



Construction and Environmental Management Plan (CEMP)

Corduff Park Upgrade

November 2023

DRAFT COPY

- 1.0 Introduction**
- 2.0 Description of the Project**
- 3.0 Timing of Site Operations**
- 4.0 Specific Work Practice Recommendations for Archaeology & Habitat Conservation**
- 5.0 Management Organisational Chart**
- 6.0 Site Set Up**
- 7.0 Site Traffic Management**
- 8.0 Site Clearance Works**
- 9.0 Waste Management**
- 10.0 Noise Restrictions**
- 11.0 Dust Restrictions**
- 12.0 Excavation work**
- 13.0 Public Safety**
- 14.0 General Precautions**
- 15.0 Summary**

1. Introduction

Fingal County Council propose to upgrade existing sports and public park amenities at Corduff Park, Blackcourt Road, Corduff, Blanchardstown, Co. Dublin, subject to funding. The development consists of several elements including the replacement & extension of the existing all-weather soccer pitch, extension to the park's footpath network, a new permeable surface car park (approximately 34no. spaces), new outdoor exercise equipment, a new playground incorporating natural play elements, drainage works to existing grass playing pitch, landscaping works to include tree planting, soil re-grading & grassland meadows including to the community garden. Boundary treatment works include a new pedestrian entrance & gate along the southern park boundary with Edgewood Lawns, replacement of palisade fencing along Blackcourt Road with like for like solid bar railings retained from the existing railings around the all-weather pitch and a new weld mesh fence enclosing the extended all-weather pitch.

The work activities will be carried out in accordance with the Safety, Health & Welfare at Work (Construction) Regulations, 2013. The design & build contract will include the written appointment of PSDP and PSCS to carry out the required H&S roles at each stage of the project.

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

The Construction & Environmental Management Plan is to be read in conjunction with the Health & Safety Management Plan for the site and any 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 implemented by appointed PSDP and PSCS project supervisors.

During the construction phase all site access points, footpaths and roadways will be maintained in a satisfactory condition with works carried out to cause minimum inconvenience to adjoining sports facilities, park visitors and creche users.

It is Fingal County Council's Health & Safety policy to provide and maintain a safe and healthy working environment for 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.

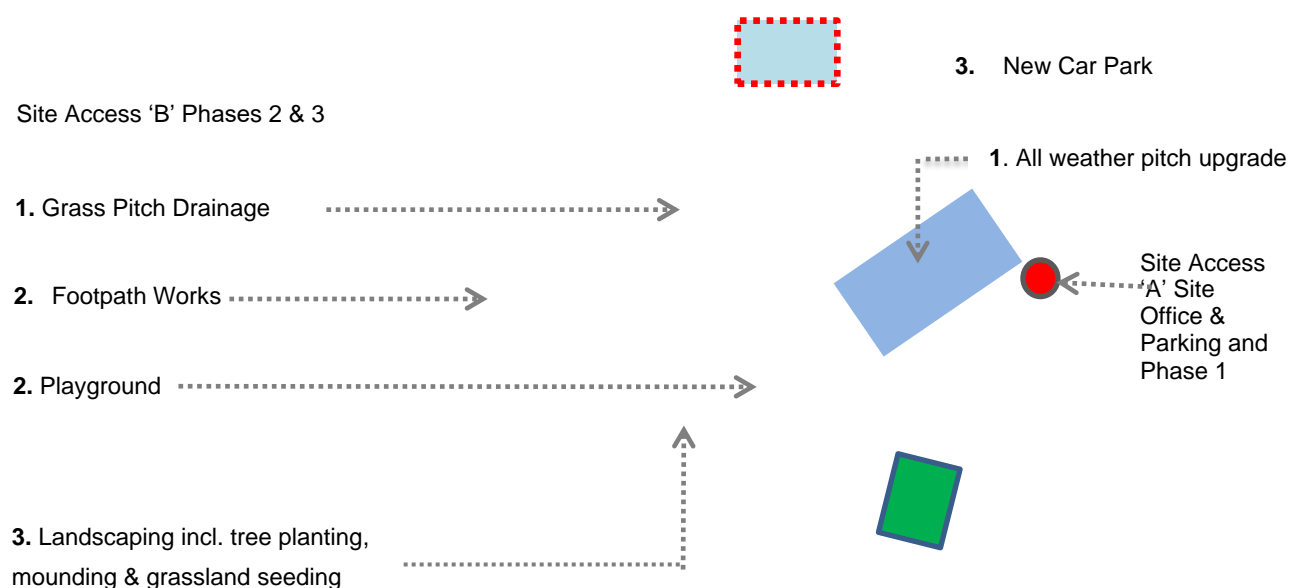
The project will be notified to the H.S.A online by submitting the forms AF1 prior to the design process and AF2 prior to the construction stage.

2. Description of Project

The proposed Corduff Park upgrade works include:

- Demolition of existing all-weather pitch including boundary low wall & solid-bar railings, weld mesh fencing, surfacing and flood lighting columns.
- The solid bar railings will be reused at the Blackcourt Rd. Boundary as a like-for-like replacement of the existing palisade.
- Replacement & extension of existing all-weather soccer pitch measuring approx. 100m x 64m, including re-located flood lighting layout, 4m high weld mesh fencing and installation of 40-foot storage container.
- Upgrade of internal path network to facilitate 3m shared surfaces and new 2.5m pedestrian paths, with asphalt surface, dissecting the park to connect with the shared surface perimeter path, (approximately 1000 linear meters).
- New 3no. Pieces of outdoor exercise equipment to complement the existing 2no. pieces of equipment.
- New playground incorporating natural play elements measuring approximately 500m² with permeable surface & natural, planted boundary reinforced by mesh wire fencing.
- Surface improvement works to existing grass soccer pitch.
- Upgrade to existing community garden including raised beds, landscaping & footpaths.
- Proposed car park of approximately 34no. spaces including disabled & EV ready parking bays with asphalt road, permeable surface (grass & concrete paving or similar) to parking bays.
- Bicycle parking – 83no. bicycle parking spaces and new 1no. drinking water fountain.
- Landscaping works incl. localised tree works, tree planting, soil regrading including mounding less than 1.5m high & attenuation features, such as swales, where required, grassland meadows and boundary treatments.
- All ancillary Site Works.

The project consists of sports and park recreational facilities with a works commencement date subject to receiving the necessary planning permission and allocation of resources. The contractor will be required to carry out the works during one mobilisation to maximise construction-related efficiencies.



Drawing 2 – Proposed Project Phasing (nos. 1-3)

Phase 1: All Weather Pitch, Storage Container, Boundary Fence works

Phase 2: Playground, Footpath Works & Grass Pitch Drainage

Phase 3: Car Park, Community Garden, Landscaping

3. Timing of Site Operations

The commencement date on site is subject to receiving the resources to deliver the project. A full program of works will be available in the site office throughout the project. However, restrictions will be in place regarding weekend works and construction hours to minimise impact on sports club members, park visitors and adjacent residents.

The proposed working hours on the site are:

- 8.00am to 6.00pm Monday - Friday

There will be no construction work permitted on site at weekends or Public Holidays, unless otherwise agreed in writing with Fingal County Council.

Republic of Ireland - Public Holidays

- January - New Years Day
- February – St. Brigid’s Day (first Monday)

- March – St. Patrick’s Day (17th March)
- April – Easter Monday
- May – May Day (first Monday)
- June – Bank Holiday (first Monday)
- August – Bank Holiday (first Monday)
- October – Bank Holiday (last Monday)
- December – 25th Christmas Day and 26th St. Stephen’s Day

4. Specific Work Practice Recommendations for Archaeology & Habitat Conservation

Archaeology

The park contains a ring fort (DU013-015) which is a protected structure described as an *'Archaeological site of circular platform ringfort (3m high) in grounds of Corduff House, in open space of Corduff Park'*, record no.0680, Appendix 2: Record of Protected Structures. On the National Monuments Service's Historic Environment Viewer (archaeology.ie) it is described as *'A circular earthen platform which is scarped all around (diam.42m; H 3m); probably the remains of a platform ringfort. Named 'fort' on the 1837 OS 6-inch map. The site was formerly under dense tree cover on the grounds of Corduff House. Now within green space abutted by two playing pitches and a pathway. Remains of well-established trees edging and upon mound which is defined on its top edge by large boulders. Some denuding along southwest quadrant. Being used for anti-social behaviour.'* The ringfort shall be located within a Construction Exclusion Zone with temporary fencing and signage preventing machinery access. No works are proposed to the ringfort or vegetation.

Also located on the site is a Recorded Monument (DU013-025) the site of a demolished 16th/17th century house. The Historic Environment Viewer (archaeology.ie) states: *'There is a large multi-gabled dwelling marked on the Down Survey (1655-6) map compiled. The Civil Survey (1654-6) mentions a 'stone house, slated' (Simington 1945, 246). Possibly incorporated into the make-up of the later Corduff House. Test excavation and monitoring (Licence no. 05E0360) were undertaken in advance of the construction of a sports hall. The vestiges of eight rooms representing the foundation level of the later house, part of a tiled area from the ground floor and remnants of a pond 20m north of the house location were excavated (Carroll, 2006).'* The proposed car park is located close to the site of the demolished Courtduff House, but historic OS maps indicate proposed works are not within the footprint of the demolished house or pond. The construction contractor shall implement relevant archaeological monitoring and protection guidelines such as the Guidance Notes on Procedures National Monuments (Amendment) Act 2004.

As the proposed development will require localised ground reduction the following mitigation measures, as recommended in the Archaeological Impact Assessment Report, shall be implemented:

1. All ground reduction (including all enabling works and landscaping) shall be subject to a programme of archaeological monitoring, under licence, by a suitably qualified archaeologist.
2. If archaeological material is encountered, then it will be investigated and fully recorded. However, if significant archaeological material is encountered then the City Archaeologist will be notified. Resolution of any such significant material will be determined in consultation with

the National Monuments Service (DoHLGH).

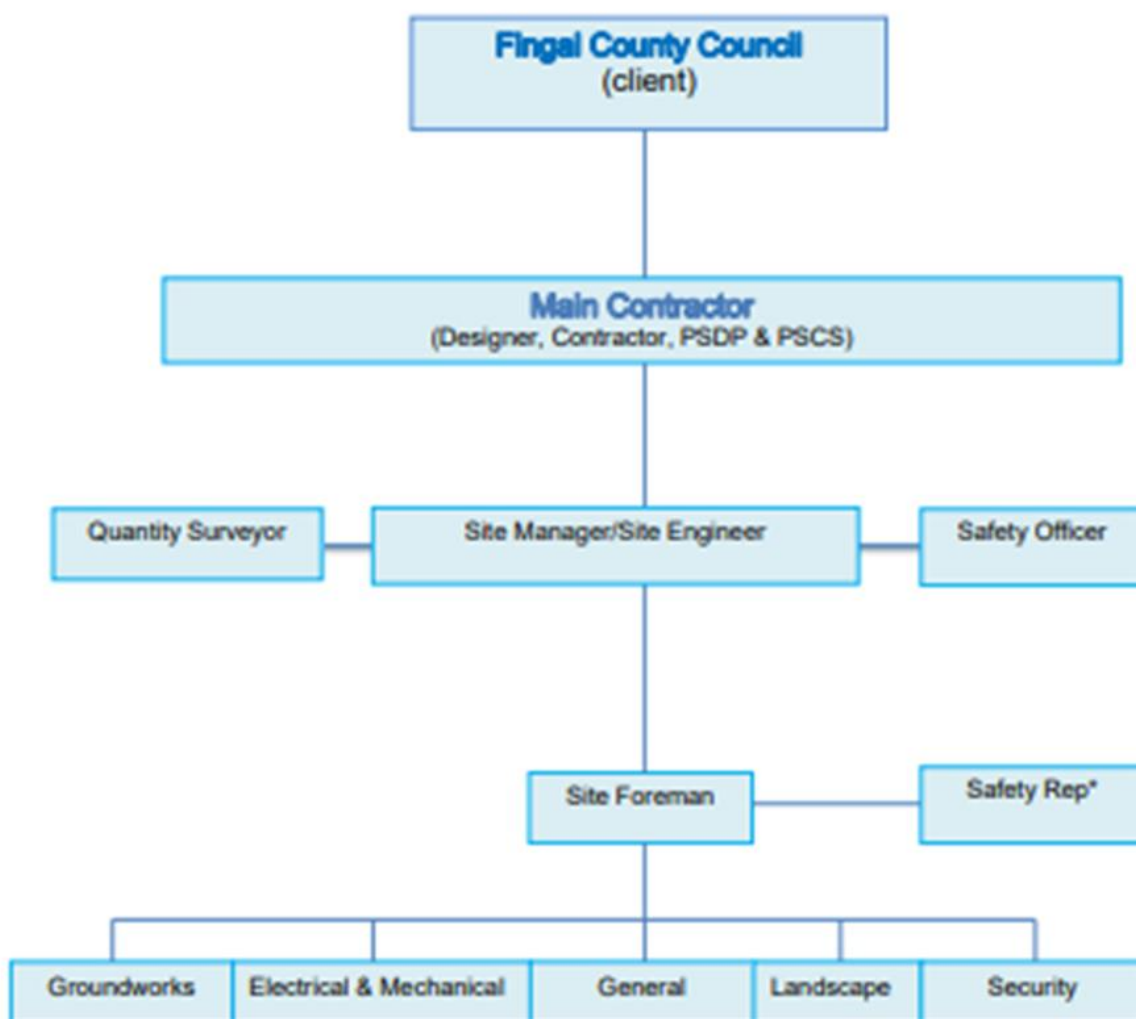
3. A written report will be prepared detailing the results of all archaeological work undertaken.

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 (unless where specific exemptions are permitted), in order to protect existing bird nesting and bat roosting sites. Prior to the commencement of any tree works a Bat Scoping Survey will be undertaken by the appointed arboricultural contractor using the Arboriculture Association record template.

Appropriate protection measures to BS5837 standard *Trees in Relation to Design, Demolition and Construction Recommendations* must be implemented to protect retained trees (shown for protection on Sheet 12 Fingal Development Plan) and other vegetation in proximity to construction works and access routes.

5. Project Management Organisational Chart

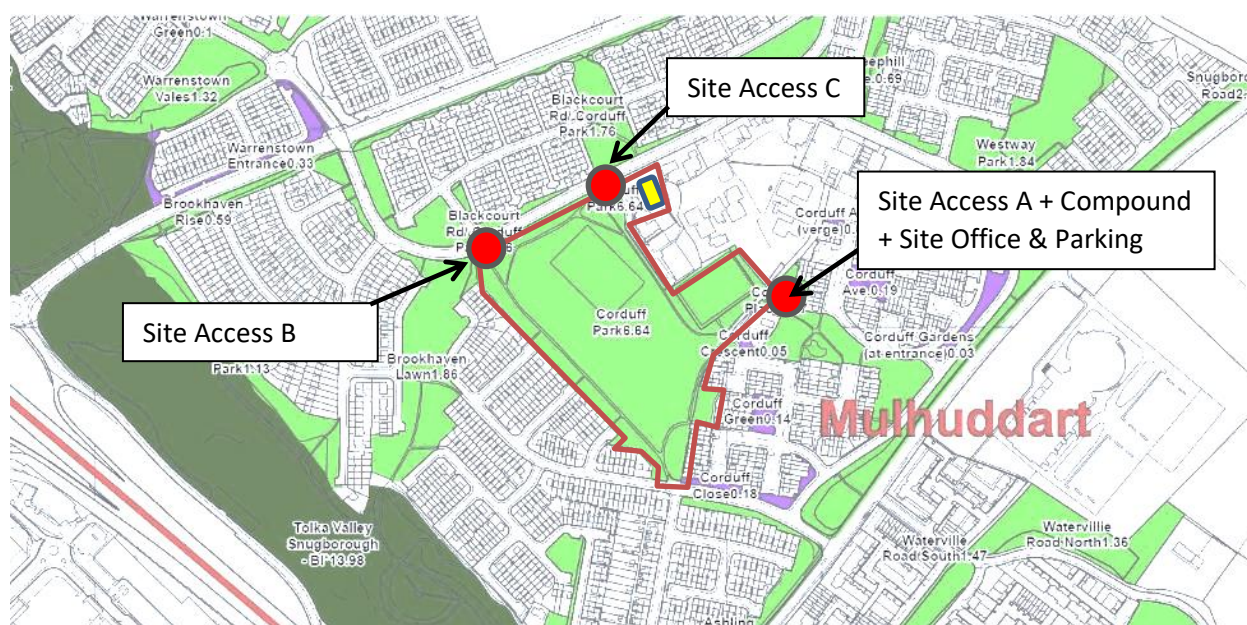


The names of the site management team will be appointed at a later stage and will be updated through the developed H&S Plan for the site and regularly updated throughout the project.

*Note under the Safety, Health and Welfare at Work (Construction) Regulations 2006 a Safety Rep is required if more than 20 persons are working on-site at any one time or if the contractor has more than 30 persons working on multiple sites.

6. Site Set Up

The Proposed Construction Site Layout drawing (below) shows proposed site access points A from Corduff Avenue and B & C from Blackcourt Road. The proposed main site access is proposed to be from Corduff Avenue (Site Access A) with short-term works access via Blackcourt Road Site Access B to the east and Site Access C for the works to the car park. The construction works will be separated from the surrounding park by the installation of a secure hoarding fixed to concrete Kelly Blocks (or equivalent) to prevent public access to the works area.



Drawing 3. Proposed Construction Site Layout

6.1 Site Compound

A site office including a temporary parking area will be established within the park boundary as shown in Drawing 3. This will ensure there are no parking requirements outside the park boundary.

The location of the compound including the site office and site car park are indicated on Drawing 3. The site set up will be complete prior to commencing construction work.

The site compound consists of the following:

- Site Parking approx. 15 cars and vans
- Site Office
- Canteen
- Toilet
- Drying room
- AED / First Aid Station

6.2 Signage

Signage will be erected on the approach roads, on the park entrances and on the site fencing to direct site deliveries & visitors. The site access points will be clearly highlighted to warn members of the public, vehicular and pedestrian traffic passing the site. Security and access control restrictions are to be implemented on-site and clear signage to be displayed to this effect.



- Site Safety signage will be displayed on site.
- Identification of vehicle access point.
- Identification of the Pedestrian access point.
- Visitors report to site office.
- Location of parking.
- Location of the Site Offices.
- Wear PPE
- Location of First Aid Boxes and equipment.
- Speed limit signage 15Kph
- Warning live services
- Directional signs to the site compound.

6.3 Site Security

Temporary mesh panel fencing with secure reinforcements is to be erected within the site, this will be erected at the following locations:

- Between public areas and live construction works as the phases progress.
- Between pedestrian access routes and the construction works.
- Between the site office compound incl. site car park and the live works area.

6.4 Site Parking

The designated construction related parking area will be provided in the site compound as shown on Drawing 3. It is proposed to cater for up to 15 cars/vans in this area to minimise the disruption to the local amenities and sports center & creche parking facilities.

Parking is not permitted in the following areas.

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

6.5 Construction Site Lighting

The use of 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.

7. Site Traffic Management

All construction site access will be through the signed Site Access A, B & C entrances as previously described. These will be the only construction vehicle access points to the site for deliveries and site car parking. Preparatory works including the setting out of temporary fencing and barriers, the re-location of existing services shall be undertaken early in the construction stage to provide safe access & works area. Construction routes will utilise existing and temporary surfaces in order to minimise the potential for mud spillage on roads, footpaths and damage to the parkland. A Traffic Management Plan will be prepared prior to construction phase and updated throughout the project for each subphase.

A road sweeper and water bowser will be made available to ensure that the internal & surrounding roads are maintained free from mud and other debris from construction-related vehicles exiting the site.

The Site Access points as shown in Drawing 3 will be staffed by the main contractor's personnel. The security personnel at these locations will ensure all traffic movements into and out of the site is recorded. Site visitors will be directed to the site office compound and construction traffic will be directed to the relevant access point. 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 identified approach roads indicating "Construction Access Ahead" from each direction. The site boundary along the length of the construction works will be securely fenced off at all times with secure temporary fencing as required.

The number of access points to the construction site minimises the level of interaction between the sports center & creche visitors and construction related vehicle traffic. The site security gate 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.

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

The appointed main contractor will ensure the maintenance of the public road and footpath, to prevent a build-up of mud or waste being transported onto the surrounding roads. A combination of washing down vehicles and road sweepers will be used. The appointed contractor shall agree with Fingal County Council the location of a wheel wash or similar cleaning facility for construction-related vehicles.

It is also planned to minimise soil removal from the site and to reuse the soil in the landscaping of the park. This will have a significant impact in reducing construction-related traffic in the local areas. The Traffic Management Plan will be updated throughout the project and included on the Agenda for the Site Progress Meetings.

8. Site Clearance Works

There were no invasive species identified in the proposed construction site areas. Further surveying for invasive species should be undertaken prior to any construction works on site. All civil engineering 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.

During 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 soil from the site using the excavated materials for landscaping within the park. This proposal will significantly reduce the volume of traffic into and out of 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 Waste Management Plan.

9. Waste Management

A site-specific Waste Management Plan (incl. housekeeping policy) will be implemented by the Site Manager with all contractors & visitors to maximise waste recycling & reuse thus reducing waste to landfill. The Waste Management Plan shall aim to minimise waste generated on site, minimise loose waste on-site e.g., packaging/cut-offs and to ensure proper waste handling routines. Of particular importance is to avoid a build-up of waste on-site that could potentially become a fire hazard, the segregation of waste materials and the use of enclosed/locked skips & bins.

Skip deliveries and removal of waste will be managed on a frequent basis by licensed waste operators only to ensure the minimum amount of waste is on site at any time. The appointed contractor will be responsible for ensuring reputable waste management companies are engaged for transporting and processing site waste. The preparation of the Site Waste Management Plan

shall refer to the EPA's *Best Practice Guidelines for the Preparation of Resource & Waste Management Plans for Construction and Demolition Projects*.

10. Noise Restrictions

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 sports center, creche facilities & residential 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 of 8am to 6pm Monday to Friday.
- 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.

11. Dust Restrictions

The appointed Site Manager will take all necessary measures to reduce high dust levels on site. While levels of dust cannot be eliminated, the main contractor 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 set-up works.
- During ground works & excavations.
- During dry weather, wetting down 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 PPE such as dust masks when sweeping out finished areas/dust generating activities, at times that avoid impacting on park users.

Dust creation is unavoidable however roads, footpaths and ground areas are to be cleaned down daily as high wind can blow dusts and debris off site into public and residential areas.

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

12. Excavation Work

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.
- Utility drawings are acquired prior to the commencement of any site works and communicated to the contractor to ensure the hazards and further investigations including site surveys are identified and controls implemented.
- 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.

13. Public Safety

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 site including construction-related vehicles, sports club members and park visitors.
- The access gates 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 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 boundary protection.
- Diligent housekeeping practices will be utilised 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.
- Dust generating 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.
- Any works on public roads will be carried out after careful planning, a traffic management plan, method statement and road opening license 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 equipment 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.

14. General Precautions and Controls

The appointed Site Manager has 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
- Fingal County Council will appoint the main contractor as the Project Supervisor for Design Process and Construction Stage (PSDP & PSCS) to ensure necessary resourced safety supervision of the site works.
- 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.

15. Summary

The Preliminary H&S Plan and construction stage Health & Safety Management Plan including

Risk Assessments will be prepared in advance of the construction works commencing.

Only competent contractors demonstrating experience in projects of similar scale & complexity shall be considered for appointment. The proposed project tender will be a Design & Build contract to include PSDP and PSCS appointments made in writing to enable H&S site supervision to be adequately resourced.

The H&S Plan will continue to be developed by the appointed PSDP & PSCS throughout the project as the works progress. A record of valid operator's certificates (CSCS) will be available on-site for inspection along with the contractor's H&S Statement and Method Statements for specific tasks. Where multiple contractors are on-site at one time a Safety Co-Ordinator will be appointed as required.