CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN

JSP Construction Ltd
11-13 City Road
Cardiff
CF24 3BJ
### Revisions

<table>
<thead>
<tr>
<th>Issue</th>
<th>Description</th>
<th>Approved By</th>
<th>Signed</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>19/10/16</td>
<td>1st issue</td>
<td>AN</td>
<td>JP</td>
<td>19.10/16</td>
</tr>
<tr>
<td>Rev A</td>
<td>Updated with Cardiff comments</td>
<td>AN</td>
<td>JP</td>
<td>23/12/16</td>
</tr>
</tbody>
</table>
APPENDICES

A. Site Layout Plan
B. Activity Schedule / programme
C. Environmental Policy Statement
D. Introductory letter to local residents
1 Description of Works

Project Description:
Works comprise of the design and build of a new nine storey student accommodation block on CFA piled foundations. The building will be constructed using a traditional concrete frame structure with LSF (Light Steel Frame) infill.

The block will provide much needed student accommodation for the Cardiff area and will extend and connect into the recently completed prestigious development by The Neighbourhood at 35 The Parade.

Works will also include the landscaping of the adjoining areas around the new building.

Location of Works
11-13 City Road, Cardiff CF24 3BJ

Specific activities
Piling, Excavations for reinforced foundations, concrete pile caps and concrete grounds beams along with ground floor slab, installation of a tower crane to facilitate the works, construction of concrete frame to roof level followed by the installation of the LSF infill and building cladding system with external finishes. All internal works to complete the internal fit-out to the building ready for occupation.

Local Residents
JSP Construction Ltd will conduct a letter drop to residents in the immediate local area to introduce the company and to inform them of the works commencing. This will also include contact details for the site management should they have any concerns or queries regarding the works.

JSP Construction Ltd has already established a Site Office at 20a City Road and we maintain an open door policy for any neighbours to visit the site office and discuss any concerns that they may have with our appointed Site Manager Mr Anthony Neill.

We will also advise that we will hold on site a triplicate comments book if they would like to make any comments about the work or relevant matters. This will be available to be reviewed at any point and will be an action for discussion at the regular site progress meetings with the rest of the construction team and Client.

In addition to assist in the management of any complaints or issues with the Local Residents, JSP Construction Ltd will register the site with the Considerate Contractors Scheme and will be subjected to their inspections. Their report will be available for local residents to review if requested.
Plant on Site
Excavators, earth handling plant, piling rig, tower crane, hand tools

Environmental Approvals (or applications) and relevant conditions
Commitment to Comply - The contractor, JSP Construction Ltd will apply to the Council for prior consent under the Control of Pollution Act 1974

Commencement date and duration of works
Projected Start Date: January 2017
Forecast Completion Date: August 2018

Activity Schedule
Appendix B
# 2 Contractor Details

JSP Construction contact details for personnel involved in this project

**Table 1.**

<table>
<thead>
<tr>
<th>Name</th>
<th>Position</th>
<th>Contact Number/s</th>
<th>Email</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jason Parsons</td>
<td>Managing Director</td>
<td>01737 824497</td>
<td><a href="mailto:jason.parsons@jspgroup.co.uk">jason.parsons@jspgroup.co.uk</a></td>
</tr>
<tr>
<td>Anthony Neill</td>
<td>Site Manager</td>
<td>07783-985295</td>
<td><a href="mailto:anthony.neill@jspgroup.co.uk">anthony.neill@jspgroup.co.uk</a></td>
</tr>
<tr>
<td>Colin Feane</td>
<td>Site Supervisor</td>
<td>07496-481825</td>
<td><a href="mailto:colin.feane@jspgroup.co.uk">colin.feane@jspgroup.co.uk</a></td>
</tr>
</tbody>
</table>
3 Environment Policy

See Appendix C
4 Site Specific Environmental Issues

4.1 Erosion and Sediment Control

Potential sources of sediment/risks

Due to the construction methodology and the designed levels and positions of the foundations and associated works it is not envisaged that any risk of contaminating the existing water courses.

Stockpiles

Any loose material that is required to be stock piled on site will be kept away from the adjoining main highway and therefore minimising the risk of soil particles being washed into the existing drainage contaminating the existing water courses.

Storm water discharge points

All drainage will be completed in line with the local authority licences and acceptance and inspected and passed off by building control, prior to the construction of the new building. This will ensure that as the building reaches the roof level all guttering can be constructed as designed to enter the main drainage. It is not envisaged that any other discharge will be required due to the building make up.

Existing field and kerb inlets and other storm water infrastructure (i.e. swales)

N/A

<table>
<thead>
<tr>
<th>Objective</th>
<th>To manage construction activities with the potential to cause erosion and the release of sediment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Actions</td>
<td>Requirements</td>
</tr>
<tr>
<td>Installation of clean hard standing for any vehicle requiring direct access to site i.e. muck away lorries.</td>
<td>Site Manager</td>
</tr>
<tr>
<td>Performance Indicators</td>
<td>No mud/dirt visible on public roads due to construction works</td>
</tr>
<tr>
<td>Monitoring</td>
<td>Daily visual inspections of works site and all erosion and sediment controls</td>
</tr>
<tr>
<td>Reporting</td>
<td>reporting to site manager and PBPL</td>
</tr>
</tbody>
</table>
Corrective Actions | corrective actions and implementation time frame | Site Manager | Throughout construction works

4.2 Site access and egress locations

The main access to the site area is off City Road. All construction materials will be mechanically lifted from the existing road way onto site.

Existing Highways (outside the perimeter of the site)

A comprehensive photographic survey of the existing footpath condition will be carried out by JSP and lodged with the Highways Dept. of Cardiff City Council prior to the commencement of any construction activities.

JSP undertake to reinstate any damage to the footpath that may be caused by the works to match the current condition.

JSP will undertake to agree the necessary licences from Cardiff City Council for the proposed hoardings and scaffolding to ensure statutory compliance.

Construction Staff Parking

The site has no space for any parking on site. However, JSP has leased the office space at 20a City Road enabling the site management to have the use of private off-street parking to the rear of the offices. All remaining construction staff are encouraged to travel to site by train and bus as parking will not be provided on site.

Material Storage

The construction methods utilised on the project will incorporate as much off-site manufacturing as possible. For example, bathrooms will be factory manufactured as pods and delivered to site fully complete. This saves many thousands of man hours from attending the site and vastly reduces the impact of the site on the neighbouring area by hugely reducing the numbers of operatives required on site to carry out the work. The building virtually covers the whole area of the site and therefore material deliveries will be made on a just in time basis and hoisting by tower crane directly to the floor level where they are required. We have no space so will not be bulk storing materials on site.

Hoarding/Security

JSP will be providing hoarding to the perimeter of the site with pedestrian and vehicle access gates onto City Road as denoted on the site plan in Appendix A. In addition we shall provide monitored CCTV security to ensure the site is protected 24Hrs a day.
4.3 Water Quality

- It is not thought at this stage that the type and nature of the planned site activities will have or are likely to affect the water quality. If anything changes this will be reviewed and updated.

<p>| Objective | To appropriately manage stormwater and groundwater quality during construction activities |</p>
<table>
<thead>
<tr>
<th>Actions</th>
<th>Requirements</th>
<th>Responsibility</th>
<th>Timing</th>
</tr>
</thead>
<tbody>
<tr>
<td>Performance Indicators</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Monitoring</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Reporting</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Corrective Actions</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

4.4 Air Quality

Dust suppression

During the excavation period the existing ground will be monitored and if required will be dampened down using the site water source to reduce the risk of dust being omitted into the atmosphere or adjoining areas. It is not envisaged that any other items during the construction of the frame itself will cause dust. All cutting of timber will be controlled with appropriate tools fitted with collections bags.

Stockpiles

N/A

Truck loads

During the deliveries of any materials all vehicles will be turned off to reduce the risk of polluting the air with carbon monoxide fumes and surrounding areas, likewise all plant when not involved in a specific site operation will be turned off.

Maintenance and operation of machinery / equipment

Any hired machinery / equipment will be in good working order and will be accompanied with a certificate of conformity. Any machinery that breaks down will be repaired in a controlled manner in an area contained from the rest of the site if unable to be repaired replaced by a substitute.

Other methods to prevent / minimise dust
If dampening down or specific tools fitted with suppression devices is not sufficient and dust is still being produced all works will be stopped and reviewed to see if an alternative procedure can be adopted.

<table>
<thead>
<tr>
<th>Objective</th>
<th>To manage construction activities with the potential to impact on air quality</th>
</tr>
</thead>
<tbody>
<tr>
<td>Actions</td>
<td>Requirements</td>
</tr>
<tr>
<td></td>
<td>Water will be used for dust suppression</td>
</tr>
<tr>
<td>Performance Indicators</td>
<td>e.g. no complaints regarding dust from workers / neighbours / community members</td>
</tr>
<tr>
<td>Monitoring</td>
<td>air quality monitoring program or complaint based monitoring</td>
</tr>
<tr>
<td>Reporting</td>
<td>reporting to site manager</td>
</tr>
<tr>
<td>Corrective Actions</td>
<td>corrective actions and implementation time frame</td>
</tr>
</tbody>
</table>

4.5 Noise

Noise generating activities

Piling, excavation, concreting, placement of the structural frame.

Maintenance and operation of machinery / equipment / vehicles

All plant and machinery will only work during the designated working hours and will be turned off while not in use.

Work hours

All working hours are contained within the agreement with Cardiff council planning condition Mon to Fri 08.00 until 17.30Hrs sat 08.00 to 13.00Hrs no work on Sun

Specify any activities to be undertaken at night and why (if any)

No works are to be carried out during and or over the night period
**objective**

To appropriately manage noise during construction activities to minimise impact to workers, neighbours and community members.

<table>
<thead>
<tr>
<th>Actions</th>
<th>Requirements</th>
<th>Responsibility</th>
<th>Timing</th>
</tr>
</thead>
<tbody>
<tr>
<td>all significant noise generating activities will be undertaken between Mon-Fri 8.30am to 5.30pm, Sat 8am to 1pm</td>
<td>Site Manager</td>
<td>Throughout construction works</td>
<td></td>
</tr>
</tbody>
</table>

**Performance Indicators**

- no complaints regarding noise from workers / neighbours / community members

| Monitoring | complaint based monitoring | Site Manager | Throughout construction works |

| Reporting  | reporting to site manager. | All staff     | Throughout construction works |

**Corrective Actions**

- corrective actions and implementation time frame

| Site Manager | Throughout construction works |

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### 4.6 Hazardous Substances

Include:

- Storage
- Material Safety Data Sheets (MSDS’s)
- Refuelling
- Spill kits and emergency spill response
- Spill kit training

**Objective**

To manage construction activities with the potential to cause contaminated soil.

<table>
<thead>
<tr>
<th>Actions</th>
<th>Requirements</th>
<th>Responsibility</th>
<th>Timing</th>
</tr>
</thead>
<tbody>
<tr>
<td>all chemicals will be stored in bunded, roofed areas with MSDS’s kept nearby</td>
<td>Site Manager</td>
<td>Throughout construction works</td>
<td></td>
</tr>
</tbody>
</table>

**Performance Indicators**

- no spills

| Site Manager | Throughout construction works |

**Monitoring**

- chemical storage areas and spill kits

| Site Manager | Throughout construction works |

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<table>
<thead>
<tr>
<th>Reporting</th>
<th>All staff</th>
<th>Throughout construction works</th>
</tr>
</thead>
<tbody>
<tr>
<td>Any reporting to Department of Environment and Heritage Protection</td>
<td>PBPL</td>
<td>Throughout construction works</td>
</tr>
<tr>
<td>Corrective Actions</td>
<td>Site Manager</td>
<td>Throughout construction works</td>
</tr>
<tr>
<td>corrective actions and implementation time frame</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### 4.7 Contaminated Soil

There is no known existence of any contaminated soils on the site although this is subject to final sign off by the design team.

**Importation of fill**

Due to the levels and type of arisings importation of fill material is not envisaged at this time if further materials are required then these will be obtained and certified by reputable suppliers.

**Removal of fill from site**

All materials on site will be maintained and used on site within the design it is not envisaged that any materials will require to leave site.

<table>
<thead>
<tr>
<th>Objective</th>
<th>To manage construction activities with the potential to cause or disturb contaminated soil.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Actions</td>
<td>Requirements</td>
</tr>
<tr>
<td>no fill material will be imported to or removed from site</td>
<td>Site Manager</td>
</tr>
<tr>
<td>Performance Indicators</td>
<td>no evidence of contaminated soil on site</td>
</tr>
<tr>
<td>Monitoring</td>
<td>any contamination sampling</td>
</tr>
<tr>
<td>Reporting</td>
<td>reporting to site manager and PBPL</td>
</tr>
<tr>
<td>Any reporting to Department of Environment and Heritage Protection</td>
<td>PBPL</td>
</tr>
</tbody>
</table>
4.8 Waste Management

Sensitive receptors

It is not envisaged that the area and works will require sensitive receptors

Waste receptacles and servicing

The majority of waste produced on site will be removed from site contained within skips. All skips will be covered to prevent any waste material becoming air borne due to strong winds or animal scavenging. Local licenced skip companies will be used and all materials will be removed from site under a duty of care notice, all materials will be tracked to either a licensed tip (environmental licence to be held) or waste transfer station for separating and recycling. Servicing of the skips will be carried out as required ensuring that over filling and ultimately spillage occurs.

Toilet waste from the site set up will be stored within a cess tank and empty on a weekly basis by a licenced waste remover, during high personnel activities the cess tank will be monitored and disposal will be as required.

<table>
<thead>
<tr>
<th>Objective</th>
<th>To appropriately manage waste during construction activities.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Actions</td>
<td>Requirements</td>
</tr>
<tr>
<td>Appropriate waste receptacles will be provided on site</td>
<td>Site Manager</td>
</tr>
<tr>
<td>Performance Indicators</td>
<td>No waste deliberately or unintentionally released</td>
</tr>
<tr>
<td>Monitoring</td>
<td>Waste receptacles will be inspected daily and emptied weekly</td>
</tr>
<tr>
<td>Reporting</td>
<td>reporting to site manager</td>
</tr>
<tr>
<td>Corrective Actions</td>
<td>corrective actions and implementation time frame</td>
</tr>
</tbody>
</table>
4.9 Flora and Fauna

Activities with potential to interfere with flora / fauna (both terrestrial and aquatic)

N/A

Removal of flora and relevant environmental approvals

N/A

Importation of fill free from Red Imported Fire Ants

N/A

Landscaping works

The majority of landscaping around the new building is hard landscaping with the inclusion of small contained flower beds if this is revised and changes then this section will be revisited and re submitted for approval.

<table>
<thead>
<tr>
<th>Objective</th>
<th>To appropriately manage construction activities with the potential to disturb flora and fauna.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Actions</td>
<td>Requirements</td>
</tr>
<tr>
<td></td>
<td>No marine or terrestrial vegetation will be disturbed without prior approval</td>
</tr>
<tr>
<td>Performance Indicators</td>
<td>No injury / harm to local flora and fauna</td>
</tr>
<tr>
<td>Monitoring</td>
<td>Visual monitoring</td>
</tr>
<tr>
<td>Reporting</td>
<td>reporting to site manager and PBPL</td>
</tr>
<tr>
<td>Corrective Actions</td>
<td>corrective actions and implementation time frame</td>
</tr>
</tbody>
</table>
Appendix A – Site plan
Appendix B – Activity Schedule / programme
Appendix C – Environmental Policy Statement

& Dust Control Policy
Environmental Policy Statement

JSP Construction recognizes the need for sustainable development and continually aims to improve the environmental effect of its activities. To achieve this we will:

Establish sound environmental management by:

- Meeting or improving upon relevant legislative, regulatory and environmental codes of practice.
- Developing objectives that target environmental improvements and monitor performance by regular review.
- Considering any environmental issues in the decision-making process.
- Developing a relationship with suppliers and contractors so that we all recognize our environmental responsibilities.
- Educating staff so that they carry out their activities in an environmentally responsible manner.

Provide for the effective use of resources by:

- Promoting waste minimization by recycling or finding other uses for by-products whenever economically viable.
- Promoting the efficient use of resources, energy and fuel throughout the company’s operations.

Co-operate with:

- The communities in which we operate. The government, regulatory bodies and other interested parties with the shared vision of being a good and trusted neighbour.

Signed:

Jason Parsons – Director

Date: 22 August 2016
Dust Control Policy Statement

JSP Construction Ltd recognise that our work may have a direct or indirect effect on the local and or regional environment. We are therefore committed to reducing any harm that this may cause.

Dust and other air pollution from construction can impact greatly on the health and quality of life of people working on and living close to these sites if they are badly managed.

We are committed to dust reducing measures which will help to improve operational performance and a reduction in potentially harmful emissions to land, water and air.

To help achieve a dust free environment, JSP Construction Ltd are committed to:

- Complying as a minimum with legislation and our customers' requirements;
- Actively promoting dust extraction tools;
- Using dust control and extraction techniques where available;
- Forging partnerships with Hire Companies that supply dust control devices;
- Use suppression techniques where extraction cannot be physically be applied;
- Ensuring the plant and equipment we use is regularly inspected and maintained;
- Ensuring those that are required to take measures are trained in its use.
- Encourage our supply chain to adhere to this policy;
- Establishing and enforcing safe methods of work on dust control;
- Monitoring the effects of this policy.

This policy clearly identifies the responsibilities and procedures for achieving the Company's stated objectives in all aspects of its activities leading to improved environmental performance and the reduction in ill health and statutory nuisance.

Signed: 

Jason Parsons – Director

Date: 22 August 2016
Appendix D – Introductory letter to local Residents
Dear Neighbour

Re: New Build Student Accommodation at 11-13 City Road, Cardiff.

As you may already be aware, JSP Construction Ltd has been appointed as the Main Contractor to undertake the construction of the new 109 bedroom student accommodation.

The project is about to enter the 'site works' stage which will end in January 2017. The works are planned for completion in Summer 2018, ready for occupation by students in September 2018.

It is at this stage that we wish to inform you about a few activities on site that will be carried out shortly.

Initially we will be undertaking our site establishment and enabling works and includes getting the site ready for the works to commence and installation of welfare facilities. This will be followed closely behind by the demolition of the existing building and then the main new build works shall commence.

As always, JSP Construction will strive to be a good neighbour and help minimise any inconvenience that may occur as a result of these construction works.

The site office is already established at 20a City Road (above AJ@'s Coffee shop) and we always maintain an open door policy to any queries or visits from surrounding neighbours. If you do indeed visit site, please ensure that you report to the Site Office and do not enter the site operational areas.

Can we also bring to the attention of any parents that construction sites are dangerous and all children and teenagers should be discouraged from entering. Please report any incidents of trespassing immediately to the police or our site manager.

Our Site Manager, Anthony Neill, can be contacted on 07783-985295. This is also the emergency number should you require to make contact outside normal working hours.

Kind regards

Anthony Neill
Site Manager