# CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN (CEMP)

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Prepared for
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## 1.0 Introduction

This Construction Environmental Management Plan (CEMP) has been prepared to establish a structured and auditable framework for the management of environmental risks associated with the proposed development at Emlaghmore, Ballyconneely, Co. Galway. The document has been developed in accordance with best-practice guidance issued by the Environmental Protection Agency (EPA), Transport Infrastructure Ireland (TII), and the Department of Housing, Local Government and Heritage (DHLGH), and is intended to demonstrate full compliance with relevant environmental legislation and planning requirements.

The primary objective of this CEMP is to ensure that all potential environmental impacts arising during the construction phase are effectively identified, mitigated, monitored, and controlled through the implementation of defined management procedures and site-specific mitigation measures. The CEMP provides the mechanism by which the commitments and mitigation measures detailed in the accompanying Natura Impact Statement (NIS) are translated into actionable on-site procedures.

This Plan establishes:

- Clear environmental performance standards and compliance criteria.
- Defined roles and lines of accountability for environmental management.
- Procedures for the implementation and verification of mitigation measures.
- Monitoring and reporting protocols to demonstrate ongoing compliance.
- Mechanisms for review, corrective action, and continuous improvement.

This CEMP applies to all principal construction activities associated with the proposed development at the time of planning submission. It encompasses the management of potential impacts on water quality, biodiversity, soil, noise, dust, waste, and general site operations, ensuring that all work is conducted in a manner consistent with the precautionary principle and relevant conservation objectives.

Plan outlines:

- A comprehensive description of the development and associated construction program
- Prior assessment of environmental risks through the findings of the NIS and rNIS
- Mitigation measures designed to avoid, minimise, or offset potential environmental effects
- A detailed monitoring program to verify the effectiveness of implemented controls
- Procedures for incident response, non-compliance correction, and record-keeping.

The Principal Contractor shall have overall responsibility for implementing this CEMP on site and for ensuring that all site operatives, subcontractors, and suppliers adhere strictly to its requirements. The Contractor will appoint a Site Environmental Manager (SEM) or Ecological Clerk of Works (ECoW), who will be responsible for the day-to-day oversight of environmental performance, monitoring, and reporting.

Ultimate accountability for the implementation and maintenance of the CEMP rests with the Applicant, who will ensure that adequate resources, training, and supervision are provided to achieve compliance. All parties involved in the construction works must work in accordance with the environmental controls and mitigation measures detailed in this Plan.

The CEMP has been prepared to meet statutory obligations under relevant Irish and EU environmental legislation, including the Planning and Development Acts, Environmental Protection Agency Acts, and the European Communities (Birds and Natural Habitats) Regulations 2011 (as amended). It is a live document, subject to review and revision throughout the construction phase in response to site conditions, monitoring

results, and direction from the Planning Authority or statutory consultees.

It is noted that this CEMP is a management and compliance framework only. It does not constitute a Construction Method Statement (CMS); rather, it complements such documentation by providing the environmental governance structure necessary to ensure that all construction activities are undertaken in an environmentally responsible, auditable, and legally compliant manner.

## 2.0 Description of proposed development

This application under Section 37L of the Act relates to proposed development at the property being: (A) restoration of existing unoccupied farm cottage, (B) raising of the wall plate level of existing farm cottage to allow for habitable loft space to comply with current building regulation standards, (C) forming a single storey extension linking existing cottage and adjoining outhouse, (D) restoration, conversion and extension of an existing outhouse to form part of overall single dwelling, (E) form new permeable parking area, (F) decommissioning of existing septic tank and to install a new proprietary sewage treatment system with filter area to comply with current EPA standards, (G) install a new rainwater harvesting system, (H) install surface water soakaways as well as associated site works.

The approximate total area within the site boundaries is 0.72 Ha. Actions will include:

- Clearing of unnecessary materials and debris so that construction can begin.
- Groundworks and excavations
- Rebuilding of existing dwelling house and outhouse with blocks and cement including construction of loft space.
- Concrete pour foundations constructed
- Construction and single-story extension connecting outhouse and dwelling house with blocks and cement
- Installation of plumbing and electricity connections
- Soak ways and drainage on site
- Gravel fill to be imported to finish off driveway etc.
- Installation of EPA compliant effluent treatment system and polishing filter
- Planting of trees and shrubs

## 3.0 Site Management

Daily management of the site as well as implementation of the recommended mitigation measures is the responsibility of the Contract Manager.

## 4.0 Construction program

The requirements of the Natura 2000 sites which the development site is located on must be adhered to throughout all stages of the development and the program of construction works must remain sensitive to these requirements.

## 5.0 Invasive species

Continuous awareness is required in conjunction with strict adherence to the following mitigation measures is required to prevent the introduction and spread of invasive species within, and beyond the development site.

- Site Hygiene: Good construction site hygiene will be practiced preventing the introduction and spread of problematic invasive alien plant species (e.g., Rhododendron, Japanese Knotweed, Giant Rhubarb).
- Machinery Cleaning: All machinery will be thoroughly cleaned before arriving on the site to avoid spreading invasive species from other locations. Due to the concentrated presence of Montbretia (*Crocosmia X crocosmiiflora*) within the proposed development site, machinery will be thoroughly cleaned before exiting the site to prevent spreading invasive species elsewhere.
- Personal Cleaning: Before leaving the site, all boots and clothing will be thoroughly brushed down to remove any contaminated material.
- Cleaning Method: Clean down will be performed using brushes and shovels. Power washing will be avoided as much as possible to prevent potentially contaminated runoff from spreading outside the site.

- Final Cleaning: Once machinery has been cleaned as thoroughly as possible, it will be power-washed or air-blasted to remove any remaining material.
- Soil Sourcing: Any soil and topsoil required on the site will be sourced from a supply that has been screened for the presence of invasive species, ensuring none are present.
- Material Screening: Any material imported to the site will be screened for invasive species by a suitably qualified ecologist before transportation.

## 6.0 Working methods

Environmental awareness of the contractor, with respect to the specific conservation objectives of the designated Natura 2000 sites within the zone of influence of the development site is essential to minimise impacts and ensure the integrity of the European sites is preserved.

Responsibilities adopted by the chosen contractor include:

- Ensuring full compliance of all on-site works with any and all applicable environmental regulations related to the location of the development and otherwise.
- The implementation of an operational control system to ensure no pollution results from the development of the site.
- The relay of information regarding environmental policy to all labourers involved in the development and informing on how such information is practically applicable in construction works.
- Implementation of environmental policy related to recommendations and mitigation measures detailed in this CEMP.
- Performance of all site works with conscientious implementation of good environmental practice for the duration of the development.

## 7.0 Environmental awareness on site

All contractors and subcontractors are required to comply with the full list of Environmental Site Rules.

- Machinery is only to be operated within the boundaries of the site which have been approved by the planning authority and with respect to habitats/species which lie within the site and in the surrounding area.
- All on-site personnel must use the designated site entry routes and are not permitted to work or commute outside of the site boundaries.
- Any indications of pollution or damage to surrounding habitats must be reported to the site principal contractor.

- All incidents and spills must be immediately reported to the site foreman.
- All refuelling must be performed only in designated refuelling areas, which have been set out before construction commences.
- All waste is to be disposed of only within designated waste management areas, which have been set out before construction commences.

## 8.0 Environmental Control Measures

Practice and implementation of environmental controls is advised by The Construction Industry Research and Information Association (CIRIA 2010) Environmental Management Systems. The proposed environmental control measures for this site include:

*Lighting*

No temporary lighting is permitted on site for the duration of the construction. Construction will be carried out within daylight hours and therefore, temporary lighting is not necessary and would only serve as a means of disturbance to local wildlife. If temporary lighting is deemed necessary, permission will be sought from the Local Authority in advance.

*Noise Control*

Noise and vibrations involved with the operation of on-site machinery can cause disturbance to local wildlife. Noise from construction will be controlled in accordance with BS 5228-1:2009 Code of practice for noise and vibration control on construction and open sites – Part 1 Noise.

*Air*

A dust minimisation plan is to be devised for the purposes for minimising any potential emission into the air resulting from the construction project. This should be done by the site contractor and is especially important during excavation and site clearance stages.

| Noise | | |
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| Objectives | During the construction phase, to minimise the potential noise and vibration impacts associated with site preparation works, foundation construction activities, construction activities and plant. | |
| Management strategy | Implementation of controls for the reduction of noise from plant and equipment used for earthworks and construction, along with construction traffic. | |
| | Responsibility | Timing |

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| Control(s)/Mitigation | Construction practice is limited to daylight hours. Channels of communication will be established between Contractor/Developer, Local Authority and residents. Machines should be switched off when not in use. Noise should be dampened where possible. | Construction manager/ Environmental Site Officer | Ongoing throughout |
| Performance indicator(s) | No noise complaints. All contractors must be informed that construction activities associated with high noise levels must be minimised and the above control methods should be implemented to achieve this. | Construction manager/ Environmental Site Officer | Ongoing |
| Monitoring | Daily | Construction manager/ Environmental Site Officer | Ongoing |
| Reporting | Any issue should be recorded if and when it occurs. | Construction manager / Environmental Site Officer | Ongoing |
| Corrective actions | Repair damages to defective equipment if and when they occur. | Construction manager / Environmental Site Officer | Ongoing |

| Air | | | |
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| Objectives | | Minimisation of any potential emission into the air as a result of the development. | |
| Management strategy | | Dust minimisation plan implemented by Contract manager during the construction phase. | |
| | | Responsibility | Timing |
| Control(s)/Mitigation | Vehicles used in construction are required to operate at a sensible speed. Roads used by such vehicles will be cleaned regularly. | Construction manager / Environmental Site Officer | First phase and throughout. |
| Performance indicator(s) | Dust-reducing measures in place. | Construction manager/ Environmental Site Officer | Ongoing |
| Monitoring | Daily inspection and clean-up if required. | Construction manager/ Environmental Site Officer | Ongoing |
| Reporting | Daily | Construction manager/ Environmental Site Officer | Ongoing |
| Corrective actions | The implication of additional dust minimisation measures if required. | Construction manager/ Environmental Site Officer | If necessary |

## 9.0 Flora and Fauna

Claddagh Ecology is to be notified immediately upon the discovery of any unexpected or unusual habitats/species which have not been previously recorded.

## 10.0 Protection protocol

All individuals present on site during the construction of the development are legally obligated to comply with legislation outlined in the Wildlife Act 1976, as amended. It is the responsibility of the Construction manager to ensure that fencing is erected at the beginning of the construction phase. Silt trap fencing is to be constructed surrounding the site as per Figure 1. Any breach of environmental protocol or deviation from the instructions of this CEMP is to be reported to the Construction Manager / Environmental Site Officer.

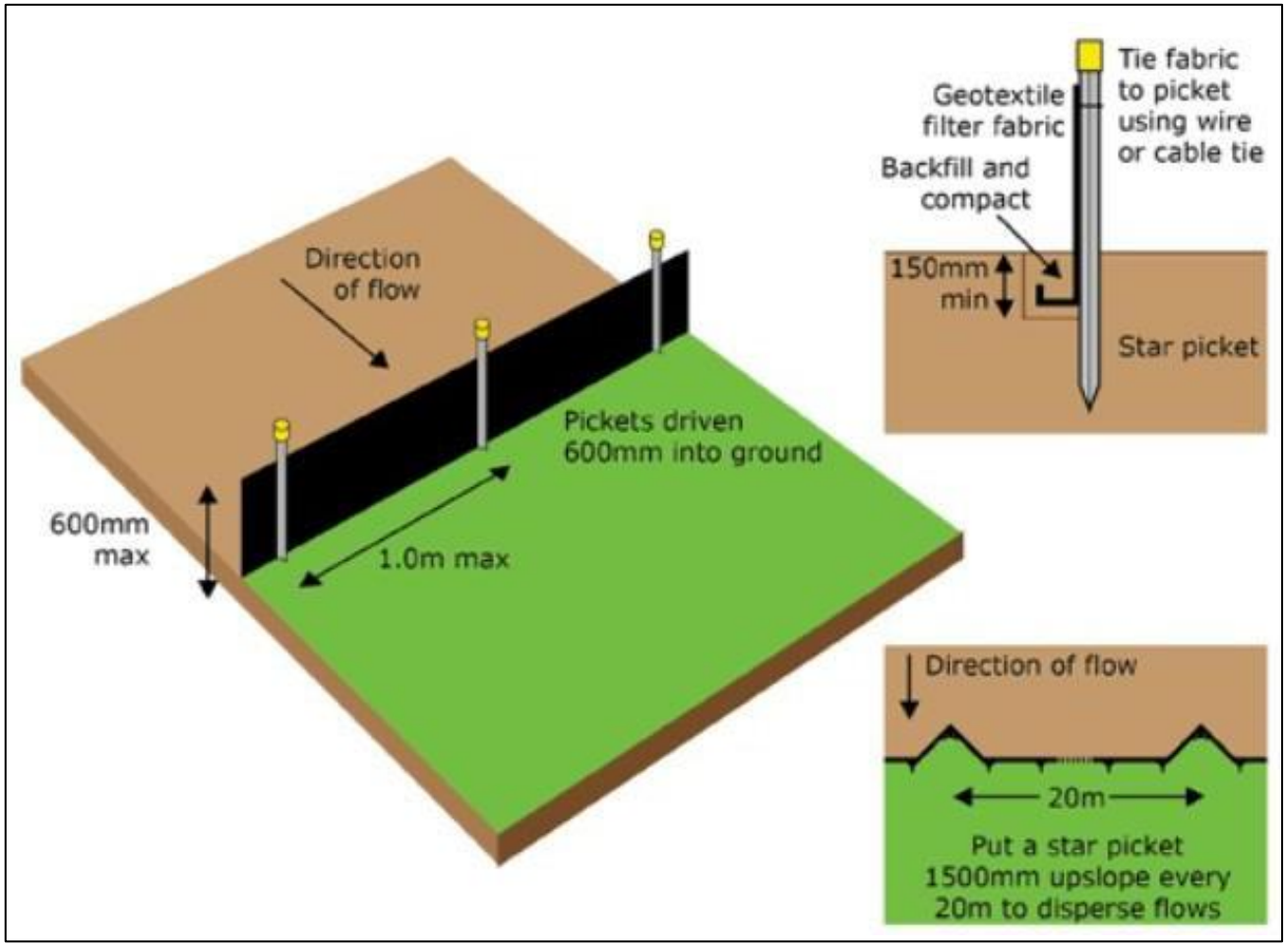


*Figure 1: Silt Trap Fencing*


Map 1: Silt trap fencing

| Protection Protocol – Silt trap fencing | | | |
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| Objectives | | During the construction phase, to minimise the potential impacts on local water quality by limiting the migration of construction materials such as hydrocarbons, sediment and cement. | |
| Management strategy | | Implementation of controls for the protection of local water quality:<br>Geotextile silt fencing. | |
| | | Responsibility | Timing |
| Control(s)/Mitigation | Fencing is to be erected down- gradient of the construction areas and construction | Construction manager/ Environmental Site Officer | Ongoing throughout |

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| | compound, prior to any and all construction activities commencing. Channels of communication will be established between Contractor/Developer and Local Authority.<br>All contractors will be informed of the sensitivity of the local environment.<br>Any works, deposition of site materials, outside the boundaries of the development site is prohibited so as to prevent damage to surrounding habitats. | | |
| Performance indicator(s) | No damage to the named conservation objectives of the local N2000 sites. (See NIS) | Construction manager/ Environmental Site Officer | Ongoing |
| Monitoring | Daily | Construction manager/ Environmental Site Officer | Ongoing |
| Reporting | Any issue should be recorded if and when it occurs and Claddagh Ecology and the Planning Authority are to be notified immediately if damage occurs to any species/habitat of conservation importance to the local N2000 sites. | Construction manager / Environmental Site Officer | Ongoing |

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| Corrective actions | Restoration of any habitat/species of conservation importance to the N2000 network which is accidentally damaged by construction activities if and when the accident occurs. | Construction manager / Environmental Site Officer | Ongoing |

## 11.0 Water Protection

Preservation of water quality is a primary interest in the conservation of both habitats and species; therefore, it is key that measures be taken to minimise pollution of soil and groundwater. CIRIA informs on the control and management of water pollution from construction sites which is outlined as follows:

- Planning and execution of the works will be carried out as per Environmental Protection Agency Guidelines.
- Proper site management will be maintained throughout the construction phase to ensure the protection of ground water and surface water from accidental contamination.
- Refueling of all machinery and equipment is to be conducted off-site.
- All machinery must be equipped with drip trays which are of adequate size and quality according to each of the machines the are used for. This must be continuously monitored to ensure no over-spill occurs that may result in pollution.
- Regular maintenance of construction plant is the responsibility of the contractors. Up-keep of all machinery and equipment is important to ensure no leaks arise from general wear and tear that may result in pollution.
- Washing of the concrete mixing container is not permitted on-site and the container will be returned to the suppliers unwashed. Only what is required in terms of concrete will be mixed to avoid the need for disposal of excess concrete.
- Spill kits must be available throughout all stages of construction to ensure all workers have immediate access to minimise damage of accidental spillage.
- Silt fencing to be erected down-gradient of the construction areas and construction compound. (See Figure 1)
- During the operational phase, surface water runoff will be directed through pervious pavements, trapped road gullies and silt traps to an unlined geocellular infiltration system soakaway for discharge to ground. This system will be installed as the first part of construction to allow surface water or water generated within the site to be pumped or directed into this system during the construction phase for discharge to ground.
- If there is any need to collect and treat surface water within the site that cannot be discharged via the surface water system, this will be done by pumping into sediment bags or similar before overland discharge allowing water to percolate naturally to ground or to flow to drainage over vegetated ground. No pumped construction water will be discharged directly into any water course.
- Earthworks will take place between 1st April to 31st September inclusive so that the excavation part of the construction phase will occur during the spring and summer during likely periods of low rainfall.
- Daily monitoring and inspections of site drainage during construction will be completed.
- Good construction practices such as wheel washers and dust suppression on site roads and regular plan maintenance will ensure minimal risk to siltation.

| Water/Hydrology | | | |
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| Objectives | | To minimise risk to surface water and ground water. | |
| Management strategy | | Implementation of controls to avoid and minimise any potential risk to surface water or ground water.<br>Impacts outside the boundaries of the approved disturbance area should be avoided. | |
| | | Responsibility | Timing |
| Control(s)/Mitigation | Avoid construction during periods of heavy precipitation, especially any construction which involves interaction with soil. Construct systems to collect, convey, treat and attenuate surface water runoff generated during construction of the proposed project.<br>During construction use collection systems to prevent any drainage entering groundwater.<br>Concrete truck washings must be removed from the site. | Construction manager / Environmental Site Officer | Ongoing throughout |
| Performance indicator(s) | Employment of good construction management practices will minimise the risk of pollution of water, storm water run-off and groundwater. | Construction manager / Environmental Site Officer | Ongoing |

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| Monitoring | Daily. All construction works must halt during periods of heavy precipitation. | Construction manager/ Environmental Site Officer | Ongoing |
| Reporting | Any issue/failure should be recorded if and when it occurs. | Construction manager/ Environmental Site Officer, as well as all general staff. | Ongoing |
| Corrective actions | Repair and reinstate when necessary. | Construction manager/ Environmental Site Officer | Ongoing |

## 12.0 Tidiness and Housekeeping On-Site

Current Good Manufacturing Practice (cGMP) standards must be kept by contractors throughout the duration of construction. The following include measures that will help to ensure an appropriately orderly construction environment.

- A schedule of works will be set out and adhered to. Construction works will only be carried out during daylight hours.
- Sweeping of road edges and footpaths is to be carried out regularly to minimise dust and sediment build up, as well as debris on adjacent pathways.
- Upon completion of construction, the development site is to be cleared of all machinery, equipment and any apparatus associated with the construction of the site.
- The site is to be left in a suitably safe condition, and it is the responsibility of the contractors to ensure the described clean-up of the site.
- A dust minimisation plan is to be devised and adhered to. This should be done by the site contractor and is especially important during excavation and site clearance stages. A housekeeping program is to be devised and adhered to which will advise on site tidiness and help to ensure a neat and orderly site.
- Debris netting should be attached to scaffolding to prevent scattering building materials during periods of high wind. This is weather-dependent and should be carried out as contractors see fit.
- Although it is unlikely, soils which arrive on public roads as a result of the project construction are to be cleared on a regular basis to prevent accumulation.
- Skips and loaded lorries are to be covered to prevent contents spilling or being blown onto nearby areas.
- Any solid waste which accidentally arrives off-site should be immediately collected, removed, segregated and adequately disposed of in a designated on-site waste area.

## 13.0 Sourcing of Materials

All gravels or fills will be sourced from an invasive species-free source to eliminate the risk of contamination. This will be proved by the accompaniment of an invasive species-free certificate. The granular fill materials will be taken from the nearest suitable, fully licensed quarry.

## 14.0 Storage of materials

- Secure storage of all liquids, including fuels and oils. This involves lockable, tamper-proof valves on all

storage containers.

- An emergency response plan is to be devised and adhered to in cases of accidental spillage.
- Availability of spill kits both on-site and in storage facilities off-site. Workers and any persons handling liquids should be advised on both the implementation of an emergency response plan and the use of spill kit.

## 15.0 Disposal of materials

All waste materials that arise from the construction of the development must be segregated appropriately and disposed of in an appropriate, licensed disposal facility. This will be the responsibility of the Contractor to employ a waste segregation system to separate waste streams prior to them, if necessary, being taken to a waste disposal facility. This strategy should be implemented throughout the construction phase. Soil is not waste and should be retained on site where possible. This should involve the reuse of excavated soil to fill depressions in other areas on-site. It is predicted that the waste will be minimal as the existing ruinous buildings are made from stone which can also be retained for reuse. This is the responsibility of the Construction manager and should be monitored regularly. Incidents or failures in this sector of development should be recorded and dealt with if and as they happen.

## 16.0 Biodiversity and climate

- The contractors must aim to use materials which do not contribute to climate change and aim to minimise emissions produced from machinery on-site (e.g. not leaving machinery running unnecessarily). The construction manager is responsible for ongoing awareness relating to these practices.
- Regular inspection and service of all equipment and machinery is to be carried out, and any faulty plant should be immediately repaired or replaced to ensure no pollutants are released.
- Any incident which occurs on site may affect biodiversity or the integrity of a Natura 2000 site must be addressed as priority and immediately reported to NPWS and EPA.

| Biodiversity | |
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| Objectives | To minimise any impact on biodiversity on-site and in the surrounding area. |
| Management strategy | Measures to minimise disturbance to local environment. Confine flora and fauna disturbance to the minimum area possible. Retain excavated soil for reuse on-site. |

| | Responsibility | Timing |
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| Control(s)/Mitigation | Minimise the area disturbed. Use of machinery and equipment is to be confined to the immediate footprint of the development. All on-site personnel are required to use the designated site entrance and are not permitted outside the site boundaries to prevent trampling of adjoining habitats.<br>Inspect all vehicles and plant regularly for fuel, oil and hydraulic fluid leaks. Maintain suitable equipment to deal with spills on site. Where at all possible, complete soil excavation during dry periods. Do not mix topsoil and subsoil. Use collection systems to prevent any contaminated water entering groundwater, or draining onto the land. Refer to site layout for design details. Avoid working altogether during periods of heavy precipitation. | Construction manager | First phase and ongoing |

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| Performance indicator(s) | Implication of good construction management practices will serve to minimise the risk of pollution to soil, storm water run-off, and groundwater. | Construction manager | Ongoing |
| Monitoring | Ensure proper controls are in place. | Construction manager | Ongoing |
| Reporting | Daily | Construction manager | Ongoing |
| Corrective actions | Repair damage or breakdown to mitigation measures | Construction manager | Ongoing |

| Climate | | | |
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| Objectives | | Minimisation of any potential damage to climate. | |
| Management strategy | | Usage of materials that do not contribute to climate change. | |
| | | Responsibility | Timing |
| Control(s)/Mitigation | Usage of materials which have low risk of contributing to climate change. | Construction manager | First phase and throughout. |
| Performance indicator(s) | No release of pollutants. | Construction manager | Ongoing |
| Monitoring | Regular checks and servicing of equipment. | Construction manager | Ongoing |
| Reporting | Weekly | Construction manager | Ongoing |
| Corrective actions | Anything deemed likely to omit pollutants should be repaired if and as it is noticed. | Construction manager | If necessary |

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## 17.0 Landscape

Appropriate controls must be implemented to minimise damage to the local landscape (e.g. replace local stones to match existing). The retention or replacement of landscape features should be implemented throughout construction (e.g. restoring green cover, walls and soil where possible). This is the responsibility of the contract manager, and a plan should be devised and conveyed to all on-site workers on how to maintain the surrounding landscape. This is the responsibility of the Construction manager / Environmental Site Officer and should be monitored regularly. Incidents or failures in this sector of development should be recorded and dealt with if and as they happen.

## 18.0 Cultural Heritage

Any heritage values in the surrounding area should be identified and documented. This should involve monitoring especially during the ground excavation phase. Any incidents or findings should result in halting construction works and be immediately reported to a heritage officer. The heritage officer will then advise on the progression of the development, and it is paramount that the advice be adhered to. The inclusion of cultural heritage in the new build can be implemented through the use of local stone. This is the responsibility of the Construction manager.

## 19.0 Conclusions

A comprehensive list of mitigation and monitoring measures specific to this development have been outlined in this CEMP for the purpose of ensuring minimal risk to the conservation objectives of local Natura 2000 sites and the local environment.

## 20.0 References

Masters-Williams (2001) Control of Water Pollution from Construction Sites, guidance for consultants and contractors CIRIA UK

British Standards Institution BS 5228-1:2009 Code of practice for noise and vibration control on construction and open sites. Noise (+A1:2014)

A Framework for Corncrake Conservation to 2022. National Parks and Wildlife Service, Department of Arts, Heritage & the Gaeltacht. Version:03 November 2015.