

Demolition & Construction of a Dwelling Hen Felin, Treborth

Construction Environmental Management Plan (CEMP)
February 2025

Revision : For information

0.0 QUALITY, ENVIRONMENT, ENERGY, INFORMATION SECURITY, H&S POLICY AND ENVIRONMENTAL STATEMENTS

This CEMP has been prepared by Waterco Datrys for issue to Natural Resources Wales for Marine Licenses purposes prior to any construction works commencing on site. A 'CDM Construction Phase Health and Safety Plan' as well as the 'Construction Environmental Management Plan' will be prepared and provided by the appointed Contractor.

This draft plan is written in accordance with relevant Statutory Instruments and incorporates the 'CDM Construction Phase Health and Safety Plan' as well as the 'Construction Environmental Management Plan'.

QES, Information Security and Energy Policy Statements stating commitment to our certified ISO standards will be displayed or made available at all of our site offices, and detail key corporate QES and Energy objectives and responsibilities.

The Contractor is yet to be appointed. The Contractor will cooperate with and exchange information to the Client, Principal Designer, Contractors and Site operatives on any Health & Safety or Environment matters associated with the scheme.

Where the Company is involved with any design work, this will be carried out in compliance with CDM Regulation 9; and information will be passed to appropriate organisations / personnel in accordance with Regulation 9(4).

This CEMP is a live document. The CEMP will be reviewed and where necessary updated following any significant change.

1.0 BACKGROUND

The proposed development consists of the demolition of the existing dwelling currently sited on name 'Hen Felin' and the construction of a new contemporary family home (Use Class C3) and garage together with the associated works to the seawall. The proposed dwelling will be built to SAP A standards in accordance with Building Regulations Part L (Volume 1) 2021 in Wales. A full planning application has been submitted to the local planning authority (Gwynedd County Council) referenced C24/0825/25/LL.

The existing dwelling is not thought to be of any particular architectural, visual or historical significance. A structural survey has raised concerns over significant defects, and concluded that from a structural point of view, demolition and rebuilding would offer the least structural risk. A cost comparison carried out by Wakemans Ltd has also concluded that the cost of renovation exceeds that of rebuilding.

The proposed new dwelling is located over the existing footprint however raised out of the flood zone making it less vulnerable to sea level rises resulting from climate change. The NRW flood map for planning shows the proposed development to be located within tidal Flood Zone 3. There are no formal flood defences within the immediate area. A structural survey of the existing sea wall was carried out in July 2024 and it was concluded that the sea wall was in sound condition but that general repairs to include grouting and pointing should be carried out to ensure its continued intended use.

The planning application is supported by SAB design, an ecological appraisal, woodland management plan, landscape and visual appraisal, historic asset setting assessment, structural surveys, heritage impact statement, and a flood consequence assessment.

2.0 THE LOCATION

The development is located near to the village of Treborth and is approximately 200m west of Menai Suspension Bridge and located right on the Menai Straits.

The development is accessed from the A5 via the unnamed road near to the Antelope Inn. The site is accessed through a gated entrance and down a tarmacked access road off of the unnamed road.

The site is bounded by the Menai Strait to the north, mature woodland to the west, Ceris Newydd Nursing Home and associated ground to the east and the unnamed track to the south.

The site is steeply sloping from high ground to the south (circa 25.5m AOD), down to the Menai Straits to the north. The existing house FFL is 6.5m AOD.

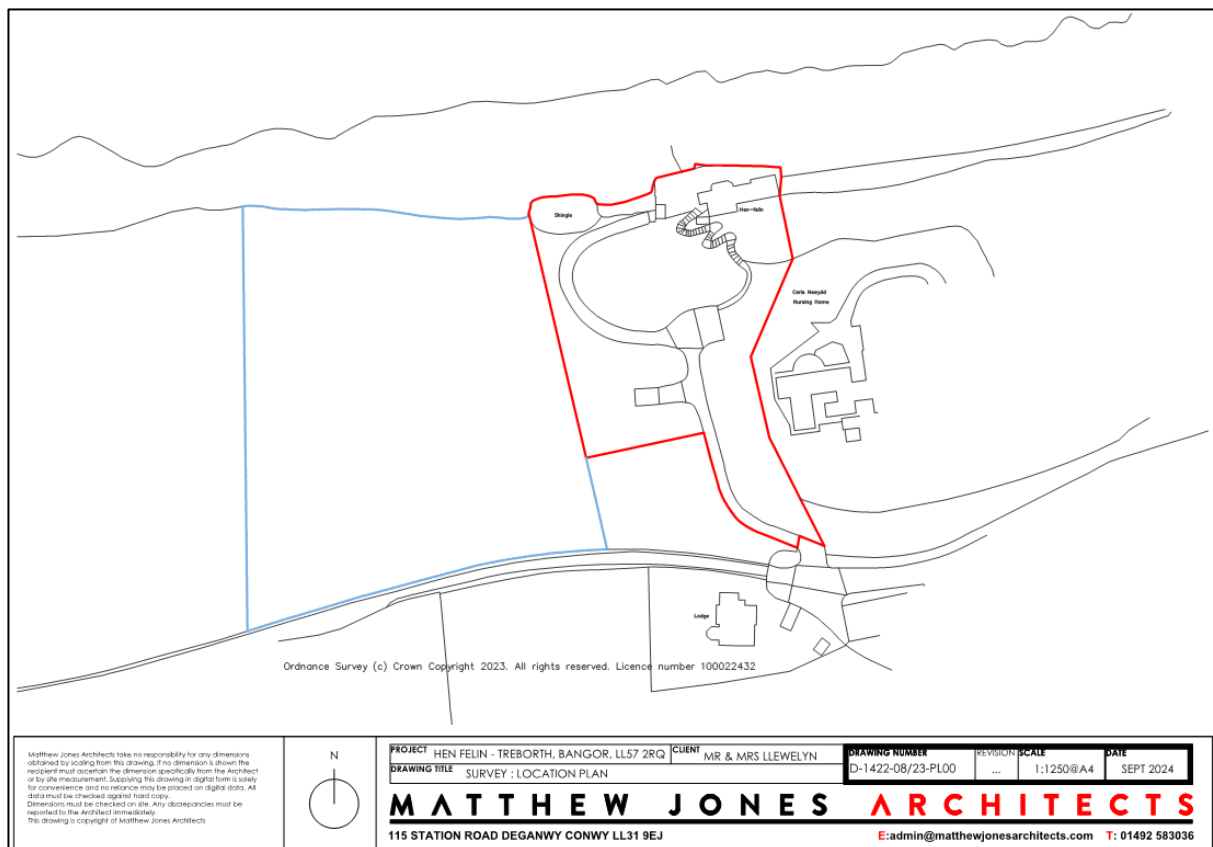


Figure 1: Location Plan

3.0 DESCRIPTION OF THE WORKS

The proposed development consists of the demolition of the existing dwelling and the construction of a new contemporary family home in its place. In order to ensure the long-term flood prevention the existing sea wall is to be consolidated and height raised vertically. A garage structure will also replace the existing garage. Refer to Matthew Jones Architects (MJA) Final Planning Drawings 02.10.2024.

A timber shoreline boardwalk has been proposed and will aid in the implementation of the Woodland Management Plan. A draft layout of the extent and route of the boardwalk has been carried out by Land Studio although associated planning works are yet to be completed. Refer to Land Studio Draft Boardwalk Drawing 407-LST-XX-XX-DR-L-0001

Duty Holder Information

Client: Mr Mark Llewellyn

Main Contractor: To be appointed

Named representative:

Site agent:

Primary Designer and Quantity Surveyor: Wakemans, 12/14/16 Bridge Street, Caernarfon, Gwynedd, LL55 1AB.

Named representative: Dylan Morris / Tom Hastings (01286 672 581)

Architect: Matthew Jones Architects Ltd, 115 Station Road, Deganwy, Conwy, LL31 9EJ.

Named representative: Matthew Jones / Rob Parry (Tel: 01492 583 036)

Structural Engineer: Waterco Datrys Ltd, Unit 1 Block C Doc Fictoria, Caernarfon, Gwynedd LL55 1TH

Named representative: Josh Smart (Tel: 01286 671 027)

The planning application has been accompanied by the following documents & representatives:

Design Statement & Planning Drawings – Matthew Jones Architects Ltd (as above)

Supporting Planning Statement – NJPlanning Ltd

Preliminary Ecological Appraisal & Green Infrastructure Statement – Etive Ecology Ltd

Landscape and Visual Appraisal – LandStudio Ltd

SAB Design Report & Flood Consequence Assessment – Civil Engineering Solutions

Historic Asset Setting Assessment & Heritage Impact Statement – Fenix Heritage Ltd

Tree Impact Assessment & Outline Woodland Management Plan - L O'Connor & Anderson Tree Specialists Ltd

Valuation Report – Williams Ellis Ltd

Structural Report House & Seawall – Datrys Ltd (as above)

Costs plan: Feasibility Cost Plan For refurbishment / Upgrade of Existing Building and New Build – Wakemans Ltd (as above)

Initial Risk Assessment

	Red (High) Risks	To be closed out by:
1	<u>Demolition</u> of the existing building (to be carried out in accordance with contractors H&S method statement). Consideration to be given to the safe removal of the existing building including the use of machinery, manual handling, health risks from inhalation of dust, asbestos, working close to the water etc.	Main Contractor
2	The <u>access</u> is down a narrow winding tarmacked area which may pose significant risks to machinery and access for deliveries and removals.	Main Contractor
3	<u>Working near water</u> : works to consolidate existing sea wall and construction of the shoreline boardwalk are to be carried out to the seaward of the defences. Suitable safe working to be implemented as required.	Main Contractor
4	<u>Deep excavations & excavations near retaining structures</u> : deep excavations to be avoided where possible. Where required, trench supports, guard rails, banksmen and monitoring of ground or surface water levels to be implemented on site.	Main Contractor & Designers
	Amber (medium) Risks	

5	<u>Services</u> : services to be identified on site and suitable protection measures to be in place.	Main Contractor
6	<u>Manual handling of large building elements</u> : e.g larger than 20kg to be considered and safe working implemented.	Main Contractor & Designers
7	<u>Temporary works</u> : steel frame and/or retaining structures in the temporary condition (prior to construction of floors, walls etc)	Main Contractor & Designers
	Green (low) Risks	
8	Early installation of staff welfare provisions	Main Contractor
9	Encourage the use of engineering controls to minimise the use of personal protective Equipment	Main Contractor
10	Off-site fabrication and prefabricated elements to minimise on site hazards to be used where possible.	Designers
11	Biosecurity risks to be identified and measure to prevent them from establishing.	Main Contractor

4.0 PLANNING PERMISSION

Full planning permission C24/0825/25/LL was submitted to the local planning authority (Gwynedd County Council) on the 7th October 2024. The associated works relating to the planning application was the demolition of the existing house and garage, associated sea wall works and the construction of the new house and garage.

Works associated with the shoreline boardwalk are ongoing and are subject to a new planning application or variation to the existing.

5.0 CONSTRUCTION PLANNING OVERVIEW

Following planning approval the Client will need to ensure that the construction drawings and documentation are finalised prior to going to tender and appointing the Principal Contractor. Part of the process is to ensure that the Marine License is in place for which a Construction Environmental Management Plan (CEMP) is required. This CEMP has been prepared by the design team to aid the Contractor.

The development is accessed from the A5 via the unnamed road near to the Antelope Inn. The site is accessed through a gated entrance and down a tarmacked access road off of the unnamed road. The tarmacked access road is tight and winding and may restrict large vehicles, and as such contractors and suppliers should be encouraged to choose suitable vehicles to deliver down the access road. Where unavoidable, large delivery vehicles may be required to transfer deliveries to smaller site vehicles from the unnamed road. There is a turning area at the bottom of the access road, however the Principal Contractor will need to monitor the on-site parking and deliveries to ensure site organisation and safety.

General Site Management will be completed by the contractor but this will include details of the construction programme including timetable, details of site clearance; details of site construction, containment areas, appropriately sized buffer zones between storage areas (of spoil, oils, fuels, concrete mixing and washing areas) and any watercourse or surface drain.

This plan is being written in conjunction with the contractor when appointed with reference to national legislation, particularly that of the Guidance for Pollution Prevention (especially GPP5 'Works and maintenance in or near water' & PPG6 'Working at construction and demolition sites') and the CROW Act (2000) and EU Habitats Directive (1992). It will identify potential pollutants and describe strategies for dealing with pollution incidents and waste materials management throughout the various phases of the project.

The site hoardings will include contact details of the persons and bodies responsible for activities associated with the CEMP and emergency contact details, both during construction hours and out of work hours.

The existing building will be carefully demolished by the contractor in accordance with industry guidelines. The resultant materials will be carefully segregated for re-use or disposal off site.

Consolidation works to the existing sea wall will be carried out as per specification. Consideration will need to be given to the tides to ensure that works can be carried out in a safe manner.

Construction works to the new dwelling will be carried out as per specification.

6.0 SITE ACCESS ARRANGEMENTS

Vehicular access to the site is only achievable via the unnamed road to Treborth and the narrow access road. This will need to be carefully co-ordinated depending on the number or people on site, deliveries and the weather conditions.

There will also need to be careful control of tradesman's vehicles to ensure that the access road and turning area does not become a car park.

7.0 SITE SET-UP & GENERAL SITE MANAGEMENT

General Site Management will be completed by the contractor but this will include details of the construction programme including timetable, details of site clearance; details of site construction, containment areas, appropriately sized buffer zones between storage areas (of spoil, oils, fuels, concrete mixing and washing areas) and any watercourse or surface drain.

Site welfare facilities will be required, including toilets, drying facilities and a mess room for preparing hot food and drinks.

8.0 CONSTRUCTION PROGRAMME

Wakemans Limited (Caernarfon) have been appointed to prepare the tender documentation. Following their appointment, the construction programme is to be agreed with the Contractor following appointment. The proposed sequence of events will be as follows:

- Phase 1: Site set-up
- Phase 2: Demolition of existing house
- Phase 3: Consolidation works to the existing sea wall
- Phase 4: Excavations for house foundations to include rear retaining wall structure.
- Phase 5: Construction of existing house superstructure
- Phase 6: Raise the height of the sea wall and external works
- Phase 7: Construction of shoreline boardwalk
- Phase 8: Site demobilisation

Construction dates are to be agreed following appointment of contractor. It is likely that upon appointment, the works will progress quickly.

9.0 WASTE MANAGEMENT

The waste management is to be agreed with the Contractor following appointment.

Hazardous or dangerous materials (e.g asbestos) will need to be identified by a suitably qualified individual and removed safely and disposed of a licensed site.

The appointed contractor shall have an appropriate means of waste disposal in place for the duration of the works. Appropriate waste transfer and/or disposal documentation shall be made available for inspection by the local planning authority on request. There shall be no burning of waste at any time.

Waste material stored on site shall be adequately secured to prevent unintentional disposal (e.g wind blowing waste into the sea).

10.0 BIODIVERSITY MANAGEMENT

The risk assessment shall include measures to prevent the introduction of new invasive species to the site and surrounding areas, and details of their removal should they be identified.

11.0 SOIL MANAGEMENT

There is no intention of carrying out a soil strip.

12.0 CONTROL OF NUISANCES

Restriction on timing and duration of works will be determined by the local planning authority and additional input from the Contractor will include details to minimise noise and vibration from the construction operations.

13.0 RESOURCE MANAGEMENT

Input from the Contractor will be required to include details of fuel and chemical storage and containment, waste generation and its management, water consumption and wastewater management during the construction period.

14.0 POLLUTION PREVENTION PLAN

This plan will be written in conjunction with the contractor when appointed with reference to national legislation, particularly that of the Guidance for Pollution Prevention (especially GPP5 'Works and maintenance in or near water' & PPG6 'Working at construction and demolition sites') and the CROW Act (2000) and EU Habitats Directive (1992). It will identify potential pollutants and describe strategies for dealing with pollution incidents and waste materials management throughout the various phases of the project.

15.0 DETAILS OF RESPONSIBLE PERSONS

The site hoardings will include contact details of the persons and bodies responsible for activities associated with the CEMP and emergency contact details, both during construction hours and out of work hours.

