

**PLÉMONT BAY HOLIDAY VILLAGE
PLÉMONT – 30 HOUSE DEVELOPMENT**

**OUTLINE CONSTRUCTION
ENVIRONMENTAL MANAGEMENT PLAN (CEMP)**

MAIN REPORT

This File excludes Annexes -
refer to file *10B-Plemont Outline CEMP
Annexes (CEMP-A)* for Annexes

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1. Introduction

1.1 Background

This *outline* Construction Environmental Management Plan (CEMP) has been prepared to *accompany the Environmental Impact Statement being submitted with the Planning Application* for the demolition of Plémont Bay Holiday Village, site clearance, creating 12.96 vergee's of Nature Conservation Land (48.3% of total site area), forming another 5.17 vergee's of publicly accessible landscape (19.3% of total site area) in central area of site and construction of 30 Houses in three groups.

The broad purpose is to provide *an outline* framework within which a comprehensive package of measures to avoid, minimise and mitigate potentially adverse environmental impacts are managed, implemented and monitored throughout the construction period. It will also provide an outline for avoiding impacts that may be unforeseen or unidentified until demolition and construction is underway. This *outline* CEMP has been prepared on behalf of *Plémont Estates Ltd. who are the site's owners and Project Employers for Planning Permission* as described in Section 1.3 below.

1.2 Guidance on completing final CEMP

The final Construction Environmental Management Plan (CEMP) is to be a standalone document to be prepared by the Demolition Contractor and / or Main Contractor (Contractors).

BDK Architects have prepared this outline CEMP to demonstrate to the Contractors what is required when they complete their final Construction Environmental Management Plan. The document uses 3 styles of text to indicate the following:-

- **Bold Text – Demonstrates an instruction to the Contractors;**
- *Italics Text – Demonstrates information for the Contractors;*
- Normal Text – Comprises text which needs to be included in the final CEMP.

This outline CEMP has been drawn from mitigation measures recommended in the Environmental Statement to avoid or minimise any potential adverse environmental effects from the development and in accordance with construction industry best practice.

Contractors should use this document to show how best environmental management practice is proposed to be applied, and must show how they are going to minimise adverse impacts to the surrounding environment and local community, as well as enhancing beneficial impacts.

All mitigation measures and proposals described in this *outline* CEMP are correct at the time of writing but must be modified, elaborated and updated following appointment of the Contractors. As consent has not yet been granted for the development the Contractors cannot be identified at this stage. The final CEMP will be further developed to implement measures of equal or greater effectiveness to protect the environment

during construction.

1.3 Project Description

The Contractors will provide a brief overall description of the scheme with particular reference to environmental works required. Refer to drawings as necessary.

The Works comprise demolition and clearance of all the existing holiday village buildings (except existing staff cottage, adjacent tennis court; store building and WWII German ammunition bunker which are to be retained and renovated) and removal of associated hard standings followed by construction of the following:-

- Site clearance, topsoiling and soft landscaping of 12.96 vergee's to establish Nature Conservation Land (48.3% of total site area).
- Construction of 30 Houses (total gross internal floor area approx 63,908 m²) together with associated garages / carports (total area approx 9,266 m²), gardens, hard landscaped courtyards, driveways and footpaths in three groups.
- Extending existing C105 access road to serve south-western housing group.
- Forming another 5.17 vergee's of publicly accessible landscape (19.3% of total site area).
- Creating new footpath link to north coast public footpath along eastern margin of Field 48.

A demolition plan showing all those buildings within the site that are to be removed is attached in Appendix 3.

Programme

The Contractors will provide a programme for all environmental works and demonstrate how these relate to the overall construction programme activities.

1.4 Existing Site Characteristics

The site is located on the north-west side of La Route de Plémont at Plémont, Cueillette de Vinchelez, in the Parish of St. Ouën, Jersey. The property and surrounding land, centred on NGR WV/564565, covers an area of 47,548 m², or 26.43 vergées, situated between 67-75m above mean sea level.

The site is approached via the States of Jersey C105 secondary road, La Route de Plémont, forming part of the eastern site boundary, terminating at the north-east site boundary. The western site boundary is defined by a narrow 'Parish road', metalled for the most part, identified as Rue de Petit Plémont which continues around the site periphery to a small informal car park (12 parking places) and turning area overlooking Plémont Headland on the sites north-western corner. The lane was established and the land ceded to the Parish of St. Ouen in the late 1960s, by the owner of this application site at that time, to enable the part closure of C105 for redevelopment of the site.

The site has been used as a visitor or holiday resource since 1874 with the opening of the Plémont Hotel, in proximity to the headland. It was still used as a hotel until at least 1934 but

the buildings (then used for storage and as a hostel) were destroyed by fire a few years later (an aerial photo dated 1947 shows the hotel derelict). In 1935 the 'Jubilee Holiday Camp Hotel' was built on the site of the present buildings. The facility was considerably damaged by fire in 1937 but, after the hiatus of the war years, was rebuilt and re-opened in 1946 as the Parkin's Holiday Camp.

In 1961 the site was acquired by Pontin's and re-developed in the late 1960s. Although such 'holiday camp' venues started falling out of fashion in the late 1970s-early 1980s, it struggled to continue, was re-branded as the 'Plémont Bay Holiday Village' in 1998, but finally closed in 2000. The holiday village was able to accommodate up to 488 guests in 206 rooms in 8 residential blocks (Rozel, Bouley, Gorey, Sorel, Grosnez, Grouville, Brelade, Corbière) with up to 60 staff in 52 rooms in 2 residential blocks. The site also has a large Amenity building (approx. 2,500 m² floor area) with kitchen, dining hall, ballroom and bar, a shop, outdoor swimming pool, and a number of ancillary buildings. Two tennis courts, lawns, a play ground and large playing field were also provided for visitors (refer to drwg. no. 1871/8/01).

The holiday village has been effectively disused as a public facility since its closure, although the managers bungalow remains occupied by a site manager.

On the south-west margin of the site there is a Parish public car park providing 39 parking places for visitors to the beach at Plémont Bay and the coastal path. Abutting the northern boundary of the Parish car park is a parcel of unmanaged grassland extending to 2,370 m², (circa. 1.32 vergee's) which is in the same ownership as the holiday village site. The North Coast footpath, opened in 1981, extends around the northern margin of the proposal site, only abutting the site boundary along a section of the 'Parish Road' and the informal car park.

1.5 Scope & Benefits of CEMP

This outline CEMP defines responsibilities and procedures during the demolition and construction works to manage potential impacts on the environment.

Scope of CEMP

The final CEMP will be completed by the Contractors appointed by the Project Employer and will set out as a minimum:

- **Details of the Site Manager, including relevant contact details (phone, facsimile, postal address);**
- **Details of Site Environmental Manager, including relevant contact details (phone, facsimile, postal address);**
- **Person who has overall responsibility for ensuring the provisions of the CEMP are fully implemented for the duration of the Works.**
- **How the Contractors will take responsibility for the environmental management of all works within the scope of their Contracts and how they will ensure supply chain members (Sub-Contractors, etc.) are aware of their duties relating to environmental protection.**
- **Site Procedures (working hours, noise limits, site boundaries, construction compound layout etc.);**
- **Monitoring procedures and standards (noise, dust, odour, potential contaminants in excavated material, etc.)**
- **Identification of storage locations and specification of storage facilities for**

- **construction materials and equipment (fuel oil, etc.)**
- **Means to implement pollution prevention measures (noise, dust, air quality, drainage, water quality) at the Site;**
- **Means to control and avoid impacts on areas or features of ecological interest;**
- **Means to ensure that the archaeological heritage of the site is protected;**
- **Procedures for controlling sediment runoff, soil, debris and construction materials from public roads or places;**
- **Means to prevent damage to adjacent roads throughout the construction period;**
- **Means of protecting services such as pipes and water mains;**
- **Measures to maintain the Site in a tidy condition in terms of disposal/storage of rubbish, storage and unloading of building materials and similar construction activities;**
- **Measures to be adopted to ensure that pedestrian access past the Site is not rendered unsafe by operations or vehicle movements;**
- **Emergency action plans and contact lists.**

Benefits of CEMP

This outline CEMP provides the link between Mitigation measures identified in the Environmental Statement submitted as part of the Planning Application for this project and Site Implementation of these Mitigation measures. The final detailed CEMP (required as a condition of the Planning Permit) will be used to underpin planning permit conditions, design specifications and contractual requirements to ensure when the development passes from one player to the next that commitments are maintained undiluted and their purpose remains understood. This document also provides a tool for updating and constant audit.

The final CEMP will be a working document held by the Contractors and agreed with the Environment Department and Health Protection Services to consolidate the site management and mitigation recommendations of the various component studies undertaken as part of the planning, design and EIA process. Refer to Section 3.16 for a complete list of these supporting reports. The purpose of the document is to facilitate dialogue between enforcing authorities, Contractors and all interested parties (such as local residents) and set out clearly defined, accessible and understandable environmental standards and good-practice methodologies for the construction phase. By establishing this agreed framework, deviations from the procedures set out therein are readily identifiable; easily rectifiable and environmental impacts during construction are minimised.

2. Communications

2.1 Meetings

The Contractors are required to hold monthly Site Progress Meetings during the preparatory, demolition and construction works. Issues relating to environmental design, mitigation and implementation in general, and implementation of the CEMP in particular, will be an agenda item at these progress meetings.

2.2 Roles, Responsibilities and Reporting

The Contractors must demonstrate how the environmental aspects of the project will be organised in relation to the Contractors project team, sub-contractors, supply chain and the Project Employer's team.

This section may include:

- *Project/site office address & contact details.*
- *Responsibilities for environment of each project stakeholder.*
- *Project Manager and Site Supervisor*
- *Sub Agents*
- *Site Environmental Manager*
- *Environmental Verification Manager*
- *Supply Chain (sub-contractors, suppliers, manufacturers, specialists, etc)*
- *Who has overall responsibility for ensuring that the provisions of the CEMP are fully implemented for the duration of the project.*
- *How the Contractors will take responsibility for the environmental management of all works under their jurisdiction and should ensuring supply chain members are aware of their duties in relation to environmental protection.*

The Contractors appointed by the Project Employer will have responsibility for:

- Implementing the CEMP;
- Monitoring Sub-Contractor's performance to the CEMP;
- Developing and implementing mechanisms for dealing with problems; and
- Acting as a point of contact for consultation and feedback with adjacent landowners, statutory consultee's, the public and other interested parties.

The Contractors will be responsible for establishing management procedures for compliance with:

- All relevant legislation;
- The environmental controls and mitigation measures contained in the CEMP;
- The Waste Management procedures contained in the Site Waste Management Plan, and
- Any environmental or other codes of conduct required by the Project Employer.

The Contractors will appoint an Environmental Site Manager who must be able to demonstrate competency in environmental management and will be responsible for the co-ordination and implementation of the final CEMP. They will also assist in ensuring that the Contractors CEMP responsibilities are met. Monthly records of compliance and non-compliance will be maintained and held at the Contractors Site office.

Responsibilities of the Environmental Site Manager will include:-

- *Provision of expert support to the project team*
- *Co-ordination of environmental aspects of the project*
- *Review of aspects and impacts and setting objectives and targets*

- *Liaison with environmental regulators over consent applications, permits and other specific environmental issues*
- *Identification of environmental training needs, including management, training and toolbox talks*
- *Site and work inspections, audits and reviews to ensure compliance with the CEMP and to assess working practices e.g waste management*
- *Issue of corrective action requests*
- *Coordination of the investigation and response to environmental incidents and complaints*
- *Provide recommendations for amendment to the CEMP or working practices; coordinate updates to the CEMP*

The Contractors will appoint an Environmental Verification Manager (EVM) who will undertake monthly environmental inspections to audit compliance of the Contractors and Sub-Contractors with the CEMP as set out in on-site compliance records and to undertake general inspection of site conditions. Compliance records will also be available for inspection by representatives of the Project Employer; Environment Division of Planning and Environment Department; Social Security Department Health & Safety Inspectorate; and Health & Social Services Health Protection Department

The EVM will be empowered to stop the works to prevent a serious breach of legislation, controls, mitigation measures and codes set out in this CEMP. In addition following their site inspections the EVM will submit monthly progress reports to the Project Employer to provide continuous feedback on environmental performance at the Site.

The Contractors will erect Site notice boards with the Environmental Site Manager's and Environmental Verification Manager's contact details to be positioned a) at junction of La Route de Plémont with the site approach road C105; b) fronting La Route de Petit Plémont turning / parking head; and c) on the western side of the site facing the Bus Stop / public car park which are to be clearly visible from all surrounding public areas.

2.3 Environmental Management Principles

Environmental management issues throughout the life of the Proposed Development, from detailed design through to commissioning, are to be governed or guided by a number of 'standards', including:

- Those contained in Legislation, Regulations and Codes of Practice (refer to Appendix 2);
- Mitigations as detailed in the Environmental Impact Assessment report accompanying the Planning Application (as detailed herein) and other specialist reports.
- Requirements and actions as detailed in the Site Waste Management Plan accompanying the Planning Application.
- Those that are specific to commitments made during consultation, and measures as may be set out in conditions or in other consents.

2.4 Sub-Contractors and Supply Chain

The Contractors must demonstrate how they aim to ensure that all Sub-Contractors

working on-site and Suppliers delivering to the site are aware of and buy into project environmental management. They must show how the selection, control and review of performance of Sub-Contractors and the Supply Chain are to be managed. The Contractors must also ensure that all Sub-Contractors and the Supply Chain understand the external communications strategy and maintain effective methods of communication.

2.5 External Communications

The Contractors Environmental Site Manager will be responsible for formal external communications, particularly those with Statutory Consultee's. The main Consultee's to be involved include:

All Statutory Consultee's required under the Planning and Building (Jersey) Law 2002 to be consulted on the Planning Application, comprising:-

The Connetable of St Ouen
The Deputy of St Ouen
Transport and Technical Services Department – Highways & Transport Section

The following States departments:

Planning and Environment Department:

- Environmental Protection (Environment Division)
- Environmental Management and Rural Economy (Environment Division)
- Countryside Manager (Environment Division)
- Waste Regulation (Environment Division)
- Fisheries and Marine Resources (Environment Division)
- Historic Built Environment (Planning Division)

Health and Social Services Department:

- Health Protection Services

Employment and Social Security Department:

- Health and Safety Inspectorate

Transport and Technical Services Department:

- Municipal Services
- Solid Waste Management
- Liquid Waste Management
- Recycling Officer

The following non-Governmental organisations:

- Concern
- Jersey Water
- National Trust for Jersey
- Société Jersiaise (Environment Section)
- Fire and Rescue Services
- Jersey Electricity Company

The Contractors; their Sub-Contractors and key Supply Chain members will be required to attend meetings as the Environmental Site Manager considers is appropriate.

A complaints procedure is to be established whereby any complaints will be made direct to the Contractors Environmental Site Manager. Details of the telephone number and complaints procedure will be distributed to residential properties in the immediate vicinity and circulated to all Consultee's listed above. The telephone would normally be answered in person. Details of the complaint, its source, its location and date and time would be recorded in the compliance/non-compliance records held at the Site.

Complaints are to be investigated by the Environmental Site Manager, in conjunction with the EVM, as appropriate. Appropriate action must be taken where necessary and records of all such complaints and actions will be maintained on-site.

2.6 Training

The Contractors shall identify (and record attendance at) any training they propose to carry out related to environmental issues including making staff aware of ecological issues.

All Site personnel including Contractors and Sub-Contractors must be made aware of their responsibilities with respect to the CEMP, and its appropriate implementation. As part of the implementation of the CEMP, a training programme will be developed for all Site personnel, delivered as a toolbox talk at the start of the demolition and construction phases and also when new personnel arrive on site. The aims of the training are to ensure all personnel are fully conversant with:

- The CEMP and its on-site implementation;
- The environmental sensitivities of the Site, particularly in respect of the Ecology, Archaeology; Habitats and Wildlife.
- Dealing with unforeseen environmental incidents; and,
- The roles of the Environmental Site Manager and EVM with respect to environmental issues.

Records will be kept of the training given to individual staff. Assessment of the effectiveness of the training programme will form part of the audit procedures for the CEMP by the EVM.

All construction personnel must undergo site-specific induction to include health, safety and environmental issues, before commencing work on Site. Toolbox talks on the ecological and archaeological constraints will be given to all Site personnel. Sub-Contractors will be required to attend the toolbox talks.

2.7 Performance Monitoring

The Contractors must demonstrate how they intend to keep the CEMP as a 'live' document, capable of modification during the construction process and as circumstances dictate. They must also indicate who would regularly review, update and develop it as the works progress.

2.7.1 Environmental Monitoring

A monitoring programme of the environmental effects of the demolition and construction works will be implemented to agreed requirements of the Environment Division of the Planning and Environment Department. This will include:-

- Evaluate the effectiveness of environmental mitigation, and identify environmental problems and appropriate responses at an early stage;
- Ensure that the works are carried out in accordance with the provisions of the CEMP; and
- Identify and implement any environmental improvements that would contribute to the overall environmental performance of the project.

2.7.2 Safety Monitoring

The requirements of the Health and Safety at Work (Jersey) Law 1989; associated Regulations and Health & Safety Directorate Guidance Notes; Health and Safety at Work (Asbestos-Licensing) (Jersey) Regulations 2008; Construction (Safety Provisions) (Jersey) Regulations 1970; and all other Statutory Laws, Regulations and Policies will be adhered to. Monitoring of this will be the responsibility of the Contractors and their Health & Safety Officer.

There will be continuous monitoring of safety standards on-site during all demolition and construction activities. To ensure that compliance with all existing and forthcoming statutory requirements and industry good practice is adhered to, the Contractors will issue a Health and Safety Plan. In doing so, regard would be had to the features listed below to ensure that no compromises are made which might jeopardise the safety of employees, contractors, or the public:

- Construction work on-site;
- Hazardous materials and chemicals;
- Operating procedures;
- Work permits; and
- Emergency response.

The health and safety performance of the Contractors will be the subject of regular reviews, in accordance with the Project Employer's Corporate Health and Safety Policy.

2.7.3 Inspection and Auditing

The Project Employer will want reassure themselves that the CEMP is being adhered to by the Contractors. To this end, site inspections and more formal audits by the EVM will be undertaken. These are likely to use a checklist pro-forma, which will cover the environmental issues addressed in the CEMP.

Where a problem is identified, corrective action will be identified by the EVM in conjunction with the Environmental Site Manager and Contractors. This could take the form of, for example, further direct mitigation, changes to procedures or additional training.

It is envisaged representatives from the Environment Division of Planning and Building Services would have direct access to the EVM's representative to ensure that any non-

compliance with the requirements of the CEMP are speedily rectified.

2.7.4 Contingency Planning

Although a serious incident is unlikely to occur during the demolition and construction phases it is necessary to have procedures in place to deal with emergencies and incidents. Environmental incidents can be defined as unexpected events that lead to, or could in different circumstances have led to, adverse effects on people, property or on environmental resources such as habitats or historic features.

The Contractors will develop a series of plans, which set out the response in the unlikely event of an incident occurring during demolition and construction such as a fuel spillage or an episode of unexpectedly elevated noise and/or dust levels. The procedures will include provision for incident reporting. Appropriate equipment and training will be provided for emergency response to spillages.

2.8 Environmental Records

The Contractors must demonstrate what records are to be kept as part of their environmental management process. This information should also identify where the documents are to be kept, and who will be responsible for maintaining them. This documentation should include: training, monitoring, project reviews; minutes of meetings; method statements, procedures; consents / licences etc.

3. Construction Environmental Management Plan (CEMP)

3.1 Demolition and Construction Site Boundary

Before any equipment, machinery or materials are brought onto the Site for the purposes of the demolition and construction phases the Site boundary will be secured by a 2.1 m high hoarding and by the presence of security personnel employed by the Contractors.

2.1 General Site Management

In accordance with good site management and housekeeping practice, measures will be adopted to maintain the Site and surrounding area in a tidy condition. Designated areas will be reserved for the storage and disposal of refuse and spoil, and for the storage and unloading of building materials. Such areas would be allocated to all Sub-Contractors and will be reviewed as construction progresses.

3.3 Periods / Hours of Working

All demolition and site clearance works will be undertaken between September to March outside of seabird / puffin breeding season of between beginning of April to end of August.

The proposed core working hours for demolition and construction are:

- 0730 – 1800 hours Monday to Friday; and
- 0730 – 1300 hours Saturday.

3.4 Exclusion Zones

Fencing of at least 1.2m high comprising a vertical and horizontal framework of scaffolding in accordance with BS 5837:2005 will be erected around the extreme outer canopy of individual and groups of existing shrubs / bushes to be retained on-site. Such fencing would be maintained until completion of the Works. Nothing would be stored or placed within or against such protective fencing during the demolition and construction phase. There will be no alteration to the ground level nor will any excavation be undertaken within any protective fencing area.

3.5 Ground Remediation

Prior to demolition works commencing on site a Phase II: Intrusive investigation and risk assessment will be prepared in accordance with Planning Advice Note No. 2 – Contaminated Land detailing the mitigation measures to be carried out. A Validation Plan will also be prepared which will detail the type and frequency of inspection visits, the information to be provided and the testing to be undertaken. Remediation of any ground contamination will be undertaken during the Demolition phase. Following the mitigation works information obtained during the visits will be incorporated into a Completion Report and Certificate that must be submitted to Planning and Building Services as evidence of the remediation works undertaken

and completed on site.

3.6 Construction Traffic

Closures and Diversions during Construction

No major or permanent road closures and diversions are required during the demolition and construction phase. The site entrance will be signposted to alert pedestrians to vehicle movements. Vehicles will enter and exit the site in a forward direction, except in special cases, which shall be agreed in the final CEMP with Transport and Technical Services Department Highways Section. A competent Banksman will be stationed at the site entrance whenever a vehicle enters or exits the site to ensure safe vehicular access and egress to and from the site and vehicle movements do not compromise pedestrian safety.

Prior permission from the States of Jersey Police will be obtained for the delivery of loads likely to cause any significant disruption. At present no such loads are anticipated during the period of the Works.

After awarding of the demolition and construction sub-contracts, it will be the Contractors Environmental Project Manager's responsibility to finalise consultations with all Highway authorities.

Vehicle Movements and Exits/Entrance to Site

The construction traffic into the Site during peak hours will be minimised to reduce the impact of traffic congestion on local roads.

No parking on public roads or adjacent public car parks will be allowed. Provision will be made within the Site for construction parking within the staff welfare and office complex.

The construction traffic logistics will be managed by the appointed Contractors.

Protection of Roads

The Contractors will be required to take appropriate measures to include:

- The provision of wheel washing facilities at the Site exit; and
- The use of an approved means to clean roads in the vicinity of the construction areas of the Site.

A fully automated wheel wash system with modular water recycling system will be installed at the exit point from the Site to ensure that the wheels of all vehicles leaving the Site are kept free of any mud. The unit would be located at the exit gate and therefore all vehicles would have to compulsorily pass through the wheel wash to get on to the public roads.

In the event that dust or mud is inadvertently tracked onto public roads an appropriate means to clean and sweep roads will be employed such as a mechanised sweeper.

Tracked vehicles will be taken to and from the Site only on transporters equipped with pneumatic tyres. The vehicles delivering materials and plant and removing waste from the Site during demolition and construction will all be operated within their design loads therefore the maximum pressure exerted by vehicles on roads will not be excessive. In the unlikely event of damage to roads, kerbs or footpaths, the developer will carry out reinstatement in a manner approved by Transport and Technical Services Department Highways Section.

Plans of all utilities in the vicinity of the Site will be held at the Site office. It is not anticipated that the ground pressure of construction vehicles will be so great as to damage services beneath public roads.

3.7 Demolitions

3.7.1 Examination

- a) Verify that utilities have been disconnected and capped
- b) Inventory and record the condition of items to be removed or salvaged.
- c) Structural Engineer to survey condition of building to determine whether removing any element might result in structural deficiency or unplanned collapse of any portion of the structure or adjacent structures during demolition operations.
- d) Locate hazardous materials for specialist removal, see Asbestos Survey Report No.04/B/2647 produced by Normandie Analytical Services dated 11th June 2004.
- e) UKAS accredited Asbestos Inspector to undertake Type 3 survey to MDHS100 of areas previously surveyed to Type 2 standard by Normandie Analytical Services comprising i) Managers bungalow; ii) Main Building; and iii) Rozel Block rooms 7-12 and provide survey report.
- f) Perform surveys as the work progresses to mitigate environmental impacts resulting from demolition activities.

3.7.2 Preparation

- a) UKAS accredited Asbestos Inspector to undertake full visual re-inspection to identify, assess and record any damage to asbestos materials since date of Normandie Analytical Services report; undertake Type 4 clearance report and implement smoke test independently witnessed to required areas.
- b) An accredited Ecological consultant will undertake re-survey of the site to identify any species present within the site protected under the Conservation of Wildlife (Jersey) Law 2000 and if any found to establish and agree an appropriate mitigation strategy with the Countryside Manager of the Environment Division of Planning and Environment Department.
- c) Before commencement of any demolition works an air quality monitoring regime and procedures (to include dust, odour, escape of hazardous or toxic materials particularly during asbestos removal, emissions from construction activities including plant and machinery, etc.) will be prepared by the EVM and agreed with the Environment Division of the Planning and

Environment Department. This monitoring will be undertaken throughout the demolition, site clearance and construction phases. In the event these measurements show impacts outside accepted limits appropriate remediation and/or mitigation will be established by the EVM and agreed with the Environment Division of the Planning and Environment Department for implementation by the Contractor.

- d) Implement predatory mammal identification and control programme to include rat eradication across the whole site and trapping / removal of any feral / domestic cats or feral / domestic ferrets found within the site. Maintain rat eradication programme for duration of demolition period.**
- e) Temporary Shoring: Provide and maintain shoring, bracing, and structural supports as required to prevent unexpected or uncontrolled movement or collapse of construction being deconstructed.**

3.7.3 Asbestos Removal

Asbestos is to be removed prior to main building demolition work commencing on site by a licensed Asbestos Removal Contractor in accordance with Health & Safety Inspectorate, Social Security Department guidance. Further information is contained in the Asbestos Survey Report No.04/B/2647 produced by Normandie Analytical Services and subsequent reports to be produced as specified in Items 3.6.1(e) and 3.6.2(c) above.

3.7.4 Demolitions

Provide Site Access and Temporary Control facilities. Conduct deconstruction operations to ensure minimum interference with roads, paths, car parks and other adjacent occupied and used facilities. Provide temporary facilities including barricades and other protection required to prevent injury to workers and damage to salvaged materials. Provide protection to ensure safe passage of workers around deconstruction area. Provide weather protection for all salvaged materials before, during and after deconstruction.

3.8 Dust and Air Quality

During the demolition and construction phases, the primary mitigation to alleviate dust effects from site activities is through a management scheme, key elements of which are outlined below:

- All structures which potentially may produce dust during demolition works are to be sheeted where appropriate and sprayed with water during demolition;
- Demolition activities will not be carried out during adverse weather condition such as high winds;
- The project and construction strategy will be drawn up so that, where practicable, the products of site clearance, demolition, excavation etc. will be used on site as part of the development to avoid the importation of materials onto the site and minimise traffic movements to and from the site;
- Site roads will be swept and sprayed with water to prevent dust causing nuisance off site;
- Roads around the site will be inspected on a daily basis for accumulations of dust and

- mud. All such accumulations will be removed as soon as possible after they have been identified;
- No bonfires will be allowed on-site;
 - Where reasonably practicable, potentially dusty activities will be located away from Site boundaries. Equipment and techniques that minimise dust emissions, using the best available dust suppression measures, will be employed to reduce potential emissions. Such measures may include pre-washing of work surfaces, screening off work areas and damping down of dusty residues;
 - All material and spoil storage will be sheeted as appropriate. Such storage will be located away from site boundaries;
 - The presence of any harmful materials will be identified during Site Examination and Preparation (see 3.6.1 and 3.6.2). All potentially harmful material such as bird droppings or other biological material will be removed before the breaking up of hard standing commences ensuring none becomes airborne. Materials infected with dry rot or woodworm will be removed from the Site in sealed containers and deposited on sites licensed for that purpose;
 - Material drop heights during loading and unloading of materials and the transfer of materials would be kept to a minimum wherever possible. All chutes and skips will be enclosed and in all instances material will be damped down prior to moving from one location to another;
 - Vehicles carrying material to and from the Site will be adequately and securely sheeted. If material is especially fine, then transport would be in closed tankers;
 - All vehicles leaving the site will, where necessary, be subjected to wheel washing procedure to limit the deposition of mud and dust from the site on off site road;
 - All non-road mobile machinery (NRMM) will use fuel equivalent to ultra low sulphur diesel (ULSD) and all would comply with current or immediately previous EU Directive Staged Emission Standards;
 - All mobile plant allowed on-site will be managed in such a way as to minimise emissions, including being switched off when not in use and being located as far as practicable away from Site boundaries;
 - Stationary construction plant, such as cranes and generators will, as far as practicable, be positioned away from Site boundaries. All construction plant will be serviced regularly and maintained in a satisfactory manner so as to minimise emissions;
 - Detailed timetables for the delivery of materials and equipment to the Site will be compiled and agreed with Sub-Contractors and Suppliers to ensure a policy of 'just in time' deliveries are followed throughout the construction period where possible, to avoid congestion on the local network and reduce the potential number of vehicle movements required.

3.9 Noise

The proposals of the CEMP include the setting of an absolute LAeq, 10 hrs noise level which will be agreed with Health and Social Services Health Protection division. It is common practice for the following levels to be set:

Monday – Friday	0800 -1800 hours -70dB LAeq, 10 hrs,
Saturday	0800- 1300 hours -70B LAeq, 5 hrs.

Where it is not possible to work to the target criteria (for example, if ground conditions

determine particular plant requirements, or for necessary out of hours working), provisions that would be set out in advance to reduce the effect, e.g. through prior notification or by other measures.

It should be emphasised the use of the target criteria is intended to warn of activities that may require particular care and control. Departures from the target criteria should not be taken to imply that conditions would be unacceptable or that complaints would occur. Other issues, such as duration of the operation, may reduce the likely effect.

Further details will be provided by the Contractors and any work that is required outside these hours would be subject to prior agreement, and/or reasonable notice, to Health and Social Services Health Protection division as part of this process.

Other general mitigation would apply to potentially noisy operations. In particular:

- All plant and equipment to be used for the works would be properly maintained, silenced where appropriate, and operated to prevent excessive noise. Plant would be certified to meet any relevant EC Directives/UK/BS5228 standards;
- Vehicles and mechanical plant working at the site will be fitted with effective exhaust silencers;
- All equipment on the site will be maintained in good working order, to reduce extraneous noises, such as breaking and squeaking;
- Equipment which is used intermittently will be shut down or throttled down during the periods when not in use, this also includes stationary vehicles;
- All Contractors would be made familiar with the guidance in BS5228 (Parts 1 and 2); which will form a pre-requisite of their appointment. Although it is not anticipated there will be any piling required due to good ground conditions anticipated on the site in the event piling is implemented BS5228 (Part 4) will form the basis of proposals;
- Noisy plant would be sited as far as is practicable from “sensitive” receptors including adjoining residential properties, and ecological receptors within and adjoining the site;
- Static construction plant (e.g. compressors, crushers (if required)) would be installed such that they are wholly or partially enclosed, or the location chosen such that they would not require it.
- During the demolition of the existing buildings, those buildings furthest from the noise sensitive northern site boundary will be demolished first, as the closest buildings will act as screening during the demolition of those buildings behind;
- On-site cutting and hammering will be kept to a minimum as much as practically possible;
- Where reasonably practicable, purpose made acoustic screens (i.e. for loading of rubble), or enclosures (i.e. for pumps, generators, compressors etc) will be used around noisy plant and activities;
- All construction activities will be undertaken using ‘best practical means’ in a way to reduce noise and vibration emissions;
- Working hours stated in section 3.4 will be agreed with the Environmental Division and Environmental Protection so as to limit the times of the noisiest activities;
- Care would be taken when loading or unloading vehicles or dismantling scaffolding or moving materials etc. to reduce noise.

3.10 Site Drainage and Water Quality

General Site Measures

Site Drainage and Water Quality will be managed on-site in accordance with the Contractors design of the Water Drainage Scheme for the Works following approval by the Environment Division of the Planning and Environment Department.

Stockpiled materials will be placed away from watercourses and stockpiles will be covered, especially during wet weather would reduce sediment run-off loads.

All liquids and solids of a potentially hazardous nature, (e.g. diesel fuel, oils, solvents) will be stored on surfaced areas, with bunding, in accordance with the Environment Division's Environmental Protection Section's Leaflet "Construction and the Aquatic Environment" such that no oil or other contaminants are allowed to reach water courses, the adjacent heathland, North Coastal Footpath or cliff faces and streams or ground water including aquifers.

Tanks must be placed on impermeable bases to reduce the risk of spillage to groundwater. Integral self-bunded tanks are favoured. All facilities for the storage of oils, fuels or chemicals must be sited on impervious bases and surrounded by impervious bund walls. The volume of the bunded compound must be at least equivalent to the capacity of the tank plus 10%. If there are multiple tanks the compound must be at least equivalent to the capacity of the largest tank or the combined capacity of all inter-connected tanks plus 10%.

All filling points, vents, gauges and sight glasses must be located within the bund. The drainage system of the bund must be sealed with no discharge to any watercourse, land or underground strata. Associated pipework must be located above ground and protected from accidental damage. All filling points and tank over flow pipe outlets must be detailed to discharge downwards into the bund.

Waste fuels, oils and chemicals will be disposed of via a registered waste disposal contractor. Spill response equipment in the form of spill kits will be retained on site in a place close to the site boundary, clearly marked and known to all site staff. Spill kits will also be issued to a limited number of vehicles on site. Consideration will also be given to the use of biodegradable lubricants and hydraulic oils.

Water Pollution Control

No discharges of sewage will be made to the ground.

Surface drainage during construction and demolition will be taken to a modified drainage system with settlement and oil / fuel interception facilities before discharge to soakaway. No discharges of surface water to the public foul sewer pumping station sewer will be permitted.

The construction site drainage system will be designed and managed to comply with BS6031:1988 Code of Practice for Earthworks which details methods that would be considered for the general control of drainage on construction sites. Further advice is also contained within the BS8004:1986 Code of Practice for Foundations.

The Contractors will ensure that any water that may have come into contact with contaminated materials is disposed of in accordance with the Water Pollution (Jersey) Law, 2000 and other relevant regulations and codes of practice.

3.11 Ecology

The nature and potential effects of the demolition and construction works on the identified features, habitats, species and environment of the Core and Extended Survey sites have been identified in the Environmental Impact Statement accompanying the Planning Application. Section 6 of the Environmental Impact Statement details the mitigation measures (including those outside scope of the demolition and construction works) that aim to avoid, reduce or remedy potential adverse effects. The objectives of these mitigation measures are to:-

- 1) Mitigate against any identified likely adverse effect upon ecological features of interest, or the environment and physical characteristics of the proposal site (Core Survey Area).
- 2) Enhance the management condition of further areas within the proposal site.
- 3) Mitigate against any likely additional adverse effect upon ecological features of Jersey or European interest, or the environment and physical characteristics of the Extended Survey Area outside the site boundaries.

The implementation of the mitigation measures have been derived to result in the following outcomes:

- a) No adverse effect on the environmental and physical characteristics associated with the proposal site.
- b) No adverse effect on the integrity of habitats or species of Jersey or European interest.
- c) Habitats and species of Jersey or European interest maintained at *favourable conservation status*.

The duration of effects, including recreatability, following mitigation are given below. However it should be recognized that in some instances a degree of uncertainty is inevitable in predicting outcome and for this reason the impacts during construction will be monitored by the Environmental Site Manager during demolition and construction who will regularly update the CEMP mitigation measures to account for any impacts that were not predicted at this stage.

Short Term: Effects (0-5 years) will only be achieved by the retention of existing features of wildlife significance, or by advance nature conservation or environmental design and management to encourage re-establishment of features and species.

Medium Term Effects would be those continuing five to fifteen years after the commencement of the proposal.

Long Term Effects would be those remaining fifteen years after commencement of the proposal.

This approach accords fully with UK environmental assessment guidance (DoE, 1995). The time-scales given accord with the UK Government's position on sustainable development (DoE, 1990) that suggests 25 years (a human generation span) is an appropriate time scale within which to judge environmental sustainability.

In general the Environmental Impact Assessment concludes the site itself has low ecological value and no protected habitats or wildlife were identified within the site during surveys undertaken for this report. However the surrounding area outside the site have extremely high ecological value comprising a very important collection of habitats frequented by several important and protected species.

The key ecological constraints relevant to demolition and construction works on this site relate to protection and avoiding impacts on areas located outside the site boundaries. These constraints comprise:-

- Breeding birds are present in surrounding heathland during the bird breeding season.
- Breeding Puffins and seabirds are present on the North Coast cliff faces and headlands in particular during their breeding seasons.
- Habitats of high value located on the surrounding heathlands, headlands and cliff faces.
- The site contains predatory mammals that could seriously impact on the above constraints if disturbed. These must be eradicated prior to commencement of any demolitions.
- Subject to the findings of a site survey for species protected under the Conservation of Wildlife (Jersey) Law 2000 there may be further mitigation and/or conservation measures required to be incorporated into the final CEMP.

Prior to any works commencing on site, key personnel including the Environmental Site Manager and supervisory staff will be given a detailed toolbox talk by an ecologist and archaeologist on these relevant ecological and archaeological constraints. Prior to working on site all personnel will be given a toolbox talk by a member of the supervisory staff so that they are aware of the potential for protected species to be present on site and those present in surrounding areas.

3.11.1 Habitats and Flora

It has been determined the site comprises degraded habitats that have been subject to an ecologically unsympathetic management régime over a long period. The only existing habitats of some ecological value were identified primarily within peripheral zones outside the site boundary.

Ecological and landscape design proposals for the development site offer the opportunity for considerably enhancing habitat conditions integrating restored and new landscape and ecological features with those of the adjoining countryside - refer to Michael Felton Ltd. Landscape proposals.

The Contractors are to contain all site activities within the demolition and construction site boundaries contained in Appendix 1. As stipulated in section 3.4 an exclusion zone

will be installed around existing bushes and shrubs within the site that are to be retained. These are identified on Michael Felton Ltd. Drwg No. 1456 / 102 – Landscape Management Proposals.

3.11.2 Bats

Christopher Shaw of Kingsmoor Bats Consultancy in June 2006 undertook a comprehensive Survey and Site Inspection that found no evidence of bats roosting in buildings on the site nor within peripheral building features. Refer to Appendix 6 of an earlier Environmental Impact Assessment (Michel Hughes Associates June 2006).

The report concluded the existing building complex and its immediate habitat have a low conservation value for bats due to the exposed and isolated location, lack of suitable habitat features to provide sheltered flight lines and reduced levels of insect abundance. Therefore the timing for demolition of existing buildings can coincide with the breeding season as no evidence of a breeding roost has been identified within the site.

Notwithstanding before commencing demolition works the Contractors are required to check there are no bats present (nor any evidence of their presence such as bat droppings) within the existing buildings. If there are bats present (or evidence they might be present) the Environment Division of the Planning and Environment Department must be contacted for advice and to agree mitigation measures required. If operations have already started when bats or their roosts / droppings are discovered work must immediately stop within that area / building and the Environment Division of the Planning and Environment Department contacted to agree further procedures and actions.

3.11.3 Birds

The site supports only a limited diversity of essentially common and widespread bird species. However outside the site there are very important breeding species; in particular Puffins and other Sea Birds; associated with peripheral habitats around the north coast cliffs, heathlands and headlands. These areas support an important assemblage of coastal breeding bird species.

Prior to commencement of demolition works a predatory mammal identification and control programme must be implemented to include rat eradication across the whole site (including within the existing buildings and drainage systems) together with trapping and removal of any cats (feral and domestic) or ferrets found within the site. During surveys it must be noted evidence was found of rat infestation with the existing staff cottage “White House”, adjacent green pantile roofed building to the south-west and also inside the WWII German bunker. Demolition works must not commence until there is no evidence of any rats remaining within the site, existing buildings or inside drainage systems. Refer to section 3.6.2 clause (b).

The rat eradication programme must be maintained for duration of the demolition period. This mitigation action is essential to avoid impacts on breeding species in peripheral habitats outside the site boundary.

It will be necessary to design for the final CEMP an eradication scheme which avoids any impact on non-target species (through bait station design and regular collection of

rat carcasses) and deploys second generation anti-coagulant poison (ie. Difenacoum) that minimises risk to non-target species (rather than first generation anti-coagulants such as Warfarin to which rats develop resistance). This is considered to be the only realistic scale of brown rat management that can be considered to mitigate against the mass eviction scenario that could otherwise result from demolition of the existing buildings.

All demolition works and the majority of scrub clearance must be undertaken outside of the bird breeding season avoiding the months between April and August. Where residual scrub clearance is required between April to August a check for nesting birds will be undertaken by an ecologist prior to its removal. If breeding birds are discovered then the relevant area will be retained undisturbed and cordoned off as set out in section 3.4 to create an exclusion zone.

3.11.4 Reptiles & Amphibians

Single individuals of green lizard and common toad were identified during site surveys for the Ecological Statement accompanying the Planning Application. This report considers the species are unlikely to be at risk during the demolition and construction phases although **it will be necessary for the Environmental Site Manager to maintain a watching brief to ensure that Jersey Law is not infringed with regard to possible disturbance or damage to the species or their breeding sites (see Protected Species below).**

3.11.5 Invertebrates

The site survey for the Environmental Impact Assessment identified a small diversity of essentially common and widespread butterfly species within the site. Their diversity is considered restricted by the current availability of larval food plants, nectar sources and habitat niches. The proposed ecological and landscape design scheme will enhance habitat conditions.

3.11.6 Protected Species

A survey of species protected by the Conservation of Wildlife (Jersey) Law 2000 is to be undertaken by Durrell Wildlife Conservation Trust during June / July 2009. Prior to any demolition or site clearance works the site area must be re-surveyed to identify any species present within the site protected under the Conservation of Wildlife (Jersey) Law 2000. Dependant on the findings of these surveys there may be further mitigation and/or conservation measures to be incorporated into the final CEMP as established and agreed with the Environment Division of the Planning and Environment Department.

3.12 Landscape

3.12.1 Generally

During the construction period the Landscape Masterplan must be implemented as shown on Michael Felton Ltd. Drwg Nos. 1456 / 201/P1 and 202/P0 (together with related subsequent detail drawings) including full planting scheme identified on Michael Felton Ltd. Schedule of Proposed plants. The appointed landscape Sub-Contractor will be employed for a period of 10 years following completion of construction to undertake management and maintenance of the Landscape as listed in Michael Felton Ltd. Schedule of Works and shown on their Landscape Management Plan Drwg No. 1456 / 202/P0.

3.12.2 Translocation of existing Grassland

Further to discussions between Michael Felton Landscape Architect and the Environment Department there may be a requirement to save existing grassland in the southern Fields for translocating onto the Nature Conservation Land. Dependant upon the outcome of these discussions in the event it is decided the existing grassland will be translocated the final CEMP must incorporate details of this requirement and procedure for undertaking this work.

3.12.3 New Boundary enclosures around Housing Clusters

All new boundary enclosures will be either constructed in open jointed granite dry stone walling or hedging, as shown generally on BDK Architects Drwg. No. 1871/8/02D together with related subsequent detail drawings, to provide enhanced habitat conditions for reptile and other species. The granite dry stone walling must be built using traditional techniques without any mortar and left with open joints.

3.13 Archaeology and Cultural Heritage

The Archaeological Assessment undertaken by Museum of London Archaeology Service (August 2006) found the site has a high potential to contain archaeology dated to the prehistoric period. An area of prehistoric flint-manufacture was first identified in the centre of the site in the early 20th century, although its exact location is uncertain. Place-name evidence suggests that there was once a megalith grave named 'Plémont Cromlech' within the site. The site has an uncertain but probably low potential to contain previously unrecorded archaeology dated to the Roman and early medieval periods. The site's peripheral location on the Island, above steep cliffs, suggests that it was not a focus of settlement. During the later medieval and post-medieval periods the site was probably used for rough pasture or possibly arable cultivation.

The site contains three, possibly four, sections of extant field boundaries, which are first shown in 1795 but which may be of earlier (potentially later medieval) origin. The site also has the potential for remains of footings of a 17th century beacon and possible turf hut in the north-eastern part of the site and footings of the 19th century Plémont Hotel in the north-western part of the site. An extant German World War II mortar position (German Bunker

CIOS ref. M3 / SSI Ref. 05) is located within the north eastern part of the site. The site has the potential to contain other World War II German defences.

Construction of holiday camp buildings in the 20th century is likely to have damaged, or removed completely, any archaeological remains within the northern half of the site, although there may be localised survival of remains outside the footprints of existing and former buildings. The southern half of the site and the northern, western and possibly eastern edges appear not to have had any substantial ground disturbance in the past, and the potential for survival of archaeological remains within these areas is good.

Prior to works commencing on site an Archaeological Mitigation Strategy will have been agreed with the Planning and Environment Department by the Project Employer in discharging related conditions in any planning consent. This is likely to comprise comprehensive trenching evaluation prior to commencement of the construction phase. The aim of this evaluation would be to assess and define the presence or nature of any archaeological remains within the site. The results of the evaluation will allow the Project Employer to formulate and agree with the Planning and Environment Department an appropriate mitigation strategy. The outcome will determine any need for further area excavation and/or observation, recording and any conservation prior to construction.

A detailed scheme for the conservation of the WWII German bunker SSI ref. 05 will be prepared and agreement obtained from Historic Building section of Planning and Environment Department in conjunction with the Channel Islands Occupation Society.

3.14 Waste

A separate Site Waste Management Plan (SWMP) has been prepared for the Site to minimise and manage waste generation, sorting, recycling and removal during the demolition and construction phases. Refer to BDK Architects SWMP (May 2009) for further information.

3.15 Lighting

There is no current lighting of public areas outside the perimeter of the site therefore no lighting of site boundaries will be required. Within the site lighting will be positioned, directed and controlled so as not to unnecessarily intrude on areas outside the site. A qualified ecologist will advise on construction lighting to minimise any disturbance to the night time environment.

3.16 Works Monitoring and Control Regime

Provisions in respect of auditing and reporting will be applied. The EVM would be responsible for auditing the Environmental Site Manager's weekly compliance and non-compliance records on:

- Monitoring of noise levels at the boundary of the Site;

- The results of an archaeological watching brief, to be undertaken during *archaeological trenching evaluation*;
- Inspections of fenced areas to ensure no damage or trespassing onto excluded areas;
- Daily inspection of public roads and pavements adjacent to the Site and the cleaning and/or repairs undertaken to remedy any excessive deposits of dust, mud and other materials or damage to the road surface. A logistics team would be available to carry out cleaning of the road network, local buildings and other areas where elevated dust deposits are found to occur ;
- Records of removal of waste and sewage from the Site, in line with Duty of Care Regulations. A monthly report confirming the proportion of demolition and construction waste recycled would be issued by the logistics contractor;
- Maintenance of training records for the workforce;
- Maintenance of fuel and chemicals storage (if required) at the Site;
- Maintenance records for oil interceptors and sediment retention facilities;
- Records of spillages or other non-compliances with requirements of the CEMP; and
- Maintenance of a log of emergency response equipment and substances, along with records of their use, and training provided in their use.

All records will be available for inspection as required by the Department of Planning and Building Services, the Environment Department and any other relevant States of Jersey government Department.

3.16 References

The Environmental Site Manager must refer to the following supporting Reports & Surveys referenced in this outline CEMP during preparation of the final CEMP:-

- 3.16.1 Environmental Impact Statement, Michel Hughes Associates, dated May 2009.
- 3.16.2 Ecological Statement, Michel Hughes Associates, dated May 2009.
- 3.16.3 Site Waste Management Plan, BDK Architects, dated May 2009.
- 3.16.4 Archaeological Assessment, Museum of London Archaeology Service, dated August 2006
- 3.16.5 Survey of Bats, Kingsmoor Bats Consultancy, dated June 2006 (Appendix 6 of Environmental Impact Statement, Michel Hughes Associates dated May 2009)
- 3.16.6 Asbestos Survey Report No.04/B/2647, Normandie Analytical Services, dated 11th June 2004.
- 3.16.7 Atlantic Puffin and other Seabirds at Plémont, Durrell Wildlife Conservation Trust, dated January 2008.
- 3.16.8 Phase 1 Site Contamination Survey, Strata Surveys, dated December 2008.
- 3.16.9 Survey of Protected Species, Durrell Wildlife Conservation Trust, date TBC.