9) Construction and next steps



Planning process

Over the past few months, the Progamme team has spoken with community groups, businesses, regulators and other organisations, and those conversations have already played a vital role in developing our plans. The next step is to analyse the public's feedback to the proposals presented at this consultation, incorporate these suggestions alongside the development of the detailed design of the Acute Hospital, and undertake an Environmental Impact Assessment. The forthcoming planning application will include a number of documents assessing the impact of the scheme and the relationship with planning policy, including:

Design Statement

The document will explain the overall concept and design decisions for the scheme.

Planning Statement

This will provide an overview of the scheme, the way in which it addresses planning policy and the overall planning benefits of the scheme.

Environmental Impact Statement

This document is the output of the Environmental Impact Assessment process which identifies both positive and negative environmental effects of the proposal and the way in which the scheme has sought to minimise adverse impacts, whilst enhancing any positive impacts.

Statement of Community Participation

This explains the public engagement strategy and how and where the design has responded to feedback.

Outline Construction Environmental Management Plan

This will outline how the scheme would be constructed, and managed.

Constructing the Acute Hospital

Getting ready for construction

Before the main construction of the Acute Hospital, we need to prepare the site. Hoarding will be erected around the site boundary. A groundworks contractor will prepare the site for construction. The site accommodation and welfare facilities will also be installed in preparation for the main construction activities.

The Programme team are exploring all opportunities for Modern Methods of Construction (MMC). This will increase quality and safety. Proposals for MMC will be developed in the next stage.

Building the hospital

A video helping to describe the construction sequencing for the Acute Hospital can be found by scanning the QR code below.





SCAN HERE TO VIEW THE CONSTRUCTION VIDEO

The video identifies the following sequence of works:

- Once the site is prepared, the main contractor will commence with substructure works consisting of piling, piling caps and pad foundations. Using a multiple tower crane strategy, the works continue with the basement construction including retaining walls. An on-site concrete batching plant, to assist with continuity of supply and reduce the number of trips to the site, could be a consideration.
- The substructure and superstructure will be constructed and planned in a sequential manner with concrete pours initially focusing on primary structures on an area-by-area basis starting with lowerlevels and rising as the building gains height.
- Once the structure for each area is complete, the building envelope, roof, façade and windows will be installed to create a degree of watertightness on a level-by-level basis allowing internal first fix elements to commence.
- The internal fit-out works will gather more traction once the building is substantially watertight, with numerous trades (Mechanical, Electrical and Public Health (MEP), walls/partitions, specialist clinical systems, ceilings and decorations) all working in a planned arrangement.
- Each department and area will go through stringent pre-commissioning and commissioning activities allowing construction 'completion'.
- A clinical commissioning process will be undertaken in readiness for the hospital opening.

An indicative timeline is also provided in the construction

taken place with the supply chain.

sequencing video. The timeline will become more certain as the

design becomes more fixed and once further discussions have

Managing the construction impacts

The Programme is committed to being a considerate constructor and a good neighbour to local residents, businesses and organisations.

We are continuing to develop construction methodologies that are appropriate for the environment in which the works will be undertaken, and these will be captured in a draft Construction Environmental Management Plan which will be issued as part of the Planning Application.

We would like to reassure Islanders that the following considerations and provisions are being made to ensure we limit any impacts as much as possible to those in the surrounding area:

Access and traffic management

- Construction traffic will access and egress the site through the existing entrance and exit roads at the Overdale site. Movement of traffic, including deliveries and waste removal, will be carefully managed to avoid peak periods.
- The highway will be kept clean and vehicles will be required to wash their wheels prior to exiting.
- Larger vehicle deliveries will take place in accordance with the Island's legislations with cognisance taken to vehicle weights, sizes and limitations.
- Local transport and car sharing usage will be encouraged and a purpose area for construction parking has been planned.
- For the safety of all, on-site vehicular and pedestrian segregation will be strictly enforced.

Minimising construction impacts

- Plant and equipment will be selected for their minimum output of dust, noise and vibration.
- Construction activities or any noise generating works will take place during set periods which will be agreed with relevant authorities. For example, 7.30am-6pm on weekdays and 7.30am-1.00pm on a Saturday.
- Noise will be limited and agreed as part of the Planning process.
- Off-site construction techniques will be adopted where possible reducing on-site activities.

Temporary perimeter fencing

Solid perimeter hoarding (a minimum of 2.4 metres high) will be erected around the site. The boundary facing the Crematorium will be higher, at four metres, to ensure greater privacy and respect for this sensitive zone.

Waste

- Carbon reduction techniques will be considered i.e. batteries, green energy in lieu of diesel/fossil fuels.
- Waste will be kept to a minimum with specific waste management plans prepared and followed.

Tree protection

 Various ecological surveys will be undertaken ahead of the Planning Application and used to inform the mitigations that need to take place.

Environmental monitoring

 Onsite construction activities will be measured for their impact on the environment. For example, air, soil, water, waste and noise. The surveys are to ensure compliance with regulatory requirements.

Timeline of Acute Hospital development

- Demolition at Overdale: End of 2023 end of 2024
- Planning submitted: Summer 2024
- Development works to start: Autumn 2024 Autumn 2025
- Construction planned to start: Summer 2025
- Construction planned to complete: End of 2028

2028 2023 2024 2025 2026 2027 Demolition at Overdale Planning submitted Development works to start Construction of the Acute Hospital











