successors in title. Any transference of responsibility of this plan should be undertaken with the appropriate appointment of a competent organisation capable of delivering the detailed measures within this document.

The organisation implementing this plan will be undertaken with the necessary certificates of competence to implement landscape management operation on site. The management organisation will ensure that management complies with best practice standards and all relevant health and safety procedures, protection of the environment, avoidance of pollution and protection of protected species and habitats.

2. Biodiversity

With respect to geographical coverage, the management plan covers the red line boundary shown within the Ecology and biodiversity enhancement plan (Appendix 1). With regards to the focus of the management prescriptions, the scope is defined by the existing landscape that is proposed for retention, along with the proposed habitat that forms part of the proposals.

The biodiversity receptors are therefore as follows:

- Hedgerow and trees (shown as Protected and enhanced ecology buffer)
- Bats and Birds
- Dormice

3. Landscape

With respect to landscape considerations for the area in question, as described above, the scope of the proposals and the associated management prescriptions are defined by what is already present on site, and habitats that will be created as part of the proposals.

Aims and objectives:

The overarching aim of this Management Plan is:

“To set out management and enhancement prescriptions to promote the landscape and ecological biodiversity value of the site and adjacent biodiversity enhancement area, based on an integrated and complementary approach where possible”.

4. Biodiversity

In respect of biodiversity, the supporting aims are;

- to promote structural diversity in the existing hedgerow and borders.
- to control the growth of bramble scrub and invasive non-native species;
- to promote the use of the site by bats and birds; and,
- to promote the use of the site by dormice.

In respect of landscape, the supporting aims reflect those outlined above. With particular reference to:

- the control of bramble scrub and invasive non-native species

In addition, the following aims guide the basis for specific management operations;

- conserve and enhance the ecological and landscape value of the site through safeguarding and enhancing the ecological and physical integrity of the site.
- Creation of species rich habitats for UK wildlife which include UK protected species, through providing appropriate planting and management of habitat friendly maintenance methods and applications which do not cause harm or injury to flora or fauna.

- To provide a safe and secure site which establishes and maintains health and safety procedures for management and maintenance of the site complying with all statutory legislation and best practice.
- Maintains a flexible management approach which responds to the changing needs of the landscape and ecology of the site.

The management prescriptions are summarised below. These are fully described in the text below. The management prescriptions below reflect both the retained vegetation and the proposed vegetation as part of the proposed development.

A – Retention and enhancement of the existing trees hedgerow along the boundaries to the site

Sections of the boundaries of the site supports mature hedgerow and trees. Although the hedgerow is not important under the Hedgerow Regulations, these habitats are recognised as UK Biodiversity Action Plan Priority Habitats.

As such, all hedgerow will be retained and enhanced as far as possible as part of the proposed development, with the exception of some loss as a result of clearance. This loss will be compensated for through the provision of further hedgerow planting to the boundaries of the site and within the site.

Enhancement of the hedgerow would be beneficial and should be pruned or laid to create a shorter, thicker and sturdier hedge.

B – Removal of scrub and vegetation on site

As a result of the potential presence of nesting birds and dormice on site, removal of vegetation should be undertaken under the supervision of an Ecologist, and via a staged and systematic removal programme, with a destructive hand search.

C – Treatment of retaining structures

A biodiversity sympathetic treatment for the retaining structures is advised.

D – Dormice

Clearance should be carried out via a staged and systematic removal programme, with a destructive hand search, and in accordance with the Dormouse Mitigation Strategy dated 31 October 2025. The inclusion of enhancement measures that will provide additional habitat for dormice to strengthen connectivity to the wider habitat.

E – Installation of bat boxes

A variety of box types should be used. They should be suitable for use by pipistrelle and woodland species, and should be accessed through cavities in the base, not the middle. This is necessary because annual cleaning of the boxes is not proposed. The boxes should include at least one of each of the following types: Schwegler 1FF, Schwegler 2FN, Schwegler 1FFH, Schwegler 3FF.

Once installed, the bat boxes need not be monitored, but should be checked annually to ensure that they have not been damaged, vandalised, or become unstable. Any such problems should be corrected by a licensed bat worker, and replacement within the management period should be undertaken as necessary.

F – Installation of bird boxes

Bird boxes provide excellent, safe opportunities for species which may be present in the area. They are frequently used and therefore provide significant benefits to the bird assemblage. Various types may be used, which should be suitable for garden and woodland species including starling, various species of tits, and other small passerines. Suitable examples include Schwegler 3S, Schwegler 2H, Schwegler 1B, Schwegler 3SV, Schwegler 1N and Schwegler 2M. These with predator protection (such as the 3SV and 1N) would be desirable given the likelihood of cats being nearby. Installation should follow the guidelines prescribed by the manufacturer.

As is the case with bat boxes, no further action is required after installation, except for annual monitoring to identify any corrective actions or replacement as required. Any corrective actions should be carried out during the winter months.

Appendix

1

