



# Construction and Environmental Management Plan (CEMP)

Part 8 Application for Ballymastone Recreational Hub

July 2021

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## **1. Construction & Environmental Management Plan**

Fingal County Council will appoint a PSDP and PSCS to carry out the construction works for Ballymastone Recreational Hub Development Project, Donabate, Co. Dublin in three phases, subject to funding. The development consists of several elements including the provision of a playing pitches, an athletics track, extensive walking and cycling infrastructure, dedicated car parking, a public playground and skatepark, extensive landscape planting and improved open spaces for recreation and amenity as well as suitable site boundaries.

The work activities will be carried out in accordance with the Safety, Health & Welfare at Work (Construction) Regulations, 2013.

The Construction Management Plan outlines the procedures to be followed to ensure the minimal impact of the construction activities on the surrounding residential communities and the general public. The plan considers the safety of personnel carrying out the work, visitors to site and any unauthorized persons obtaining access to site.

The Construction Management Plan is to be read in conjunction with the Health & Safety Management Plan for the site and the task specific Method Statements for the works, which will be prepared and amended during the construction phases of the project. These will form part of the overall H&S management system and Safe-T-Cert accreditation held by Fingal County Council.

During the project all site access points, footpaths and roadways will be maintained in a satisfactory condition and the works carried out in such a manner as to cause minimum inconvenience to adjoining sports facilities, public areas and land users.

It is Fingal County Council's Health & Safety policy, to provide and maintain a safe and healthy working environment to all involved with the project. Fingal County Council recognizes its duty to comply with the Safety, Health & Welfare at Work Act 2005 and Safety, Health & Welfare at Work (General Application) regulations 2016 and Safety, Health and Welfare at Work (Construction) Regulations 2013 and associated legislation and codes of practice.

The project will be notified to the H.S.A online by submitting the forms AF1 and AF2 prior to construction.

## **2. Description of Project**

The detailed project development works proposed are as follows:

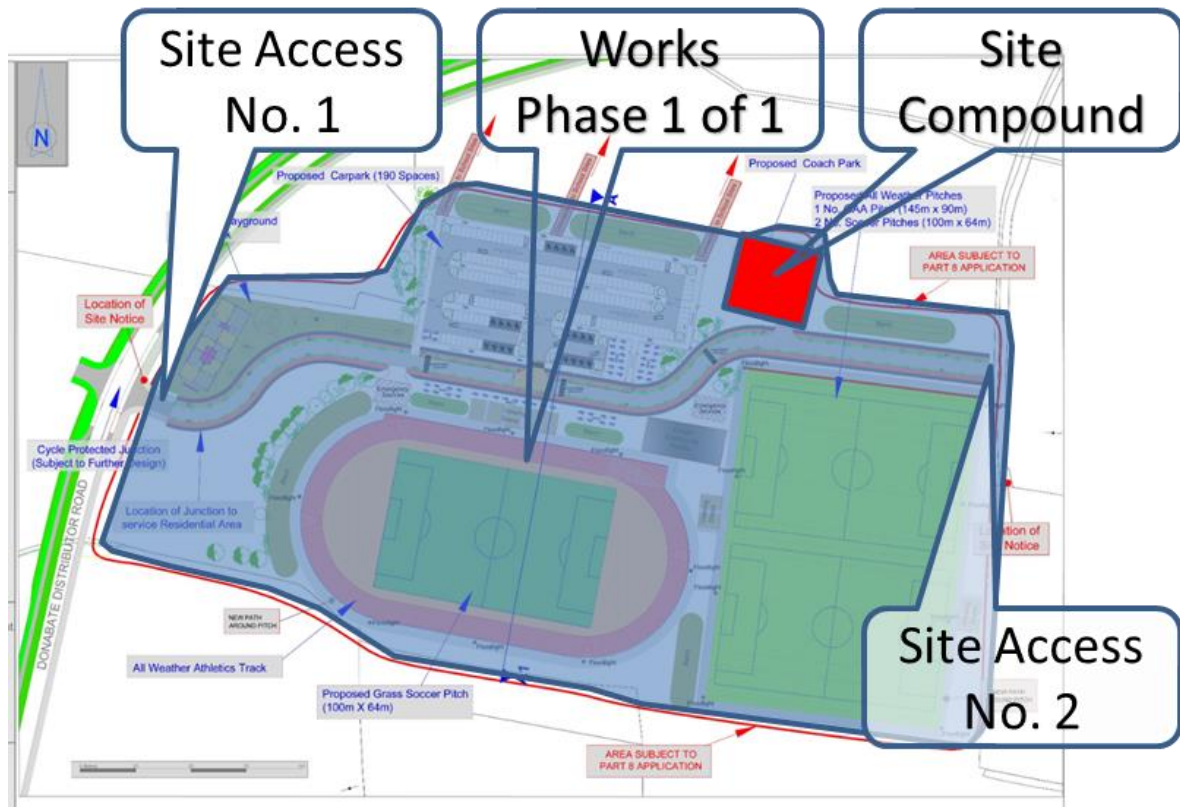
### **The Ballymastone Recreational Hub and Main Ancillary Infrastructure**

- 1 No. 8 Lane 400m Athletics Track (All weather surface)
- 1 No. Grass Sports Pitch (100m x 64m)
- 1No. All-weather Pitch (1GAA/2Soccer) (150m x 106m)
- Combined Public Skatepark and Playground Facility
- Car Park (191 No. Spaces incl 20 No. Universally Accessible Spaces)
- Coach Park (6 Spaces) -
- Bicycle Parking: 300 No. Bicycle Parking Spaces
- 3 No. Bleacher seating structures
- Sports Hub enclosure fencing (1.8 M high Security Fencing)
- 6 m wide Vehicular Access Road through site from cycle protected junction on Donabate Distributor Road.
- Extensive dedicated Walking and Cycling infrastructure linking to adjoining networks.

- Associated Foul/Fresh Water & ESB Connections and Fibre Optic Communications Connections
- Recreational Hub Lighting Including:
  - Public lighting of primary Circulation/Road Network
  - Public lighting of Car Park
  - 8 No. Floodlights around All-weather Sports Pitches
  - 8 No. Floodlights around Athletics Track & Grass Sports Pitch
- Extensive Landscape Planting using predominately native Tree and Shrub Species.
- Extensive Earthen Berms to incorporate excavated soil and to enclose and screen the facility from surrounding areas.
- Sustainable Urban Drainage Infrastructure (SuDS) to ensure surface water is attenuated within the site.
- All ancillary Site Works



**Image 1 - Proposed Project Works are shown inside the Red Line**



**Image 2 – Phasing Map and Site Compound / Site Access details for the proposed project works**

The project consists of proposals for the Recreational Hub with the commencement date on site subject to receiving the resources to deliver the project. The project will be carried out as a single phase to maximise construction related efficiencies.

The proposed location for the site compound will be in the area planned for the Coach Park

### **3. Restrictions on Working Hours**

The commencement date on site is subject to receiving the resources deliver the project. A full program of works will be available in the site office throughout the project.

The working hours on the site are :

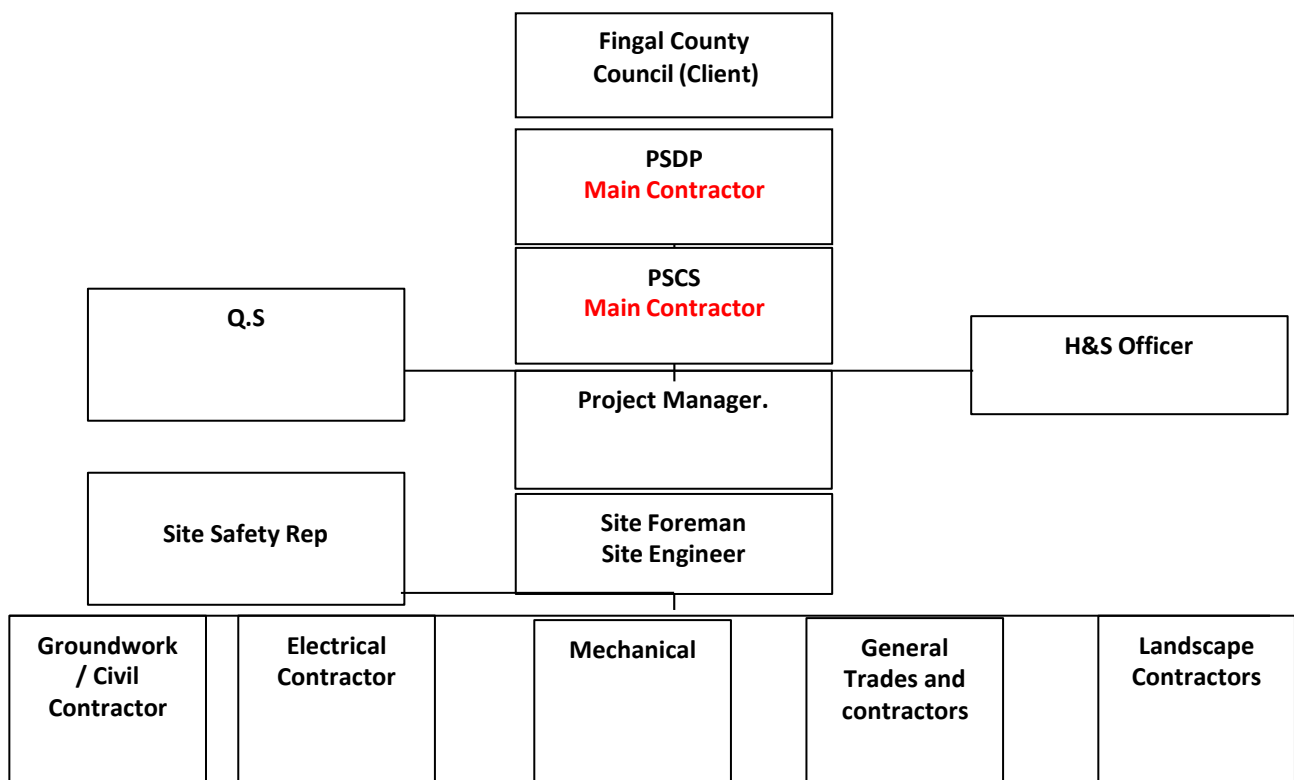
8.00am to 6.00pm Monday –  
Friday 8.00am to 1.00pm  
Saturday.

There will be no work on site on Sundays or Bank Holidays, unless otherwise agreed in writing with Fingal County Council.

### 3.1 Specific Work Practice Recommendations for Habitat Conservation

In accordance with Section 40 of the Wildlife Act 1976, and amended by the Wildlife Amendment Act 2000 and Heritage Act 2018, removal of any vegetation must occur outside the period beginning 1st March – 31st August in any year, in order to protect existing bird nesting and bat roosting sites. Appropriate arrangements must be implemented to protect retained trees and other vegetation during construction works.

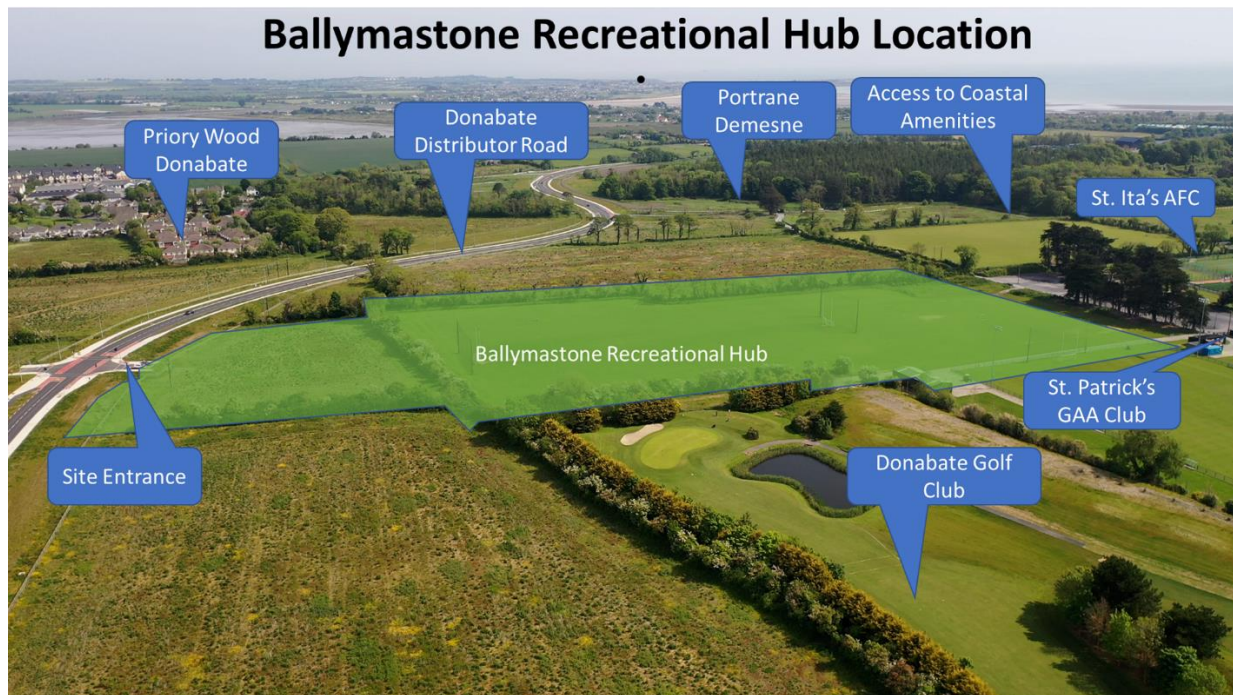
## 4. Management Structure



The names of the site management team will be appointed at a later stage and will be updated through the developed H&S Plan for the site and regularly updated throughout the project.



## 5. Site Set up Plan



**Image 3 – Ballymastone Recreational Hub - Site Location**

The site is located as shown in Image 3 above to the east of the recently constructed Donabate Distributor Road. The main access to the facilities will be from this road.

The construction works will be separated from the surrounding lands by the erection of a secure hoarding fixed to concrete Kelly Blocks (or equivalent) around this construction boundary as necessary to prevent access to the works area.

### The Site Compound

A site compound and contractor parking area will be established within the Recreational Hub as shown in Image 2 above. This will ensure there are no parking requirements outside the site boundary.

The location of the compound including the material storage area and the site car park are clearly shown on Image 2 above.

The site compound consists of the following

- Site Parking approx. 30 cars/vans
- Site office
- Meeting Room,
- Canteen complete with fridges and facility for boiling water and heating food.
- QS office
- Health & Safety / Engineering office.
- Toilet block
- Drying room.
- AED / First Aid Station

The site set up will be complete prior to commencing construction work.

## **Signage**

- Signage will be erected on the outside of the site and on the public road approaching the site entrance.
- The site access points will be clearly highlighted to warn members of the public vehicular and pedestrian traffic passing the site.
- Security guards and access control are posted at access points and clear signage is displayed to this affect.
- General Warning and “Keep Out” signage will be displayed on site boundary.
- General warnings and safety signage will also be displayed within the site boundary.
- Identification of vehicle access point.
- Identification of the Pedestrian access point.
- Visitors report to site office
- Location of parking
  - Location of the site offices
  - Location of First Aid Boxes and equipment.
  - Speed limit signage 15KPH
  - Warning live services
  - Wear PPE
  - General construction site warning signage.
  - Directional signs to the site compound.
  - Covid related signage as appropriate

## **Site security:**

Additional secure fencing is to be erected within the site, this will be erected at the following locations,

- Between the sites pedestrian access walkway and the construction works.
- Between the site car park and the live construction area.
- Between the site compound and the live construction works.
- Between residential areas and live construction works as the phases progress.

## **Parking:**

Designated parking area will be provided in the site car park as shown on the compound drawing above. It is proposed to cater for up to 30 cars /vans in this area to minimise the disruption to the local amenities and parking facilities.

Parking is not permitted in the following areas.

- any other area of the site
- on the public roads
- within local housing areas.
- At adjoining sports facilities



## 6. Deliveries Traffic Management and Site Access

All site access will be through the construction site entrance and the compound entrance as explained above. These will be the only vehicle access point to the site for deliveries and car parking. The site roads and services will be developed at an early stage of the project to provide vehicle access around the site on sealed roads to minimise the potential for muddy road and underfoot conditions.

The traffic management plan will be updated throughout the project as the roads and footpaths are developed.

A road sweeper and water bowser will be available to the site to ensure that the Donabate Distributor Road is maintained free from mud and other debris from vehicles exiting the site.

The Site access points as shown above will be staffed by the main contractor's personnel. The security guards at these locations will ensure all access into and out of the site is recorded. Site visitors will be directed to the site compound and construction traffic will be directed to access the construction works area. The security guard must also notify site management if vehicles exiting the site are depositing mud or debris on the public road.

Signage will be posted along the Donabate Distributor Road indicating "Construction Access ahead" from all directions. The property boundary along the length of the Construction works will be securely fenced off at all times with secure fencing as required.

Operating one access point to the construction site minimises the interaction with public pedestrian and vehicle traffic. An Access Control turnstile will be situated at a suitable location. The security guards at the gates will be set in off the public road and footpath to avoid the build-up of traffic at the site access gates and to avoid large vehicles blocking the access.

All plant and Construction vehicles leaving the site will pass through a wheel wash located close to the exit from the site ensuring the vehicles return to a hard standing inside the site boundary prior to exiting onto the public road.

A banks man / spotter will be used with vehicles when reversing or moving within the site. This will be the responsibility of the appointed individual contractors.

Deliveries and removal of waste will be managed daily to ensure the minimum amount of materials and waste are on site at any time.

Materials will be stored in a designated storage area on site suited to the ongoing works. Vehicle access is provided along a hard standing to reduce the amount of construction waste and mud attaching to vehicles.

The nominated main contractor/s will ensure the maintenance of the public road and footpath, to prevent a build-up of mud or waste being dragged out onto the Donabate Distributor Road. A combination of washing down vehicles and road sweepers will be used.

The site roads and services will be developed at an early stage of the project to provide vehicle access around the site on sealed roads to minimise the potential for muddy road and underfoot conditions. It is also planned to avoid the soil and stone removal from the site and to reuse the soil and stone during the ground stabilisation and formation of the green areas. This will have a significant impact in reducing the construction traffic in the local areas. The traffic management plan will be updated throughout the project as the roads and footpaths are developed.

The Site access points as shown above will be manned by the main contractor's personnel. The security guard at this location will ensure all access into and out of the site is recorded. Site visitors will be directed to the site compound and construction traffic will be directed to the construction works area. The security guard must also notify site management if vehicles

exiting the site are depositing mud or debris on the public road to ensure the road sweeper is deployed in a timely manner.

## **7. Site Clearance Works**

There were no invasive species identified in the proposed construction site areas at the time of the most recent Ecological Assessment. Further assessment for invasive species should be undertaken prior to any construction works on site. All Civil work will be carried out by an appointed specialist contractor in accordance with their proposed safe system of work. The sequence of work will ensure any services, roads, pathways etc. are in place to minimize the build-up of mud and soft ground throughout the project.

In the course of the construction phase, if waste removal is required, the information and volumes will be provided by the main contractor in a "Waste management Plan". If entry into excavations is required, a detailed method statement and risk assessment must be submitted by the specialist contractor and form AF3 is used to record inspections of excavated banks on the site.

It is intended to avoid removal of stone and soil from the development using the excavated materials for green areas. This proposal will significantly reduce the volume of traffic into and out from the site. General waste will be separated into skips on site for removal by licensed waste companies.

All permits and waste records will be maintained on site with projected volumes provided in the wastemanagement plan.

## **8.0 Restrictions on Noise**

Site Management will ensure all noise levels in the working area are assessed around the site perimeter and within the site, with the relevant appropriate action to reduce the noise emissions, implemented once the noise levels are known.

Site management will be fully aware of the location of the construction works in relation to the neighboring sporting facilities and public areas and will take all appropriate measures to reduce noise emissions from the site. These include but are not exclusive to:

- Working within the stated hours on the planning conditions.
- Shutting down plant when not in use,
- Keeping covers on compressors and other plant closed.
- Managing work activities and work sequences to minimize noise exposure.
- Use of well-maintained and certified plant and machinery.
- Ongoing noise monitoring on site and around the perimeter.

## **9.0 Restrictions on Dust**

Site Management will take all necessary measures to reduce high dust levels on site. While levels of dust cannot be eliminated, the main contractor/s will implement the process of wetting down the area to keep dust at ground level this will be particularly important in the following times:

- Throughout the site development works.
- During ground stabilisation works
- During summer works due to dryer weather wetting down and high levels of housekeeping will minimise rising dust.
- When using abrasive wheels. All cuts with Con saw / grinder will be subject to water

suppression to minimise rising dusts.

- Site personnel will wear dust masks when sweeping out finished areas / dust generating activities
- The company housekeeping policy will be implemented with all trades to minimise the creation of dusts and waste on site.

Dust creation is unavoidable however the scaffold boards, crash decks and ground area are to be cleaned down daily as high wind can blow dusts and debris off the scaffolds into public access areas.

The nominated main contractor will have a water bowser available to the site for use to wet down the internal site roads during extended dry spells.

## **10. Public Safety**

### **Maintenance of the public roadways**

Fingal County Council will appoint a road sweeping contractor and will monitor the public roads. The Road sweeper will be deployed as required throughout the project.

### **Construction Site Lighting**

The external lighting will be limited to the site compound area, the car park and site storage area to provide lighting for access and egress to and from the site. The lighting provided in the compound and the storage areas will be directed down locally to the required areas and at no stage will site lighting be directed at existing public access areas.

### **Public Safety General:**

The following key points are to be followed in order to address the public safety issues in the local area.

- A full traffic Management plan will be prepared to manage traffic on the Donabate Distributor Road throughout the project.
- The access gate to the site will be attended to by the main contractor's personnel.
- The construction site will be secured at the end of each working day by locking the front gates to the site. Warning signs will be erected all around the perimeter of the site.
- A security system will be in place throughout the site compound outside of working hours
- The site will be secured on all sides by secure 2-meter-high boundary protection
- A diligent housekeeping policy will be operated to prevent a build-up of waste and construction materials.
- Noisy works must be kept to a minimum and the contractors must comply with the Safety, Health & Welfare at Work (General Application) Regulations 2016
- Dusty works will be kept to a minimum.

- The public roads and footpath will be monitored on an ongoing basis to ensure the waste or debris will not create a hazard on the public road
- Work on public roads will be carried out after careful planning, a traffic management plan, method statement and road opening licence are in place if required
- All traffic management works will be set up and managed by persons trained to CSCS Signing, lighting and guarding at roadworks.
- Vehicles will be banked in the direction of movement when exiting the site into public access areas.
- Site hazards such as excavations and scaffolding will be left in a safe and secure manner. Excavations will be backfilled or fenced off.
- All chemical agents and other harmful substances will be stored in a locked container within the secured site compound.

### **11. Excavation Safety**

Excavation work is essential for the completion of this project. The following control measures are required to be met on site to ensure the safety of work in excavations on site.

- All excavation work is carried out by the specialist contractor appointed to the project
- Task specific method statements and risk assessments are carried out for each task.
- Soil surveys and ground exploration are carried out prior to commencement of any work on site and the results communicated to the tenderers of the project to ensure the hazards and risk controls are priced into the contractor's fees.
- Site safety management will observe and monitor excavation work on site.
- AF 3 forms will be used where required to record inspection of all excavation works on site.
- A combination of trench boxes and support systems are required to provide safe systems of work for entry into excavations.

### **12. General Precautions and Controls**

Site management have a responsibility to ensure, as far as is reasonably possible, the safety of visitors and contractors while on the site. To that end the following policies will apply:

- All visitors must be briefed on the hazards relating to the site
- All plant operators will be trained to CSCS standard prior to commencing work
- All scaffolding will be erected by trained professional scaffold companies.
- Fingal County Council's nominated Project Supervisor (Construction Stage) (PSCS) will ensure full time supervision of the works on site.

- Access control systems will be established at the site entrance.
- Security is on site at the site entrance. All persons and deliveries entering the site must sign in at security prior to continuing.
- All worker and visitor access to the site office/compound is achievable without accessing the construction site area.
- Fingal County Council's nominated main contractor's personnel will accompany visitors or other designated person, while on the site
- Visitors are to be made aware and obey the site safety rules and emergency procedures e.g. the wearing of personal protective equipment, respect for the neighbors to the property, etc.
- All sub-Contractors on site will be inducted and must sign off their method statements before commencing work. Records of training must be on file and up to date.
- All weekly inspections of scaffold, work at height equipment, plant and machinery and excavations are displayed in the site office and updated as required

### **13. Covid – 19 Restrictions**

Fingal County Council have implemented a policy to manage the risk of infection from Covid-19 within Fingal County Council sites. This includes a social distancing policy for all work activities. The full details and risk assessments associated with Covid-19 will be outlined in the developed H&S plan for the project and within the project risk assessments.

### **14. Summary**

The overall construction stage health & safety management plan and risk assessments will be prepared in advance of the Construction works commencing. The developed H&S plan will continue to be developed throughout the project as the project progresses and changes so too will the Health & Safety documentation for the project.