



HAYES HIGGINS PARTNERSHIP
CHARTERED ENGINEERS • PROJECT MANAGERS

2-4 Dublin Street Balbriggan Refurbishment



Preliminary Construction Management Plan Including Traffic and Waste Management

Planning Stage

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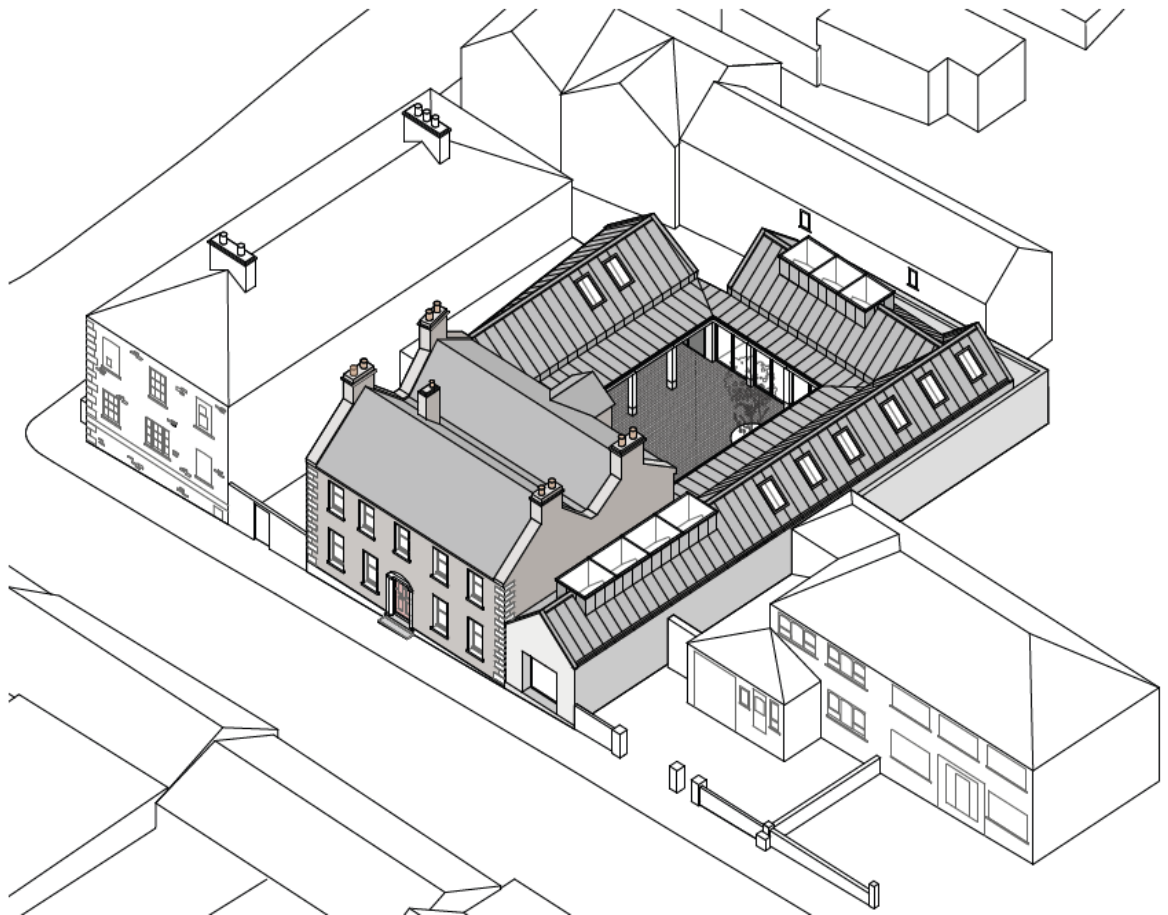
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1.0 INTRODUCTION

1.1 Background

- 1.1.1 This Planning Stage Preliminary Construction Management Plan has been prepared by Hayes Higgins Partnership at the request of our client Paul Keogh Architects & Fingal County Council.
- 1.1.2 The proposed development comprises the refurbishment of an existing 1860's two storey protected building, demolition of existing single storey extensions and out buildings and construction of new single storey extension around a courtyard to the rear with access from a resurfaced laneway from St George's Square



1.2 Objective of the Preliminary Construction Management Plan

This Preliminary Construction Management Plan is an outline document of the proposed approach to ensure that construction activities have the least impact on the surrounding environment. Below is an outline of the objectives:

- Ensure appropriate measures to prevent or mitigate nuisance emissions of noise and dust and uncontrolled discharges to water courses during construction.
- Minimise the impact of construction activities on neighbouring properties.
- Ensure that all activities on site are effectively managed to minimise the generation of waste and to maximise opportunities for reuse and recycling of waste materials.
- Ensure that all wastes generated onsite are removed from site by an appropriately permitted waste contractor and that all wastes are disposed of at an appropriate licensed/permitted facility in accordance with the Waste Management Act 1996 as amended.
- Ensure that an adequate system is in place for the management, storage, segregation and recycling of waste.
- Minimise the impact on local traffic conditions resulting from construction activities.
- Outline how the measures proposed above shall be implemented.

This Preliminary Construction Management Plan (CMP) has been prepared for the planning phase of the development to outline the general considerations of the works, from initial demolition works to refurbishment of existing protected structure building, construction of single storey extensions, courtyard area and resurfacing of access laneway with regards to waste and the environment. An experienced and competent contractor will be appointed for the duration of this project.

Due to the nature of this project the CMP will require constant updating and revision throughout the construction period. Therefore, this is a working document and will be developed further prior to and during construction by the competent contractor.

1.3 Responsibility

This preliminary CMP has been prepared for the planning stage and a contractor has not yet been appointed to carry out the proposed works. Once appointed it will be the responsibility of the contractor to prepare a construction stage CMP and to update it throughout the work as the project proceeds.

Our approach to the preparation of the CMP has involved the following:

- Review all information provided as part of the brief.
- Review all information provided regarding existing services in the vicinity of the site.
- Review of Topographical & Ground Penetrating Radar (GPR) surveys.
- Discussions with adjoining property owners
- Review of the hazards / risks associated with the project,
- Review of arrangements for safe access and exit of construction traffic.

2.0 PROPOSED SCHEME & SITE WORKS

2.1 Site Location

2-4 Dublin Street is located on the eastern side of Dublin Street Balbriggan with rear access from an existing laneway between Balbriggan Court House and 5 St Georges Square.

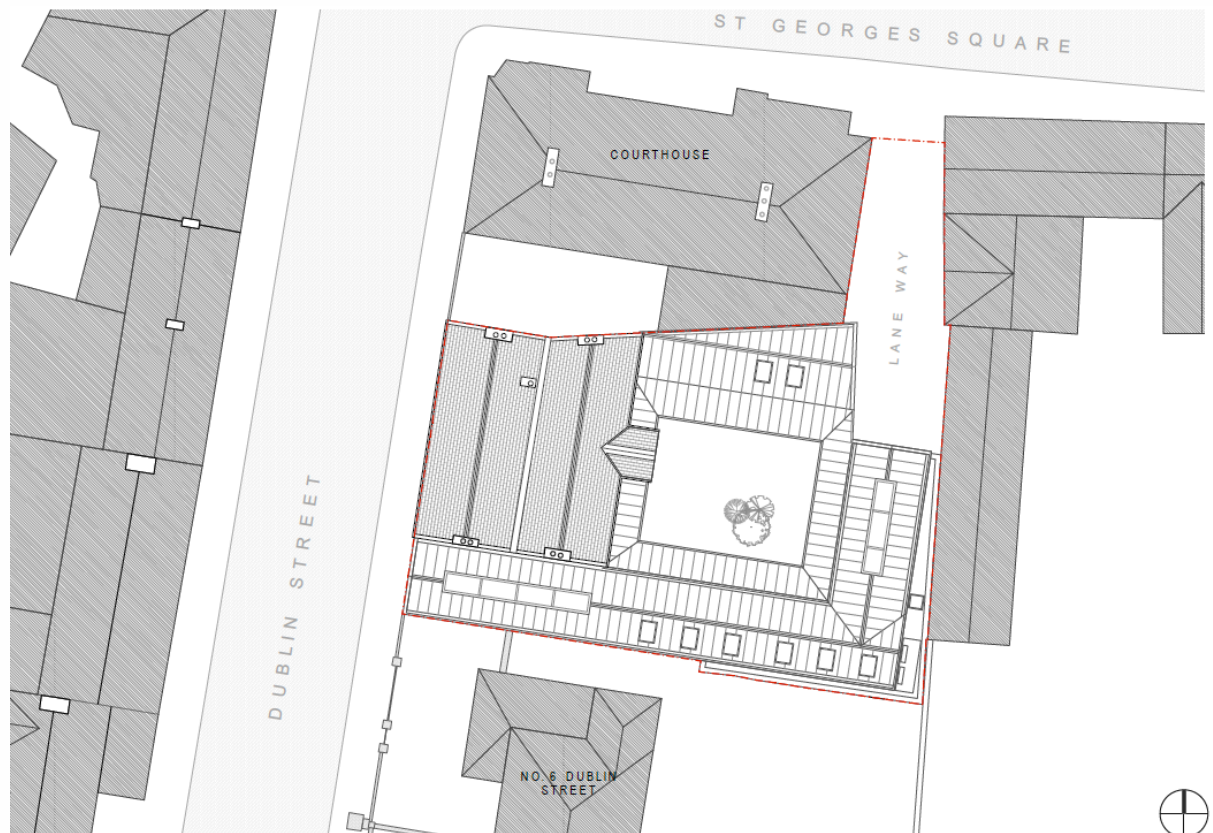
Adjoining Properties

North Balbriggan Courthouse which is a protected structure where court sits every Thursday

South Residential Property No. 6 Dublin Street

East Residential Property No. 5 St Georges Square

West Fronts directly onto Dublin Street.



2-4 Dublin Street Site Outline



2-4 Dublin Street Site Outline

The overall site area measures approximately 570m² including laneway

2.2 Site Access Restrictions

Access to the main work area at the rear of 2-4 Dublin Street is via the laneway between 5 St Georges Square and Balbriggan Courthouse which is a Protected Structure. Precautions will be taken to ensure no damage is caused to the Courthouse by construction activities.

The Court sits each Thursday, vehicular and pedestrian access to the courthouse side entrance on the laneway between Balbriggan Courthouse and 5 St Georges Square must be maintained each Thursday to facilitate the court sitting.

Scaffolding will need to be erected on the public footpath at the front elevation of 2-4 Dublin Street. The competent contractor is required to apply for a hoarding licence to Fingal County Council and put appropriate traffic management and signage in place for the duration of the Hoarding Licence



2.3 Context of Historic Building

No. 2 Dublin Street is a protected structure and No's 2-4 Dublin Street fall within an Architectural Conservation Area. The significance of the building is derived from its architectural, historic and urban value within the town of Balbriggan.

The building is a historic building and great care must be taken at all times to protect any artefacts and any part of the building fabric, fittings etc. that could be damaged due to the works. All works to be supervised by Conservation Architect with experience in conservation/restoration of historic buildings. All contractors/site personnel and their staff will be required to have been made aware of and understand this Construction Management Plan. Detailed daily records including photographs are to be kept of the works at all stages and the Conservation Officer will be kept informed of progress with regular reports.

Extreme care will be taken to avoid any damage to the building fabric by the scaffolding during erection, while in place and when being dismantled. All necessary precautions will be taken to ensure no damage occurs to the building fabric. All services such as drains, water supply etc. will be properly blanked off or sealed to prevent damage directly or indirectly to the building fabric. Exposed openings such as doors and or windows will be securely sealed to prevent unauthorised access.

It is not permissible to fix anything such as temporary door frames etc to the building fabric. No contact with the building is allowed and no screwing/fixing to the walls is permitted under any circumstances. Hand operated equipment is only allowed. The use of pneumatic drills, hammers etc is to be carefully monitored and are to be used only if no damage

through vibration or otherwise is being caused to the masonry walls and only with the prior approval of the Conservation Architect. The contractor will take all necessary precautions to protect the building fabric from collapse/damage during the works.

The contractor will prepare a program of work for the approval of the Conservation Architect prior to the commencement of the works, to ensure the sequencing of work is compatible with the fabric. During the course of construction, the property and its elements shall be protected from damage. Retention of existing fabric shall include protection during construction and repair. This will include the protection of joinery materials being wrapped with bubble wrap, the protection of staircases with hardboard and covering of floors with cloth etc. Fire prevention and prevention of water ingress will be determined at the tender stage and agreed at the commencement of work in consultation with the fire consultant. Window casings, windows, door surrounds, doors, cornices, lath and plaster ceilings balusters and fire surrounds etc. should be protected by plywood screens and floors shall be covered with cloth etc.

2.4 Pre-Construction Activities

The main contractor will establish site set up, appropriate signing, hoarding, security fencing and welfare facilities. Space within the site boundary is restricted but is adequate to establish adequately sized welfare facilities, material storage, site office and meeting room. Temporary connection to water, drainage and electricity is available to facilitate site works.

The appointed contractor will provide perimeter hoarding around the site to prevent unauthorised access from the public areas.

The existing stone wall boundary on the eastern end of the boundary with number 6 Dublin Road will be maintained, a new boundary wall is required on the western end, hoarding is required in this area. To prevent unauthorised access.

The existing stone wall boundary between no 2 Dublin Street and the Courthouse must be maintained.

The hoarding will be well maintained and may contain site graphics portraying project information.

Access to site will be controlled and monitored outside of site working hours.

The historic structures and features of no. 2 Dublin Street and adjoining Balbriggan Courthouse which are Protected Structures must be protected to ensure no damage during the redevelopment project.

2.5 Site Working Times

Construction operations on site will generally be 07:00 to 18:00 Monday to Friday and 08:00 to 14:00 on Saturdays subject to the Part 8 approval. However, it may be necessary for some construction operations to be undertaken outside these times, for example, service diversions and connections, craning, etc.



Deliveries of materials to site will generally be between the hours of 08:00 – 19:00 Monday to Wednesday and Friday, and 08:00 to 14:00 on Saturdays. There may be occasions where it is necessary to make certain deliveries outside these times, for example, where large loads are limited to road usage outside peak times. No material deliveries through laneway on Thursdays during Court Sitings

3.0 Outline Traffic Management Plan

This Outline Traffic Management Plan, (OTMP) is designed to facilitate access to the site by plant, machinery, and work vehicles during collections/deliveries; and to minimise traffic impacts of construction to local residents in the vicinity of the site.

The main contractor will be required to ensure the elements of this outline OTMP shall be incorporated into the final TMP. The contractor shall also agree and implement monitoring measures to confirm the effectiveness of the mitigation measures outlined in the OTMP. The final TMP shall address the following issues (including all aspects identified in this outline TMP):

- Site Access & Egress;
- Traffic Management Signage;
- Routing of Construction Traffic / Road Closures;
- Timings of Material Deliveries to Site;
- Dublin Street Hoarding Licence
- Road Cleaning;
- Enforcement of Construction Traffic Management Plan;
- Details of Working Hours and Days;
- Details of Emergency Plan;
- Communication;
- Construction Methodologies;
- Particular Construction Impacts

Construction vehicles will fall into 2 no. categories, heavy and light vehicles. Heavy vehicles will consist of HGV's involved in the removal of material off-site and for the delivery of concrete and other large construction materials. Light vehicles include cars and tradespeople's vans.

Construction Traffic will enter the work area from the laneway off St Georges Square

Strong lines of communication with hauliers, strict delivery schedules and just-in-time delivery methods will be in operation to ensure no more than one vehicle will visit the site at any one time and no deliveries are to take place on Thursday's due to Court Sitings.

The main contractor is required to ensure that the provision of adequate guarding and lighting appropriate to the circumstances. Traffic signs should be placed in advance of the works area on both sides to ensure adequate warning to the general public and maintained when necessary, they should be operated as reasonably required for the safe guidance or direction of the public with regard to the needs of people with disabilities. The main contractor will comply with Regulation 97 of the Safety, Health and Welfare at Work (Construction) Regulations 2013.

Estimates of vehicle movements per day for both categories will be minimal but will be outlined in detail upon appointment of a contractor for the project.

Deliveries of materials to site will be planned and programmed to ensure that the materials are only delivered when required by adopting a 'just in time', lean construction management approach. There will be periods where multiple vehicle deliveries will be required, e.g., site fill material under roads, buildings and landscape areas, pre-cast concrete and large concrete pours. These will be planned well in advance and no queuing of vehicles allowed on the public road at the entrance to the site.

All off-loading of material will take place within the site, remote from the public road and access via the laneway. Bulk deliveries to take place outside of peak traffic hours within a six-day week as to minimise impact on the existing road network.

Sign Management: Signs are to comply with statutory requirements on public roads. Other construction sites may be carrying out construction activity at the same time as the subject site. It is therefore imperative that directions to each site are distinctly identifiable.

Adherence to posted / legal speed limits will be emphasised to all contractors and sub-contractors during induction training.

Drivers of construction vehicles / HGVs will be advised that vehicular movements in locations, such as local community areas, shall be restricted to 50 km/h. Special speed limits of 30 km/h shall be implemented for construction traffic in sensitive areas such as school locations. Such recommended speed limits will only apply to construction traffic and shall not apply to general traffic.

Road sweeping operations to remove any project related dirt and material deposited on the road network by construction / delivery vehicles will be utilised as required. All material collected will be disposed to a licensed waste facility.

A regular program of site tidying will be established to ensure a safe and orderly site and mud spillages on roads and footpaths outside the site will be cleaned regularly and will not be allowed to accumulate.

The traffic management plan will be enforced by both the Competent Contractor and the Design Team.

All project staff and material suppliers will be informed of the measures proposed by the TMP during site induction and will be required to adhere to the final TMP. As outlined above, the contractor shall agree and implement monitoring measures to confirm the effectiveness of the TMP.



Deliveries of materials to site will generally be between the hours of 07:00 and 18:00 Monday to Wednesday and Friday, and 08:00 to 14:00 on Saturdays. No deliveries will be scheduled for Thursday, Sundays or Bank Holidays.

The main contractor shall ensure that unobstructed access is provided to all emergency vehicles along all routes and site accesses. The contractor shall provide to the local authorities and emergency services, contact details of the contractor's personnel responsible for construction traffic management.

The contractor shall also ensure that the local community is informed of any proposed traffic management measures in advance of their implementation.

4.0 Environmental Management Plan

4.1 Background

Due to this development being in close proximity to residential units this section outlines suitable measures to minimise nuisance noise, water and dust emissions to minimise any impact of the proposed development on surround receptors

4.2 Noise and Vibration

The Contractor will be required to restrict noise levels at Site Boundary to the following levels:

- Daytime (07:00 to 19:00 hrs) – 55dB
- Evening (19:00 to 23:00 hrs) – 50dB
- Night-time (23:00 to 08:00 hrs) – 45dB (measured from nearest noise sensitive location)

To minimize noise from construction operations, no heavy construction equipment/machinery (to include pneumatic drills, construction vehicles, generators, etc) shall be operated on or adjacent to the construction site before 08.00 or after 19.00, Monday to Friday, and before 08.00 or after 14.00 on Saturdays. No activities shall take place on site on Sundays or Bank Holidays. No activity, which would reasonably be expected to cause annoyance to residents in the vicinity, shall take place on site between the hours of 19.00 and 08.00. No deliveries of materials, plant or machinery shall take place before 08.00 in the morning or after 19.00 in the evening.

The proposed development will be obliged to comply with BS 5228 "Noise Control on Construction and Open Sites Part 1". The appointed contractor shall implement the following measures to eliminate or reduce noise levels where possible:

- All site staff shall be briefed on noise mitigation measures and the application of best practicable means to be employed to control noise.
- All staff should be briefed on the complaint's procedure, the mitigation requirement and their responsibilities to register and escalate complaints received.
- Where required good quality site hoarding is to be erected to maximise the reduction in noise levels.
- Contact details of the contractor and site manager shall be displayed to the public, together with the permitted operating hours.
- Material and plant loading and unloading shall only take place during normal working hours.

- Ensure that each item of plant and equipment complies with the noise limits quoted in the relevant European Commission Directive 2000/14/EC.
- Fit all plant and equipment with appropriate mufflers or silencers of the type recommended by the manufacturer.
- Use all plant and equipment only for the tasks for which it has been designed.
- Locate movable plant away from noise sensitive receptors.
- Ensure at least 4 days' notice is given to Fingal County Council Planning Department when applying for extensions to normal working hours. No out of hours work to be undertaken unless permission to do so has been granted.

4.3 Dust and Air Quality

Dust prevention measures will be put in place for any particulate pollution. The extent of dust generation under construction activities being carried out is dependent on environmental factors such as rainfall, wind speed and wind direction. The most likely sources of dust generation at this site include demolition, and the sawing of concrete throughout the duration of the project.

Control Measures are outlined as follows:

- Material stockpiles will be strategically placed to reduce wind exposure. Materials will be ordered on an "as needed" basis to reduce excessive storage.
- Appropriate dust suppression will be employed to prevent fugitive emissions affecting those occupying neighbouring properties or pathways if required.
- Restrict vehicle speeds to 15 kmph as high vehicle speeds cause dust to rise.
- Covers are to be provided over soil stockpiles when high wind and dry weather are encountered if required.
- All consignments containing material with the potential to cause air pollution being transported by skips, lorries, trucks or tippers shall be covered during transit on and off site.
- No materials shall be burned on-site.

4.4.1 Surface Water and Groundwater Protection

The main pollutants with the potential to impact water receptors are silt, fuel/oil, concrete and chemicals. There are a number of steps outlined below to eliminate contamination of site surface water runoff into :

- Monitoring of potential impacts to the sewer system will be carried out for the duration of the construction programme to ensure there is no impact from site activities.
- The contractor will implement a pollution prevention programme and will ensure daily checks are carried out to ensure compliance.
- An appropriate Environmental Emergency Response Plan will be put in place for the duration of the construction programme.
- Harmful materials such as fuels, oils, greases, paints and hydraulic fluids must be stored in bunded compounds well away from drains and gullies.
- Refuelling of machinery should be carried out using drip trays. The site compound should include a dedicated bund for the storage of dangerous substances including fuels oils, solvents etc.

- Runoff from machine service and concrete mixing areas must not enter storm water drains and gullies leading off-site.
- Stockpile areas for sands and gravel should be kept to minimum size, well away from storm water drains and gullies leading off-site.
- Open excavations to be backfilled immediately following installation of services/foundations etc.

5.0 Waste Management Plan

5.1 Background

The Waste Management Plan (WMP) will address the following points;

- Analysis of waste arisings / material surpluses
- Waste management of excavated soil
- Specific waste management objectives for the project including the potential to re-use existing on site materials for further use.
- Methods proposed for prevention, reuse and recycling
- Waste handling procedures
- Waste storage procedures
- Waste disposal procedures
- Waste auditing
- Record keeping

5.2 Policy and Legislation

The principles and objectives to deliver sustainable waste management for this project have been incorporated in the preparation of this management plan and are based on the following strategic objectives:

- Environmental Protection Agency Act 1992
- Waste Management Acts 1996 to 2005
- Waste Management (Collection Permit) Regulations 2007 (SI No. 820 of 2007)
- Waste Management (Collection Permit) Amendment Regulations 2008 (SI No. 87 of 2008), as amended.
- The Waste Framework Directive (Directive 2008/98/EC)
- Department of the Environment, Heritage and Local Government – Best Practice Guidelines on the Preparation of Waste Management Plans for Construction and Demolition Projects – July 2006
- In reference to the above legislation the below hierarchy has been adapted for this site:
- Reduction of the amount of waste generated by the construction process.
- Segregation of waste will be implemented during the construction phase of the development to enable easy re-use and recycling, wherever possible.

- Recycle waste material where feasible, including the use of excess excavations as fill material, recycling of various waste fractions such as metals, packaging etc.

5.3 Waste Minimisation

The Competent Contractor shall take primary responsibility for the minimisation and prevention of waste generation. The following initiatives should be implemented to assist in this task;

- Materials to be ordered on an “as needed” basis to prevent oversupply and material build up on site.
- Appropriate storage facilities should be provided to ensure materials are correctly handled and stored on site thus reducing damage to materials.
- Material ordering shall coincide with the programme of works to reduce the need to store materials on site.
- Sub-contractors will be responsible for the management of their wastes.

5.4 Ongoing Review of WMP

It is proposed that a review of waste management practices will form part of regular site inspection audits to be conducted by the construction contractor. This information should be forwarded to the Competent Contractor to assist in determining the best methods for waste minimisation, reduction, re-use, recycling and disposal as the works progress.

5.5 Management of Construction / Demolition Waste Disposal

It is proposed to establish a dedicated and secure area on site for the setting down of bins / skips to facilitate waste storage prior to disposal.

The site manager on behalf of the construction contractor will ensure that all staff are made aware of their responsibility in relation to waste management on site. The Competent Contractor shall inform staff by means of clear signage and verbal instruction of housekeeping and waste segregation practices.

It will be the responsibility of the Competent Contractor to ensure that a written record of all quantities and nature of waste removed off site are maintained on site in a waste file to be kept at the project office.

It is the responsibility of the Competent Contractor or nominated person that all contracted waste hauliers employed at the site hold an appropriate waste collection permit for the waste streams which will be generated and that all waste materials are disposed of at an appropriately licensed or permitted waste facility.

The Competent Contractor nominated person is also responsible for ensuring that all waste materials are disposed of at an appropriately licensed or permitted waste facility.

Typical waste materials anticipated to be generated throughout the course of the project are classified under Section 17 – Construction and Demolition Wastes – of the List of Waste (LoW) as detailed in Table 7.1, below.

It is proposed that materials will be collected and stored in separate, clearly labelled skips, within a predefined waste storage area on site and that these materials will be collected by a

permitted waste contractor and disposed of at an appropriately licensed/permitted waste facility.

Prior to the commencement of the project the Competent Contractor will instruct an appropriately permitted waste contractor to collect the waste and ensure that the waste contractor and licensed/permitted waste facility hold relevant waste permits and licenses.

All waste soils shall be classified as inert, non-hazardous or hazardous in accordance with the EPA's Waste Classification Guidance – List of Waste & Determining if Waste is Hazardous or Non-Hazardous prior to being exported off site. This is to ensure that the waste material is transferred by an appropriately permitted waste collection permit holder and brought to an appropriately permitted or licensed waste facility



Table 7.1: Anticipated List of Wastes arising at the site

Description of Waste	EWC Code
Concrete, Bricks, Tiles and Ceramics	17 01
Concrete	17 01 01
Bricks	17 01 02
Tiles and Ceramics	17 01 03
Mixture of concrete, bricks tiles & ceramics	17 01 07
Wood, Glass and Plastic	17 02
Wood	17 02 01
Glass	17 02 02
Plastic	17 02 03
Bituminous mixtures, coal tar and products	17 03
Bituminous mixtures containing other than those mentioned in 17 03 01	17 03 02
Bituminous Mixtures including Coal Tar and Tarred products	17 03
Metals (including their alloys)	17 04
Copper, Bronze, Brass	17 04 01
Aluminium	17 04 02
Lead	17 04 03
Zinc	17 04 04
Iron and Steel	17 04 05
Tin	17 04 06
Mixed Metals	17 04 07
Cables other than those mentioned in 17 04 10	17 04 11
Insulation and asbestos-containing Construction Materials	17 06
Gypsum based construction Materials	17 08
Other Construction and Demolition Materials	17 09
Other construction and demolition waste (including mixed waste) containing hazardous substances	17 09 03
Mixed Construction and Demolition Waste other than those mentioned in 17 09 01, 17 09 02, 17 09 03	17 09 04
Sewage Screenings	19 08 01
Paper and Cardboard	20 01 01
Wood other than that mentioned in 20 01 37	20.01 38
Soil and stone containing dangerous substances, classified as hazardous	17 05 03
Soil and Stones	17 05 04
Mixed Municipal Waste	20 03 01

5.6 Onsite Waste Reuse and Recycling Management

Each waste stream will have a dedicated area for segregation to allow easy reuse or recycling of materials. Collections for these will be as usage requires. Where possible recyclable waste will be kept dry and clean to allow processing. Recyclable waste will be transferred by suitable means to a licenced/permitted facility. Material for recycling will be segregated into suitable containers which have adequate access for collection vehicles.

5.7 Record Keeping

It is the responsibility of the Competent Contractor or his/her delegate that a written record of all quantities and natures of wastes reused / recycled during the project are maintained in a waste file at the Project office. Details to be included are as follows:

- Contractors and subcontractors on Site every day
- All main contractor employees on Site
- All plant and equipment on Site
- All visitors [including Health and Safety procedures] and any associated reports
- Weather every day
- Activity during the day
- Invoices showing standard of material installed adheres to specifications
- Results of concrete cube, slump and other testing
- Any accident and incident reports, safety audits internal or external
- Safety statement and safety file
- Site programme
- Any other items required by the Contractor to maintain on site by law, building regulations, building control or health and safety.
- Minutes of all site meetings
- Any applicable certificates

5.8 Waste Collector and Waste Facility Details

Details of all waste collectors and waste facilities details will be maintained by the competent contractor

6.0 Implementation

The Competent Contractor will have the overall responsibility of ensuring the measures outlined in the Project CMP are adhered to for the duration of the construction phase. The primary responsibilities of the Construction Project Manager are as follows:

- Promotion of awareness of environmental issues associated with each project phase.
- Ensure adherence with all environmental, Waste and traffic management standards listed in the Project CMP.
- Facilitate environmental audits and site visits.
- Monitor the impact of construction traffic on local traffic conditions
- Awareness and implementation of relevant legislation, codes of practice, guidance notes as stated in the CMP.
- Conduct regular site inspections to facilitate the timely identification of environmental risks or incidents.

- Ensure all construction activities are carried out with minimal risk to the environment.
- Report environmental incidents in a timely manner to the Design Team and the relevant authorities.

7.0 CONCLUSIONS

This Construction Management Plan (CMP) will form part of the construction contract and is designed to reduce possible impacts which may occur during the construction of the proposed development.

The proposed project shall be constructed and developed to minimise the generation of construction and demolition waste. During the construction phase, construction waste shall be stored and segregated in dedicated waste storage areas which shall optimise the potential for off-site reuse and recycling. All construction waste materials shall be exported off-site by an appropriately permitted waste contractor

Extensive measures shall be taken to prevent uncontrolled emissions to drains and gullies leading off the site. Noise mitigation measures will be utilised as required. Several measures have been outlined to ensure adequate dust suppression throughout the project. Noise and dust monitoring if required shall be carried out at various stages throughout the project to ensure compliance with the relevant standards.

Suitably qualified personnel will be appointed to implement the procedures and protocols relevant to their profession as outlined in this CMP.

The Competent contractor manages the construction activities in accordance with the developed Construction Management Plan and shall ensure that any conditions of planning are incorporated into the final CMP prepared by the appointed works contractor.

Balbriggan Courthouse is a protected structure and no works from this development cannot interfere with it or any other adjoining properties.

Vehicular and pedestrian access must be maintained to the Courthouse Side Entrance on Thursdays when the Court sits.

All contractors / site personnel and their staff are required to have been made aware of the protected structure status of no. 2 Dublin Street and Balbriggan Courthouse and their historic context before commencing work onsite.