

OUTLINE CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN

Job Number:	W1236 Wire Mill
Client Name:	Mrs Z Puddephatt
Site Address:	Wire Mill, Southcote Farm, Reading, RG30 3DZ
Contractor:	TBC
Construction Start Date:	TBC
Construction End Date:	TBC

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1. INTRODUCTION

This outline Construction Environmental Management Plan (CEMP) has been drafted to answer the pre commencement conditions laid out in the planning consent and sets out the policies and environmental controls required to ensure that the environmental impacts are minimised including identifying the perceived risks to the aquatic environment, identify potential pollution pathways, and the mitigation measures to be employed which will negate the risk to any aquatic environment. A full CEMP will be developed when the main contractor is appointed.

2. PROJECT DESCRIPTION

The project covers the restoration and redevelopment of the currently derelict Wire Mill at Southcote Mill, Southcote Farm Lane, Reading, RG30 3DZ. To include change of use and construction of new café, holiday let apartment, and manager's accommodation on top of the existing footprint of the derelict Wire Mill. Planning permission has been granted under application No. 171588/FUL.

3. OUTLINE CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN

3.1. PROPOSED EXCAVATIONS AND CONSTRUCTION.

3.2. MINIMISATION OF ECOLOGICAL DISTURBANCE

3.2.1. Designated Sites

The site sits within a LWS, Fobney and Kennet Valley Meadows Local Wildlife Site, under the National Planning Policy Framework the local wildlife trust (Berkshire, Buckinghamshire and Oxfordshire Wildlife Trust [BBOWT]) have been consulted regarding any plans for development.

3.2.2. Ecological Assessment

An Ecological Assessment was carried out by Plan Ecology Ltd; the below potential risks were identified along with proposed mitigation.

Item	Possible Risk	Mitigation
Flora & Fauna	Destruction of protected and Notable aquatic Plant species	The species present are water based (ie remote from the building site) and all the mitigation that is being done to prevent pollution from entering the water system is sufficient to protect what may be present
Bats	Disturbance or destruction of protected species	The Bat survey concluded that no bats were found roosting on site. Site to use sensitive lighting during construction to minimise disturbance. Preferable to be used during daylight hours or minimised where this is not possible. Lighting will be designed to

		only light required areas of working ie no lighting will be directed unnecessarily into surrounding vegetation.
Breeding Birds	Destruction of bird nests containing breeding birds/eggs/unfledged chicks	Site has been cleared outside of the breeding season. Before construction an additional assessment by a competent person shall be carried out to identify any nests with unfledged young. Any nests found will not be disturbed until young have fledged.
Reptiles	Disturbance or destruction of protected species	Grass Snakes have been found within 1KM of the site. A further survey will be carried out in April or after to at the site. If any reptiles are found, then mitigation shall be recommended.
Otters	Disturbance or destruction of protected species	Works to the footprint of the site will not impact on potential otter habitat and so no action is required.
Water Voles	Disturbance or destruction of protected species	Works to the footprint of the site will not impact on potential water vole habitat and so no action is required.

4. **DRAINAGE (CONDITION NO. 4)**

To include proposed surface drainage plan designed to the principles of Sustainable Drainage Systems (SuDS) in order to minimise the polluting effects of storm water on waterways. To include foul drainage plans

5. **WATER MANAGEMENT & POLLUTION CONTROL**

5.1. **Potential Impacts**

The potential impacts from construction activities to the current hydrological conditions are:

- Incorrect disposal of site effluent;
- Pollution of groundwater or surface water runoff through chemical, oil and fuel spills;
- Introduction of other pollutants (e.g. excessive amounts of solid particles) into the surface water and drainage system
- Pollution of the groundwater or surface water runoff due to unforeseen contamination

5.2. **Mitigation Plans**

Detailed drawing plans, demonstrating a suitable buffer between location of refuelling, storage of oil/fuel, concrete mixing and washing areas and any watercourses or surface drain present on site or adjacent to site (at least 10m)

Details of all areas to be used for the storage of substrate/spoil including a suitable buffer between location for storage of excavated spoil and construction

materials and any watercourses or surface drain present on site or adjacent to site.

6. LANDSCAPE (CONDITION NO.11)

6.1.1. Ecological Enhancement

Habitats should be reinstated as much as possible using native species of local provenance following any remediation works.

7. ARCHAEOLOGY AND CULTURAL HERITAGE. (CONDITION 10 & 11)

8. AIR QUALITY.

9. NOISE AND VIBRATION.

10. WASTE.

11. ENERGY.

12. TRANSPORT.

13. MATERIAL STORAGE & HANDLING

14. MANAGEMENT FRAMEWORK

14.1. Environmental risk assessment

An Environmental Risk Assessment identifying significant aspects and impacts identified for the construction phase will be produced and will form part of the project risk register. The register shall be reviewed and revised on a monthly basis as or as required e.g. due to changes in the scope of work. Any new environmental aspects and their impacts will be updated accordingly.

14.2. Emergency Flood Plan

An Emergency Flood Plan shall be developed to manage flood risk during the construction period, linked to flood warnings from the Environment Agency.

14.3. Legislation, regulation and other requirements

The project will comply with all relevant legislation, regulations and standards and additionally, obtain and comply with all necessary consents to ensure legal construction works. The Project Manager is responsible for ensuring that the project complies with all applicable environmental legislation, regulations and other requirements.

14.4. Training, awareness and competence

All personnel, whose work may cause a significant impact on the environment, will receive environmental training.

14.5. Records

This document is the principal operating document for environmental management of the project. The CEMP defines policies and arrangements for the main environmental issues. The other documents: environmental procedures, schedules, work package plans and records will all be developed from the CEMP and together form the Environmental Management System for the Project. All documents related

to the CEMP will be established and maintained in registers within the Project Management Plan (PMP) as part of the Project records.

14.6. Review

The Project Manager will undertake a review of the project periodically and update the CEMP as relevant.