

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

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

This File excludes Main Report -
refer to file *10A-Plemont Outline CEMP ex
Annexes* for Main Report

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Issue A



Appendix 1

Site Layout and Boundaries

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REVISIONS

A	February 09	Existing Car Park Replaced	SB
B	March 09	Bank Replaced	SB
C	April 09	Public Footpath (South) Added	SB
D	May 09	Open Land demarcated + foot paths revised M17	

PLAN KEY



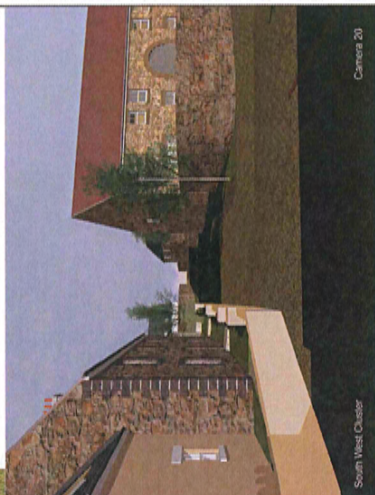
Construction Site Boundary
Fence - see Clause 3.1



Fenced Exclusion Zone
- see Clause 3.4



Site Exit Gate Wheel Wash
- see Clause 3.6



Along Eastern side of C105 access road Site Boundary Fence to be erected min. 1 metre away from inside edge of existing banquette / stone wall

Developed Site Area returned to open nature conservation land
 17,488.94 m²
 Land reverted to Publicly Accessible open land
 9,302.37 m²

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PROJECT / LOCATION

Plemont Bay Holiday Village
 Plemont 30 House Development

DRAWING

Construction Site Boundaries
 and Exclusion Zones

CLIENT	Plemont Estates Ltd	DRAWN	MDW / SB	CHECKED	
DATE	May 2009	SCALE	1/2000 @ A3	DRAWING NUMBER	1871/CEMP/Appendix 1

Along Northern side of La Route de Plemont Site Boundary Fence to be erected min. 1 metre away from inside edge of existing

Appendix 2

Environmental Regulations, Codes and Standards

Jersey Laws, Regulations, Codes and Standards address environmental and construction matters and these are referred to as applicable in this document. Notwithstanding this document, compliance with them shall not discharge the Contractors from complying with any other legislative requirements applicable at the time of construction.

Conservation of Wildlife (Jersey) Law 2000 – Under the provisions of Article 2 protection is afforded to certain wild animals listed in Part I of the First Schedule, wild birds described in Part II of the First Schedule, special protected wild birds listed in the Second Schedule and wild plants through the provisions of Schedule 3. Amendments have conferred the status of protected wild bird on the house sparrow and removed the feral pigeon from the protected wild bird. The Law provides local protection for Jersey's bats who are also afforded International protection from the Berne and Bonn Conventions (see below). Because all bat species are vulnerable, the Wildlife Law requires anyone doing anything relating to or affecting bats to notify the Environment Division of Planning and Environment Department and obtain agreement prior to undertaking any works.

Waste Management (Jersey) Law 2005 - provides for the control and management of waste operations within Jersey and regulates the transboundary movement of wastes. Anyone undertaking a waste management activity (whether transporting, disposing or processing waste) are required to hold a waste management licence for their activities. The licensing system together with other aspects of the Waste Management (Jersey) Law 2005, objectives are to:- a) minimise the generation of any kind of waste within the Island; b) the adequacy of facilities used for such activities; c) ensure persons involved in the management of controlled wastes take all necessary measures to avoid and prevent pollution from their activities; d) compliance with applicable or binding international agreements, instruments and obligations. Also refer to **Guidance Notes on Waste Management Licensing System** (JWL016 v 5.3, 16 January 2007) issued by the Environment Department.

The Water Pollution (Jersey) Law, 2000 - There are two basic concepts underlying this Law. Firstly 'controlled waters' are what the Law is designed to protect and 'pollution' is what the Law is protecting them from. Controlled waters coastal waters as far as the highest tide including bays and inlets, surface water including streams, brooks, reservoirs, lavoirs etc. and groundwater i.e. water under the surface of the earth. 'Controlled waters' also include surface water sewers, but do not include lawful foul sewers or small, discrete self-contained waters. So, privately owned small ponds, fountains and sealed piped systems, are exempt from the law. However, the States may by Regulation, declare a particular pond or lake to be a controlled water if it felt that it was of ecological significance. Pollution includes the introduction of substances or energy into controlled waters that cause or may cause:- 1) A hazard to human health or water supplies; 2) harm to any living resource or aquatic ecosystem; 3) damage to any amenity value; or 4) interference with any legitimate use of controlled waters. It also covers the introduction into controlled waters of a substance or energy that contributes to pollution, but which may not be the sole cause.

The Environment Departments Environmental Protection Section is responsible for administering the Water Pollution Law. This is done under two main headings:- 1)

Investigating pollution Incidents; 2) Authorising discharges to controlled waters. A discharge permit is an authorisation to discharge into controlled waters a substance or energy that would otherwise be classified as polluting.

Water Resources (Jersey) Law 2007 – Providing for the protection, management and regulation of water resources in Jersey; the promotion of the conservation of the fauna and flora that are dependent on inland waters and of the habitats of such fauna and flora to the extent that those habitats are themselves dependent on inland waters; the conservation and enhancement of the natural beauty and amenity of inland waters. Clause 11 requires anyone abstracting or impounding water from a source of supply greater than aggregate 15 cubic metres in any period of 24 hours to hold a water resources licence and act in accordance with the requirements of that licence. Clause 26 provides for the regulator to impose drought orders which may vary the terms and requirements of any licence.

Construction and the Aquatic Environment Leaflet - issued by Environment Division's Environmental Protection Section details actions to avoid water pollution.

Bats, buildings and the Law Leaflet - issued by Environment Division's Environmental Protection Section details legal requirements under the Conservation of Wildlife (Jersey) Law 2000.

Food and Environmental Protection Act 1985 (Jersey) Order 1987 – this extends the UK Food and Environment Protection Act 1985 provisions to Jersey effective from 1 May 1987. Amongst other matters it provides for controlling the deposit of substances and articles in the sea; the control of the deposit of substances and articles under the sea-bed; regulates pesticides and substances, preparations and organisms prepared or used for the control of pests or for protection against pests; and other connected purposes.

Statutory Nuisances (Jersey) Law 1999 – controls statutory nuisances and provides procedures for dealing with them. Clause 2 lists statutory nuisances including (potentially relevant to this CEMP):- a) premises in such a state as to be prejudicial to health or a nuisance; b) smoke emitted from premises so as to be prejudicial to health or a nuisance; c) light energy emitted from premises so as to be prejudicial to health or a nuisance; d) any dust, steam, smell, or other effluvia arising on or emanating from industrial, agricultural, trade or business premises or resulting from processes conducted on such premises and being prejudicial to health or a nuisance; e) any accumulation or deposit which is prejudicial to health or a nuisance; f) noise emitted from premises so as to be prejudicial to health or a nuisance; g) noise emitted from or caused by a vehicle, machinery or equipment in a street so as to be prejudicial to health or a nuisance; h) any well, tank, cistern, water-butt or other water supply howsoever constructed which is used for the supply of water for domestic purposes which is so placed, constructed or kept or maintained as to render the water therein liable to contamination prejudicial to health; and i) any pond, pool, ditch, gutter or watercourse which is so foul or in such a state as to be prejudicial to health or a nuisance. Clause 5 provides for service of an "abatement notice" restricting or prohibiting the nuisance, or requiring the execution of other actions to abate the nuisance.

Health and Safety at Work (Jersey) Law 1989 - and associated Regulations and Health & Safety Directorate Guidance Notes cover general safety of construction workers and passers-by. Monitoring of this would be the responsibility of the Contractors and the H&S Officer.

Health and Safety at Work (Asbestos-Licensing) (Jersey) Regulations 2008 – restricts work on Asbestos materials to persons who hold a Licence for such work. Licences are issued

with specific conditions attached. These Regulations further require work is carried out in compliance with the Health and Safety at Work (Jersey) Law 1989 and the Management of Exposure to Asbestos in Workplace Buildings and Structures: ACoP.

Construction (Safety Provisions) (Jersey) Regulations 1970 - applies to any type of building work and all types of civil engineering and construction work. This generally includes clearance of the site, the demolition of existing structures, foundation work, the building or structure being erected and all ancillary work connected with it. They place a duty on Contractors and employers of workmen in the building and construction industry to comply with those requirements of the Regulations which affect the safety of their employees and themselves.

Drainage (Jersey) Law 2005 – provides for the administration, control and maintenance of public sewers, public sewage disposal works and public outfalls. Clause 16 also provides for restricting discharges into public sewers of anything that may affect the system and quantity that would exceed the systems capacity. Clause 17 requires written permission to be obtained for making connections to a public sewer. Part 3 requires anyone discharging trade effluent to obtain a trade effluent discharge consent.

Noise in Construction - Guidance on Noise at Work (Noise leaflet (rev1) 11/06) – issued by Health & Safety Inspectorate provides guidance on controlling noise and stipulates limits for construction site noise.

BS 5228 Parts 1 and 2, 1997 Noise and Vibration Control on Construction and Open Sites - also covers noise emanating from work on building sites.

BS6031: 1988 Code of Practice for Earthworks and BS8004: 1986 Code of Practice for Foundations details methods for general control of drainage on construction sites.

Planning and Building (Jersey) Law 2002 – requires that, among other things, Planning Permission is obtained prior to: - a) demolishing or removing the whole or any part of a building; b) creating a new means of access to land from a road; c) enlarging an existing means of access to land from a road; d) removing or partly removing a hedgerow or banque or other physical feature defining a boundary of the land; e) altering or undertaking works to a Listed Building (Site of Special Interest). The Law also places a requirement on the Planning Minister to prepare an Island Plan and make decisions in accordance with the Jersey Island Plan.

Jersey Island Plan 2002 Supplementary Planning Guidance

Planning Policy Note 1 - Archaeology and Planning (January 2008) –amplifies Island Plan Policy G12 providing a policy framework for the treatment of archaeological remains, including their basis of classification. This provides a mechanism to fulfill obligations under the Planning Law and international conventions extended to Jersey to protect places having a special importance or value to the Island and their archaeological record.

Planning Advice Note 2 - Development of Potentially Contaminated Land – sets out the process for assessing risk of contamination and procedures for implementing remediation

without undue environmental impact during and after development. It imposes requirements to appropriately manage potential risk and liability and to provide a completion certificate following remediation.

Other relevant Conventions / Directives

The 'Bern Convention' - on the Conservation of European Wildlife and Natural Habitats was ratified by the UK in 1982 and was extended to the States of Jersey from the 25th October 2002. It seeks to conserve wild plants, birds and animals, particularly those that are endangered and vulnerable, together with their habitats. It is a treaty rather than a law and carries requirements rather than obligations. The provisions of the Convention are, however, implemented in the UK through the Wildlife and Countryside Act 1981 and in the European Union through the 'Habitats Directive' (92/43/EEC).

The 'Bonn Convention' - on the Conservation of Migratory Species of Wild Animals was ratified by the UK in 1985 and was extended to the States of Jersey from the 1 October 1995. The UK has ratified several agreements relative to the Convention including the Agreement on the Conservation of Bats in Europe (EUROBATS) in 1994 (extended to the States of Jersey from the 29 October 2001 with amendments 9 May 2002), the Agreement on the Conservation of Small Cetaceans of the Baltic and North Seas (ASCOBANS) in 1993 and the Agreement on the Conservation of African-Eurasian Migratory Waterbird Agreement (AEWA) in 1999. The Convention aims to conserve terrestrial, marine and avian migratory species throughout their range.

The 'Birds Directive' (79/409/EEC) - on the conservation of wild birds provides for the protection of all species of birds naturally occurring wild in the European Union and it applies also to their eggs, nests and habitats. Measures are identified to preserve a sufficient diversity of habitats for all species in order to maintain populations at ecologically and scientifically sound levels. Species listed in Annex I are the subject of special conservation measures requiring the conservation of their habitat through the establishment of Special Protection Areas (SPAs), in order to ensure their survival and reproduction in their area of distribution. The provisions of the Birds Directive are delivered in part in the UK through the Wildlife and Countryside Act 1981 (as amended) and formally transposed into law through The Conservation (Natural Habitats, &c.) Regulations 1994 (the '*Habitats Regulations*').

The 'Habitats Directive' (92/43/EEC) - on the conservation of natural habitats and wild fauna and flora aims to contribute towards biodiversity by conserving natural habitats and wild fauna and flora of Community importance. The Directive promotes the selection of Special Areas of Conservation (SACs) for their importance as natural habitat types listed in Annex I and habitats of the species listed in Annex II. Member States are required to take appropriate steps to avoid deterioration of Annex I natural habitats and the habitats of species as well as disturbance of Annex II species for which the sites has been designated. Species listed in Annexes II and IV of the Directive are afforded strict protection. In addition, proposals of all types which are not directly connected with or necessary to the management of SAC sites, which are likely to have a significant effect on the SAC or SPA should be assessed according to their implications for the site's conservation objectives. The requirements of the Habitats Directive are formally transposed into UK law through The Conservation (Natural Habitats, &c.) Regulations 1994 (the '*Habitats Regulations*'). The regulations are, however, additional to, and not fully integrated with the Wildlife and Countryside Act 1981 (as amended).

The underlying principles of the Birds and Habitats Directives are recognised by the States of Jersey as guidelines for best practice in the conduct & discharge of environmental duties and responsibilities.

Appendix 3

Demolition Plan

Appendix 4

Construction and the Aquatic Environment Leaflet written by Environment Division's Environmental Protection Section.

Pollution from Construction

Construction and demolition activities can use, create or disturb many potentially polluting materials including silt, cement, oil, fuel and chemicals.

Planning and Preparation

- Investigate the previous use of the land. This will identify whether or not a site that is intended for development may be contaminated. Sites that may be contaminated include garages, petrol stations, gas works, dry cleaners etc. The relevant policy and guidance note relating to the information that might need to be provided in the process of applying for permission to develop land that is or might be contaminated is available from Planning and Building Services Tel: 445508.
- Ensure that there is a plan in place to deal with any waste generated on site and that it complies with the provisions of the Waste Management (Jersey) Law, 2005. Environmental Protection can provide advice on the requirements of this Law Tel: 441600.
- Alert staff to the potential causes and risks of pollution from their individual activities. Ensure that workers are fully aware of precautions to prevent pollution and procedures to follow in the event of an accident. Make sure that there is an adequate spill kit to use in the event of a spill or leak.
- Secure the site from vandalism and other third party damage. Vandalism is a common factor leading to pollution e.g. by deliberate interference or collision.

Site Drainage

- On most sites there are likely to be two separate types of drainage system with which everyone should be familiar. The **surface water system** includes most roadside and other outside drains. This system is designed to carry clean rain water from rooftops roads and driveways. Surface water drains almost always discharge into a watercourse and then on to the sea, and nothing which could cause pollution should enter them e.g. paints, oils, silt. The **foul water system** carries foul water to Bellozanne sewage treatment works or an individual private sewage treatment system if the property is not on mains drains. It may be possible to pump certain types of effluent generated on site to the foul sewer by prior arrangement with Transport and Technical Services Tel: 445509.

Construction Pollution Prevention Checklist

- Water containing silt and other suspended material must undergo a settlement or filtration process before being discharged.
- Cement and concrete are highly polluting. Mix them in a contained area and don't allow the washings from plant or machinery to enter surface water drains.
- Spilt oils, fuels or chemicals should never be washed into a drain or watercourse or allowed to soak into the ground.
- Contain leaks and spills of oil, fuel or chemicals where possible and prevent the spill from entering drains or watercourses by using suitable absorbent materials. Collect and dispose of contaminated materials correctly in order to reduce the risk of further pollution.
- Report any spillages to Environmental Protection via the hotline number.

Remember

Causing or knowingly permitting pollution of controlled waters is an offence under the Water Pollution (Jersey) Law, 2000. There are however strong defences that may be available to persons acting in a responsible manner. A copy of the law can be obtained from the States Greffe bookshop or it can be viewed at www.jerseylegalinfo.je

**Water
Pollution
Hotline
Tel: 709535**



Design & Production by AEA • 280888

Waste made clearer Construction and the aquatic environment

Sources of Pollution from Construction

Silt

- Silt may appear harmless because it is not directly toxic to aquatic life. It can however cause serious damage if washed into streams, ponds, reservoirs etc. Deposits of silt can cause problems with flooding, reduce the growth of aquatic plants and clog the gills of aquatic animals.
- Silty water can arise from excavations, de-watering, borehole construction, exposed ground, stockpiles, plant and wheel washing and site roads. Water containing silt should never be pumped or discharged directly into a stream or surface water drain.

Silt pollution –
Silt and cement can cause serious damage if washed into ponds, streams, reservoirs etc.

- Water containing silt and other suspended material must undergo a settlement or filtration process before being discharged.
- Prevent surface or groundwater entering excavations. Pump or bail surplus water with minimum disturbance to reduce the need for settlement or filtration.
- Seed or cover exposed ground or soil to prevent rain washing away silt.
- Regularly scrape or brush dust and mud from site roads or investigate the construction of wheel-washing facilities

Sources of Pollution from Construction

Concrete and Cement

- Fresh concrete and cement are very alkaline and corrosive and can cause serious pollution in watercourses. They raise the pH of the water, resulting in damage to biological aquatic habitats and may result in death to plants and animals including fish.
- Suitable provision should be made for the washing out of concrete mixing plant. Washings should not be allowed to flow into a drain or watercourse.
- Mix in a contained area that is well away from surface water drains and watercourses.
- Only use quick drying or setting mixes near drains or watercourses.
- Use a re-circulating system for cleaning equipment. Never discharge the effluent to surface water drains or watercourses.

If you're not sure, don't guess.



Cement pollution

Can dramatically alter the chemical composition of surface waters.

Sources of Pollution from Construction

Oil, Fuel and Chemicals

- Oil, fuel and other chemicals can be very damaging to aquatic eco-systems. Some chemicals are directly poisonous to plants and animals whilst others may deplete the water of oxygen.
- A growing number of pollution incidents are a result of oil and fuel spillages. Even relatively small spills can be time-consuming and expensive to clean up.
- Oil, fuel and chemicals containers should be kept in secure, vandal-proof areas. They should be protected from the elements or accidental damage.
- Storage areas, tanks and drums should be banded. The base and bund walls should be impervious to the materials being stored.
- The bund should be able to hold a minimum of 110% of the volume being stored.
- Leaking, corroded or 'empty' drums should be immediately remove and dispose of correctly.
- Contain, absorb and dispose of spilt products correctly. Keep appropriate equipment nearby so that spilt materials are prevented from entering drains, watercourses or soaking into the ground.
- Vehicle refuelling should be strictly controlled and take place away from watercourses or drains. Never leave vehicles unattended whilst refuelling.
- Check hoses and valves regularly for corrosion or damage. Turn off valves and lock securely when not in use.
- Storage tanks should be empty before being moved or decommissioned. Pipes should be capped and valves locked to prevent spills.
- See the oil pollution prevention leaflet in this series for more pollution prevention measures.

Water Pollution
Hotline Tel: 709535

water, water, everywhere...