

Construction Ecological Management Plan



Shire Hill Residential Development, Glossop, Derbyshire, SK13 7QP

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Quality Assurance

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Where field investigations have been carried out, these have been restricted to a level of detail required to achieve the stated objectives of the work.

This work has been undertaken in accordance with the quality management system of RSK ADAS Ltd.

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1. Introduction

Cube Homes Ltd are proposing the construction of a 40-unit residential development and associated landscaping on land comprising the former Shire Hill Hospital and associated grounds located off Bute Street, Glossop, Derbyshire, SK13 7QP (National Grid Ref.: SK 04235 95204), hereafter referred to as 'the site'.

A number of conditions in relation to the application (HPK/2023/0337), were stipulated by the High Peak Borough Council, including the following relevant to this report:

25. No development shall take place (including demolition and groundworks) until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include the following:

- a) Risk assessment of potentially damaging construction activities.*
- b) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).*
- c) The location and timing of sensitive works to avoid harm to biodiversity features.*
- d) The times during construction when specialist ecologists need to be present on site to oversee works.*
- e) Responsible persons and lines of communication.*
- f) The role and responsibilities on site of an ecological clerk of works or similarly competent person.*
- g) Use of protective fences, exclusion barriers and warning signs.*

The approved CEMP shall be adhered to and implemented in accordance with the approved details.

Following on from a range of ecological services, ADAS was commissioned to produce this Construction Environmental Management Plan (CEMP) to fulfil the above pre-commencement conditions.

This CEMP details the operational methodology to be implemented on site to ensure the continuation of favourable status of habitats and species present.

The objectives of this CEMP are to ensure that: ecological constraints on site are identified and any risks are mitigated; air and water pollution prevention measures are in place; and any residual environmental risks are appropriately managed.

2. Project Information

This section is to provide basic information about project location, key dates and environmental setting to allow an informed assessment of the CEMP.

2.1. Location Plan

The proposed development site covered approximately 1.5 ha and comprised the former Shire Hill Hospital and associated grounds. It is understood that Shire Hill Hospital closed in 2018 and has therefore experienced no recent or ongoing management and maintenance of the structures or vegetation which comprise the grounds. Since the closure of the hospital, the site has experienced 24-hour security by an onsite guard and dog handler. The former hospital site consisted of a number of buildings flanked by hardstanding, grassland and scattered semi-mature and mature trees within the wider grounds. In addition, a small area of deciduous woodland was present in the northern section of the proposed development boundary, associated with an historic quarry.

The site is located towards the northern border of Glossop, a market town in Derbyshire, on the boundary of the Pennines and the Peak District National Park, bounded by residential developments to the south and east and expanses of agricultural land to the north and west.

2.2. Project Description

The proposed development plans involve the complete refurbishment (including roof replacement) of a single building on site (formerly the Shire Hill Administration building) and demolition of all existing structures to facilitate the erection of a 30-unit residential development and associated landscaping. Existing access to the site from Bute Street and Blackshaw Clough will be retained and widened where required. A significant number of mature trees present within the main body and along the boundaries of the site will be retained, as well as the majority of the existing deciduous woodland and sections of grassland. However, it is anticipated that the removal of trees, scrub and a proportion of the woodland to some extent on site will be required. Landscape proposals include habitat retention, grassland creation, and hedgerow / tree planting.

Proposed development plans are provided in Appendix 1.

2.3. Key Programme Dates

Key Programme Item	Date	Status
Installation of protective measures	01/08/2024	Not yet started
Demolition / stripping of buildings	26/08/2024	Not yet started
Tree / vegetation removal works	26/08/2024	Not yet started
Main construction works	01/09/2024	Not yet started
Completion and handover	01/09/2025	Not yet started

Updates to key programme activities and dates will be managed by the Principal Contractor.

2.4. Integration with Other Documents

The CEMP will be integrated with other relevant existing Contractor plans and policies. These may include, but are not limited to:

- Health and Safety Policies
- Health and Safety Method Statements
- Company-wide Environmental Policies

This CEMP must be read in conjunction with the following reports, which have been prepared in respect of the proposed development. Mitigation measures outlined within each report, including this CEMP, must be in place prior to the commencement of each relevant phase of work.

Document Title	Date	Company
ADAS WNT69105-1077 (00) - Shire Hill_Preliminary Ecological Appraisal. August 2022.	August 2022	RSK ADAS Ltd
ADAS WNT69105-1427 (00)_Cube Homes_Updated Shire Hill_Bat Surveys. October 2023.	October 2023	RSK ADAS Ltd
RSK ADAS WNT69105-1077 Shire Hill Biodiversity Net Gain Assessment. February 2024.	February 2024	RSK ADAS Ltd
WNT69105-1077 (00) Invasive Non-Native Species Management Plan_Shire Hill. May 2023	May 2023	RSK ADAS Ltd
Tree Impact Appraisal and Protection Scheme_Former Shire Hill Hosp_Feb2024	February 2024	Bowland Tree Consultancy
2635-BCL-00-XX-RP-D-0001 Flood Risk Assessment Drainage Strategy V3 160224	February 2024	BrennanConsult

Document Title	Date	Company
Natural England Bat Mitigation Licence	TBC	RSK ADAS Ltd

2.5. Environmental Setting

Known or potential site-level ecological receptors are described in the ADAS PEA (2022a). A summary of key features is set out below:

Receptor	Notes
Statutory Designated Sites for Nature Conservation	No statutory designated sites of nature conservation importance are likely to be impacted by the proposed development.
Non-statutory Designated Sites	No non-statutory designated sites of nature conservation importance are likely to be impacted by the proposed development.
Arboriculture	Constraints noted within Tree Impact Appraisal and Protection Scheme (Bowland Tree Consultancy 2024) – see report for further details. A number of trees are to be removed to allow for the proposed development. A proportion of trees will also be retained and protected.
Habitats	Habitats on site comprised modified grassland, other broadleaved woodland, urban trees and mixed scrub.
Birds	Habitats suitable for nesting birds were present on site including woodland, trees and scrub.
Bats	Habitats suitable for foraging and commuting bats was present on site, including grassland, trees and woodland. As per the bat survey report (ADAS 2023b), eight Common Pipistrelle (<i>Pipistrellus pipistrellus</i>) and Soprano Pipistrelle (<i>Pipistrellus pygmaeus</i>) roosts were identified within five buildings located on site.
Invasive non-native species (INNS)	A single stand of Japanese Knotweed (<i>Reynoutria japonica</i>), a species listed on Schedule 9 of the Wildlife and Countryside Act 1981 (as amended), was identified on site. It is an offence to allow the spread of these species.

3. Roles and Responsibilities

This section is to provide assurance that key environmental responsibilities have been considered and allocated to specific roles. The Principal Contractor has yet to be appointed for the works.

3.1. Project Manager

Overall responsibility for the performance of the contract.

Overall responsibility for the environmental performance of the contract and the safe construction of the project with particular responsibility for safeguarding the environment. Responsible for the identification of surveys required during development, pre-construction, and during construction.

3.2. Site Manager

Responsible for:

- Ensuring that the CEMP and associated environmental reports are adhered to during day to day works.
- Obtaining the necessary environmental consents.
- Reviewing mitigation measures throughout the implementation process and/or construction works to monitor their effectiveness and compliance with legal, planning and contractual requirements.
- Identifying environmental competence requirements for all site personnel working on the project and ensure delivery of environmental training to personnel within the project team in accordance with the Environmental Training Plan.
- Ensuring the works are carried out in accordance with UK environmental legislation, guidance and good practice.
- Ensuring the Ecological Clerk of Works is consulted prior to sensitive vegetation clearance, ground disturbance work, site/compound/fencing set-up and main construction works in order to provide advice on the ecological mitigation strategy and timings.
- Management of environmental issues as advised by the Ecological Clerk of Works.
- Liaising with construction teams and Ecological Clerk of Works to ensure that environmental risks are identified and that appropriate controls are developed and included within method statements and risk assessments.
- Maintaining environmental records including those resulting from regular inspections.
- Acting as a main point of contact between the Contractor, the Client and Regulatory Authorities on environmental issues.

3.3. Ecological Clerk of Works

An Ecological Clerk of Works (ECoW) will be present to oversee any vegetation removal that must be undertaken during the bird nesting season, considered to be March to August inclusive. This includes the removal of any entire trees, dense grassland cover or scrub vegetation but does not include the removal of lateral portions of individual tree limbs where it can be clearly determined via ground level visual assessment that no nests are present.

An Ecological Clerk of Works (ECoW) will be present to oversee any agreed measures in relation to the control and removal of Japanese Knotweed as detailed within the INNS method statement (ADAS 2023c).

The ECoW will be given reasonable notice by the Site Manager prior to all vegetation clearance and ground disturbance works in order to provide ecological advice on the timings and to determine whether on site supervision will be required during specific aspects of the work.

When attending site, the ECoW will provide a Tool Box talk to all site operatives and will explain the required protection measures or mitigation strategies.

In the event that a protected species is found unexpectedly during other phases of work, if an unforeseen incident threatening the ecology of the site arises, or if general ecological advice is required the ECoW or an ADAS staff member should be contacted.

3.4. Licenced Bat Worker

All pre-construction work including the soft stripping of buildings in relation to bats must be completed as per the requirements set out in the Natural England Bat Mitigation licence and under the supervision of the named ecologist or accredited agent.

4. Consents

This section is to provide assurance that all the required consents, permits and licences have been identified; and are in place to allow construction and operation of the asset.

4.1. Planning Permission

Outline planning permission has been granted for this development (HPK/2023/0337).

4.2. Project Consents and Permits

Specific environmental consents and/or permits to be obtained by the Principal Contractor.

4.3. Project Licences

A Natural England Bat Mitigation licences is required, to be obtained on behalf of the client by RSK ADAS Ltd.

5. Risk Assessment of Construction Activities

The main environmental/ecological risks likely to be associated with proposed works are set out below. Details of all relevant environmental legislation are set out in Appendix 2.

5.1. Site Preparation Activities

Hazards arising from the clearance of buildings, trees, ground vegetation and from removal of logs or debris if present:

- Destruction of active birds' nests during vegetation clearance or disturbance to Schedule 1 nesting birds (for works undertaken between March and August inclusive).
- Spread of Japanese Knotweed off-site.
- Accidental damage to retained grassland, trees and woodland and subsequent potential impact to nesting birds.

Hazards arising from installation of any protective fencing and site lighting:

- Accidental damage to trees and woodland and subsequent potential impact to nesting birds.
- Artificial lighting if required during construction may cause to disturbance to nesting birds and foraging / commuting bats.

5.2. Access and Egress

Access will be gained from existing roads in good condition and therefore the likelihood of hazards arising due to access and egress is considered negligible.

5.3. Site Compound

Hazards arising from the construction of the site compound (including temporary toilets), temporary storage of materials, spoil and waste and new storage facility:

- Harm to breeding birds if they are occupying the area at the time of site clearance.
- Noise and vibration from construction works causing temporary disturbance to breeding birds (if undertaken between March and August inclusive).
- Impacts to area of retained grassland, trees and woodland which are to be protected and improved for biodiversity e.g. from pollution or compaction due to vehicle movements or materials storage.
- Spread of Japanese Knotweed off-site.

5.4. Construction of the Residential Development

Hazards arising from the construction of the residential development:

- Harm to breeding birds if they are occupying the area at the time of site clearance.
- Noise and vibration from construction works causing temporary disturbance to breeding birds (if undertaken between March and August inclusive).
- Impacts to area of retained grassland, trees and woodland which are to be protected and improved for biodiversity e.g. from pollution or compaction due to vehicle movements or materials storage.
- Spread of Japanese Knotweed off-site.
- Hazards to wildlife or the environment if any materials/equipment are accidentally left on site.

5.5. Environmental Incidents

- Accidental fuel leaks and spillages: pollution of field drains and grassland, impacts to flora and fauna.
- Unforeseen flooding event: pollution or damage to habitats by leakage of any hazardous materials or from any floating equipment/materials.

6. Site Specific Constraints and Management

Details of the expected impacts and protection measures required for key ecological receptors on site are set out below and summarised in Appendix 3. Additional details are provided in the respective species report (listed in section 2.4).

6.1. Woodland and Trees

Root protection fencing will be installed around the woodland and trees to be retained, as per the specifications in the Tree Protection Scheme (Bowland Tree Consultancy 2024). The exact locations and methods will be agreed with input from the retained Arboricultural Consultant.

6.2. Retained Grassland

Exclusion fencing will be installed around all areas of retained grassland to ensure no negative impacts result from development. Fencing must be a minimum of 2 m tall and may consist of welded mesh panels supported on scaffold poles driven into the ground and supported (as per tree protection barriers), double-clipped Heras fencing with braced secure footing, or heavy-duty orange safety fence supported on heavy duty fence posts.

6.3. Birds

A precautionary pre-works check for nesting birds will be conducted by a suitably experienced ecologist immediately prior to vegetation clearance. If any nests are found, the nest will be safeguarded with at least a 5 m exclusion buffer until no longer in use. Completion of nesting must be confirmed by a competent person and a report submitted to and approved in writing by the Local Planning Authority before any further works within the exclusion zone take place.

6.4. Bats

Eight bat roosts were identified within five buildings located on site. All requirements set out in the granted Natural England Bat Mitigation licence must be followed before, during and after removal.

All habitats to be retained which may be used by foraging and commuting bats e.g. woodland, grassland and trees are protected in line with methods above.

Site lighting, if required, will utilise fixtures to shield and direct light downwards. These must be positioned to avoid illuminating roosts and foraging areas, utilise low lighting columns (4-5m high) and low wattage luminaries that lack UV elements. Metal halide fluorescent sources will not be used. White and blue wavelengths of the light spectrum will be avoided, and brightness kept as low as feasibly possible in order to reduce light spillage.

6.5. Invasive Non-native Species

A single stand of Japanese Knotweed was identified on site. Control, removal, eradication and disposal methods to be deployed are provided within the Invasive Non-native Species Management Plan (ADAS 2023c) and must be adhered too during construction.

7. Environmental Management During Works

Environmental protection and mitigation measures required during each stage of work are set out below.

7.1. Site Preparation Activities

Prior to commencement of work, the following activities must be completed and checked by the ECoW:

- All tree and woodland protection fencing must be installed as set-out in the Tree Protection Scheme (Bowland Tree Consultancy 2024).
- All exclusion buffer zone fencing must be installed as set-out in sections 6.1 and 6.3.
- Japanese Knotweed to be removed and disposed as per the Invasive Non-native Species Management Plan (ADAS 2023c).

Prior to commencement of work the ECoW must complete the following activities:

- Delivery of relevant Toolbox talks prior to work, to cover the following topics: breeding birds and INNS.
- A precautionary pre-works check for nesting birds immediately prior to dense vegetation clearance (scrub, trees, grassland or woodland).

In addition to the above, all pre-construction work in relation to bats must be completed as per the requirements set out in the Bat Mitigation licence.

7.2. Site Compound and Construction of the Residential Development

The following steps will be taken to minimise environmental impacts:

- Works access routes and works zones will be planned and agreed in advance.
- Defined work areas will be clearly delineated using appropriate fencing around the development area.
- No unauthorised construction works, machinery, workers or storage of materials will be allowed outside of these areas or into the retained habitats e.g. woodland and grassland.
- The site and site compound will be made secure using fencing and lighting as appropriate to prevent vandalism or damage which may cause pollution or wildlife disturbance.

- All site waste and potentially hazardous materials will be removed from site and disposed of at a suitably licenced waste disposal facility. All construction related materials and equipment will be removed from site.
- Site lighting if required will utilise fixtures to shield and direct light downwards. These must be positioned to avoid illuminating roosts and foraging areas, utilise low lighting columns (4-5m high) and low wattage luminaries that lack UV elements. Metal halide fluorescent sources will not be used. White and blue wavelengths of the light spectrum will be avoided, and brightness kept as low as feasibly possible in order to reduce light spillage.

7.3. Pollution Control

All relevant government advice concerning the prevention of pollution during construction of the proposed development will be followed. Work specific pollution control measures will be included in site RAMS and must include the following measures, as a minimum:

- All wastewater will be contained and appropriately discharged or removed from site, there will be no storage of harmful materials/chemicals on site unless appropriately stored.
- Welfare units, portable toilets, and refuelling areas will be made secure and will be positioned away from watercourses.
- Control of waste on site will be via closed containment bins or skips to prevent litter, waste etc. from entering and polluting the local environment and prevent attraction of rodents and birds.
- Environmental protection controls will be put in place to prevent fuel spills e.g. bunded trays under plant to capture any fuel/oil spills.
- Other environmental controls include the use of spill kits, regular checks of plant and equipment and not leaving plant running idle.
- Although pollution prevention guidelines (PPG) published by the Environment Agency have been withdrawn, these provides useful information that should be consulted. The PPG has been replaced with [Pollution Prevention for Businesses Guidance](#). This guidance should also be utilised.

7.4. Ongoing Mitigation and Management

The Principal Contractor is responsible for the identification of surveys required post-construction.

Compliance checks for bats will be detailed in the Bat Mitigation licence. Ongoing management and maintenance of ecological habitats are detailed in the Biodiversity Net Gain Assessment (ADAS 2022d).

8. Corrective Measures

The management and monitoring strategies outlined above are subject to corrective measures should any of the adopted approaches be deemed unsuitable or impractical. Any corrective measures required will be the responsibility of the Principal Contractor. Alternative approaches may be formulated using standardised protocols and methodologies outlined for each of the considerations listed above.

Modification to, or deviation from, the above schedule must first gain approval from High Peak Borough Council. Any adapted and approved methodology will be detailed within the Principal Contractor's Environmental Management Plan.

9. References

ADAS (2022a) WNT69105-1077 (00) - Shire Hill_Preliminary Ecological Appraisal. August 2022.

ADAS (2023b) WNT69105-1427 (00)_Cube Homes_Updated Shire Hill_Bat Surveys. October 2023.

ADAS (2023c) WNT69105-1077 (00) Invasive Non-Native Species Management Plan_Shire Hill. May 2023

ADAS (2024d) RSK ADAS WNT69105-1077 Shire Hill Biodiversity Net Gain Assessment. February 2024.

Bowland Tree Consultancy (2024) Tree Impact Appraisal and Protection Scheme_Former Shire Hill Hosp_Feb2024

Appendix 1: Proposed Development Plan

See following page.

Appendix 2: Environmental Legislation

National Legislation

The Wildlife and Countryside Act 1981

The Wildlife and Countryside Act 1981 (as amended) consolidates and amends existing national legislation to implement the Convention on the Conservation of European Wildlife and Natural Habitats (Bern Convention) and Council Directive 79/409/EEC on the conservation of wild birds (Birds Directive) in Great Britain.

Natural Environment & Rural Communities Act 2006

Section 40 of the NERC Act 2006 places a duty upon all local authorities in England to promote and enhance biodiversity in all of their functions. Section 41 lists habitats and species of principal importance to the conservation of biodiversity. Fifty-six habitats and 943 species of Principal Importance for Conservation are included on the Section 41 list and draws upon the UK BAP List of Priority Species and Habitats.

The Conservation of Habitats and Species Regulations 2017 (as amended)

The Conservation of Habitats and Species Regulations 2017 (as amended) transpose Council Directive 92/43/EEC, on the conservation of natural habitats and of wild fauna and flora (EC Habitats Directive), into national law and transpose elements of the EU Wild Birds Directive in England and Wales. The Regulations provide for the designation and protection of a national site network including Special Areas of Conservation (SACs) and Special Protection Areas (SPAs), the protection of 'European protected species', and the adaptation of planning and other controls for the protection of other sites, such as Ramsars.

Species Specific Legislation

Birds

Breeding wild birds are protected under the Wildlife and Countryside Act 1981 (as amended). Under the Wildlife and Countryside Act, a wild bird is defined as any bird of a species that is resident in or is a visitor to the European Territory of any member state in a wild state. Game birds however are not included in this definition (except for limited parts of the Act). They are covered by the Game Acts, which fully protect them during the close season.

All birds, their nests and eggs are protected and it is thus an offence, with certain exceptions to:

- intentionally kill, injure or take any wild bird;
- intentionally take, damage or destroy the nest of any wild bird while it is in use or being built;

- intentionally take or destroy the egg of any wild bird;
- have in one's possession or control any wild bird, dead or alive, or any part of a wild bird, which has been taken in contravention of the Act or the Protection of Birds Act 1954;
- have in one's possession or control any egg or part of an egg which has been taken in contravention of the Act or the Protection of Birds Act 1954;
- use traps or similar items to kill, injure or take wild birds; and
- have in one's possession or control any bird of a species occurring on Schedule 4 of the Act unless registered, and in most cases ringed, in accordance with the Secretary of State's regulations.

Additionally for some species listed in Schedule 1 of the Wildlife and Countryside Act 1981 (as amended) it is an offence to intentionally or recklessly disturb the adults while they are in and around their nest or intentionally or recklessly disturb their dependent young.

Bats

Bats are protected under the Wildlife and Countryside Act 1981 (as amended) and The Conservation of Habitats and Species Regulations 2017 (as amended). Under the Wildlife and Countryside Act 1981 (as amended) it is illegal to:

- Kill or injure bats;
- Cause disturbance at their resting places; or
- To block access to, damage or destroy their roost sites.

Under the Conservation of Habitats and Species Regulations 2017 (as amended) it is an offence to:

- Deliberately capture or kill a bat;
- To damage or destroy a breeding site or resting place of any bat. (This is an absolute offence and intent or recklessness does not have to be proved); and
- Deliberately disturb a bat (this applies anywhere, not just at its roost).

Invasive Non-native Species

Under Section 14 of the Wildlife and Countryside Act 1981 (as amended) it is illegal to:

- Plant or otherwise cause to grow in the wild any plant listed in Schedule 9 of the Act.

Appendix 3: Environmental Risks, Protection and Mitigation