



Client

Fresenius Medical Care

Start Date

Dec 2024

Completion Date

October 2024

Project Narrative

The works will entail the conversion of a current disused industrial unit, into a new, modern kidney dialysis centre for the local community.

The existing building will be greatly reduced with all latter extensions being demolished, and the asbestos cladding carefully removed.

The original structural frame will then be reduced and re-clad in new high efficiency insulated cladding to roof & walls.

The externals will be improved with additional landscaping and a car park will be formed to allow plenty of parking for both patients and staff alike.

The internal 'fit-out' has been designed to include 27 open dialysis beds plus an additional 6 side rooms.

There will also be 2 consulting rooms, a seminar room, and the normal staff areas required to run a busy dialysis unit.

NEATH PORT TALBOT DIALYSIS UNIT.

LOCATION

Acacia Avenue.
Baglan Moor
Neath Port Talbot
SA12 7DP

PRIMARY CONTACTS

PHILIP PEARSON – SANDYCROFT PROJECTS CONTRACTS MANAGER

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PRINCIPAL DESIGNER: ROBERT WYNNE

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1. DESCRIPTION OF PROJECT

A. Project Description.

Project Description:

The works will entail the conversion of a current disused industrial unit, into a new, modern kidney dialysis centre for the local community.

The existing building will be greatly reduced with all later extensions being demolished, and the asbestos cladding carefully removed. The original structural frame will then be reduced and re-clad in new high efficiency insulated cladding to roof & walls.

The externals will be improved with new landscaping and a car park will be formed to allow plenty of parking for both patients and staff alike.

The internal 'fit-out' has been designed to include 27 open dialysis beds plus an additional 6 side rooms. There will also be 2 consulting rooms, a seminar room, and the normal staff areas required to run a busy dialysis unit.

B. Local Authority Special Requirements

- Measures to control the emission of dust during the construction.
- Migration of dirt and debris to the public highway.
- Measures for the protection of natural environment.
- Management of waste created by the project, recycling, and disposal.
- Management of surface water during construction.

Other Considerations

- Effects on Neighbours
- Existing Structure Details

C. Hazards

- Asbestos containing materials on site

Surveys

- Ecology Report – Hawkeswood Ecology – 17 Heol Henrhyd, Coelbren. Powys. SA10 9PG
- Site Investigations Phase 1 – Rhonda Geotechnical – 56 Meyler St, Thomastown. CF39 8EA
- Arboricultural assessment – ArbTS – 5 Weavers Rd, Powys. SA9 1PQ
- Tree Survey – ArbTS - 5 Weavers Rd, Powys. SA9 1PQ
- Acoustic Survey – Acoustic Consultants Ltd – 194 West St, Bristol. BS3 3NB
- Landscape Design – DP Landscapes – Aberthin, Cowbridge, Cardiff. CF71 7EH
- Transport Assessment – Asbri Transport – Suite D, 220 High St, Swansea. SA1 8NW
- SAB Drainage Design – WaterCo – Eden Court, Lan Parcwr, Ruthin. LL15 1NJ

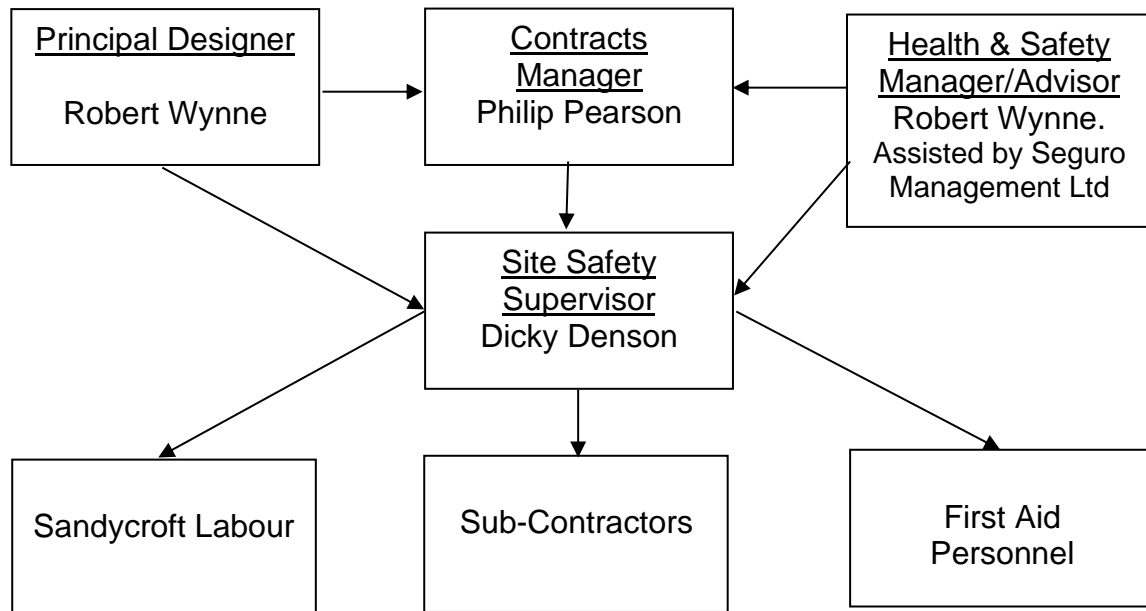
D. Details of Client, Principal Designer, Designers, Principle Contractor and other Consultants Role

Role	Organisation	Address	Contact Details
Client	Fresenius Medical Care.	Nunn Brook Rd, Huthwaite, Sutton-in-Ashfield NG17 2HU	Amy Rowan 07768 671 440 Amy.Rowan@fmc-ag.com
Principal Contractor	Sandycroft Projects Ltd	Wharfside Festival Way Stoke on Trent ST1 5PU	Phil Pearson 01782 210440 07469 353138 phil@sandycroft.net
Principal Designer	Sandycroft Projects Ltd	Wharfside Festival Way Stoke on Trent ST1 5PU	Robert Wynne 01782 210440 07969326462 robert@sandycroft.net
Architect	CTD Architects	Clerk Bank House, Clerk Bank, Leek. ST13 5HE	David Perkin 01538 373477 dave.perkin@ctdarchitects.co.uk
Client Agent	Dickinson & Lucyk	Cherry Tree Cottage School Lane, Onneley, Crewe. CW3 9QN	David Dickinson 07971 835978 David@dickinsonandlucyk.co.uk
Mechanical & Electrical Consultant	Hopkins Coates Associates	9 Hassell St, Newcastle-under-Lyme, Staffordshire. ST5 1AH	Peter Hopkin 01782719199 lan.joyce@hannan-uk.com
Local HSE Office	HSE	Ty William Morgan, 6 Central Square, Central Square, Cardiff, CF10 1EP	0300 0031747

2. MANAGEMENT OF THE ENVIRONMENTAL PLAN

A. SANDYCROFT MANAGEMENT STRUCTURE AND RESPONSIBILITIES.

Project Safety Management Chart.



Project Management Structure

<u>Phil Pearson</u>	Rob Wynne	Karl Greatrex	Richard Whalley	Dean Giblin	Chris Bell	
Contracts Manager	Contracts Manager/ Health & Safety	Director/ Senior Surveyor	Director/ Senior Surveyor	Quantity Surveyor	Senior Quantity Surveyor	
SITE AGENTS						
Leon Griffiths	<u>DICKY DENSON</u>	George Bassett	Dave Garrard	Tony Turner	Leigh Steadman	

B. Environmental Goals and Monitoring/Review Arrangements

The company is committed to providing, so far as it is reasonably practicable, a sustainable development and continually aims to improve the environmental effects of its activities. To achieve this we will; Establish sound environmental management by:

- Meeting or improving upon relevant legislative, regulatory & environmental codes of practice.
- Developing objectives that target environmental improvements and monitor performance by regular review.
- Considering any environmental issues in the decision-making process
- Developing a relationship with suppliers and contractors so that we will all recognise our environmental responsibilities
- Educating staff so that they carry out their activities in an environmentally responsible manner.

Provide for the effective use of resources by:-

- Promoting waste minimalization by recycling or finding other uses of by-products whenever economically viable
- Promoting the efficient use of resources, energy and fuel throughout the company's operations.

Co-operate with:

- The communities in which we operate
- The government, regulatory bodies and other interested parties with the shared vision of being a good and trusted neighbour

C. Environmental Policy Statement for the Project.

Sandycroft Projects Limited undertake to meet all statutory requirements covering the Health, Safety & the Environment which includes the following:

1. Identify and evaluate the environmental consequences of the company's activities
2. Where possible, adopt options which are more beneficial to the environment
3. Where there is a need to use sub-contractors, only those that comply with our environmental policy and that of our clients will be engaged.
4. The company undertake to record any communications concerning environmental matters, the response and action taken.
5. Review & audit environmental performance at regular intervals and rectify any deficiencies
6. Liaise with local/or statutory authorities and the public where applicable

Commitment

The company is committed to providing, so far as it is reasonably practicable, a sustainable development and continually aims to improve the environmental effects of its activities.

D. Organisational Responsibilities

Director In charge of Environmental Issues

The director in charge – Mr Richard Walley, is responsible for the overall effectiveness of the Company's Environmental Policy, the annual review and the amendment of the policy or as may be necessary in the light of current performance. He will ensure that regular reports are made regarding the company's environmental performance and of any significant events affecting or arising out of the company's operations. He is also responsible for the assessment or requirements, non-conformance, loss or damage, risks and liabilities to the company's operations and the adequacy of insurance cover, also ensuring adequate resources, including financial are made available for environmental measures.

Contracts Manager

Philip Pearson will be responsible for the effectiveness of incorporating the Sandycroft Projects Limited Environmental Policy and procedures and any agreed environmental contract requirement. He will apply the principles of the policy and contract requirements to the operations under their control and ensure that any defects or faults brought to their attention are suitably corrected. He will always co-operate and liaise with the local Environmental Health Officers and any other Authorities necessary with regards to environmental measures. He is required to report regularly or as often as deemed necessary to the Director on the company's performance and compliance.

Site Manager

Richard Denson will organise and control their works so that it is carried out in accordance with legal and local authority requirements, the company's environmental policy and the clients' requirements. He will co-operate with Senior management, the company advisors and the Local health authority with regards to environmental measures ensuring that any defects brought to their notice are suitable corrected.

To ensure that all personnel under their control receive sufficient job inductions prior to starting on site and toolbox talks/ refresher training to personnel as work progresses.

(continued over)

Employees/ Self Employed

Employees are required to comply with Environmental Regulations & Local Authority requirements. Ensuring that they read, understand, and comply with the company policy for environmental matters.

Reporting of any concerns over environmental issues to their site manager.

Sub - Contractors

To carry out their works efficiently and safely in strict accordance with approved codes of practice and the company's Environmental Policy. Produce procedures for their operations incorporating their own environmental policy

Carry out an environmental assessment for all direct works & operations they are in control of, submitting details to the site manager for the project they are working upon.

H & S and Environmental Advisors

Sandycroft Projects Limited employ the services of 'Seguro Management Ltd' to advise management when requested on matters relating to environmental requirements, i.e: relevant Legislation, codes of practice and guidance material.

To monitor by inspection, the workplaces and operations of the company's environmental performance and to provide feedback on such inspections to management when requested.

Investigate and report upon any environmental incidents direct to the director in charge of environmental management.

3 ARRANGEMENTS FOR CONTROLLING ENVIRONMENTAL RISKS ENCOUNTERED ON THE SITE

A. Assessment of impact to neighbouring streets

- Access to the site is to be from the existing public road of Acacia Avenue. Traffic calming measures are in place due to local schools and pre-existing residential developments.
- Deliveries are to be kept wherever possible, to timings between 8.30 am and 4.30pm avoiding potentially busy vehicular times.
- Entrances are to be created within the boundary hoardings to allow HGVs and delivery lorries to manoeuvre off of the main carriageway and wait within the site boundary so as to avoid unnecessary congestion to the highway.
- Vehicle waiting outside of the site boundary will be discouraged both before and at the end of the working day.

B. Noise

- A base line noise survey will be deemed necessary to establish a formally acceptable noise level for the site, and targets will be set to comply with 'The control of noise at Work act 2005'
- Noise will be a criteria utilised in determining the methods of work, types of plant to be used and noise mitigation measures will be considered as necessary within the site confines.
- Sandycroft will comply with the recommendations set out in the current COPs for noise control on Construction, Demolition and open sites.
- Noisy plant or equipment will be sited as far away as is practicable from sensitive buildings. Use of barriers, e.g. site huts, acoustic sheds or barriers to deflect noise away from noise sensitive areas will be employed whenever practicable.
- Care will be taken when loading or unloading vehicles or dismantling hoists or moving materials, etc., to reduce impact noise.
- The company recognises and understands that the Environmental Health Officers are bound by their duties and powers by the Current Environmental Legislation to investigate and secure abatement of any noise nuisance, regardless of the prediction work and use of any mitigation measures.

C. Working Hours

Working hours will be set in line with the pre-construction information given of:
Monday to Friday 0800 to 1800 and Saturday 0800 to 1300

(Continued over)

D. Plant & Equipment

- Fixed items of operational plant may have to be electrically powered and not diesel or petrol driven. Where this is not practicable, suitable attenuation (noise suppression) measures will be provided.
- Vehicles and mechanical plant used for the purpose of the works shall be fitted with effective exhaust silencers, maintained in good and efficient working order and operated to minimise noise emissions, in accordance with the British Standard. For each item of plant used in the works, the values quoted in the relevant current European Community Directive or UK Statutory Instrument, when measured in accordance with the Directive or Statutory Instrument, shall not be exceeded where reasonably practicable.
- Plant muffling should be in accordance with the recommendations set out in the relevant current British Standard. NB. Plant muffling should be in accordance with the procedures set out in the current DoE Advisory Leaflet "Noise Control on Building Sites". On sites where environmental disturbance may arise:
 - a) Compressors will be "sound reduced" models fitted with properly lined and sealed acoustic covers which will be kept closed whenever the machines are in use, and
 - b) Pneumatic percussive tools will be fitted with mufflers or silencers of the type recommended by the manufacturers.
- Machines in intermittent use will be shut down in the intervening periods between work or throttled down to a minimum. Noise emitting equipment that is required to run continuously may have to be housed in a suitable enclosure.
- Equipment that breaks concrete by bending rather than by percussion will be used as far as is practicable.
- Where practicable, rotary drills and 'bursters' actuated by hydraulic or electrical power will be used for breaking hard materials.

E. Dust Suppression

- The Company will take all necessary measures to avoid creating a dust nuisance and where required will submit a statement to the Client / The Local Authority for approval identifying proposed measures before work commences.
- Measures to prevent dust will include the following practices:
 - a) The provision of easily cleaned hard standings for vehicles.
 - b) The enclosure of material stockpiles at all times and damping down of dusty materials and buildings to be demolished using water sprays during dry weather.
 - c) The hard surfacing of heavily used areas will be kept clean by brushing and water spraying regularly.
 - d) Control of cutting or grinding of materials on the site.
 - e) The complete sheeting of the sides of all vehicles carrying waste and other dusty materials.
 - f) Materials should be stored away from the site boundary whenever possible.
 - g) Unsurfaced roads and verges to receive regular damping down and cleaning where located close to sensitive locations. In certain cases, permanent surfacing will be considered.
 - h) Establishment and enforcement of an appropriate speed limit for plant traversing unmade surfaces to reduce dust.
 - i) Completed earthworks to be sealed and/or replanted as soon as practicable.
 - j) Mixing of large quantities of cement and other adhesives to be carried out in enclosed / shielded areas where necessary.

k) Provisions may be required for wheel cleaning facilities on-site, and/or road/pavement cleaning near the site entrances and exits during wet muddy periods.

l) The effectiveness of these measures will be monitored frequently by the Company and reviewed at least weekly as work streams change, and will be inspected by the Construction Manager or Company's Safety Advisors / Consultants, monthly or sooner if issues arise.

F. Asbestos

- Sandycroft Projects do not carry out any work associated with asbestos. There has been asbestos detected within the R&D survey of the premises to be demolished and this will be carried out by a licensed contractor prior to our attendance on site.
- Although very remote, there may be the possibility of asbestos being present in working environments even after the licensed removal, therefore all personnel involved in the company operations have been made aware in the Company Health & Safety Policy of the different types of asbestos and where asbestos is likely to be found, as well as the main requirements of The Control of Asbestos At Work Regulations 2012. Any asbestos related work will be carried out by authorised Licensed Contractors.

G. Air Pollution

- Burning of materials on the site will NOT be permitted
- The Company will take all necessary precautions to prevent the occurrence of smoke emissions or fumes from the site and plant or stored fuel oils for safety reasons, and to prevent such emissions or fumes drifting into residential areas. In particular, plant should be well maintained, and measures taken to ensure that nothing is left running for long periods of time when not in use.

H. Contaminated/ Hazardous Materials

- A general site investigation has been carried out and includes an examination of the site where the presence of contaminated materials is NOT expected from the information listed in any environmental statement and other available information.
No hazardous materials have been reported to date.
- The Company will take measures to prevent the contamination of water courses and aquifers during works.
- The Company will ensure that materials and waste are not deposited in any surface water course. Any water that has come into contact with contaminated materials must be disposed of in accordance with the current Water Acts, any other relevant disposal regulations and to the satisfaction of the Environment Agency. For any discharge into a watercourse or river, approval will be required from the Environment Agency and for any discharge into a sewer, a trade effluent consent will be required from the local Water Company.

I. Consultation with neighbours of the site

Construction work often causes disruptions to the daily lives of those living in the surrounding areas, which can cause frustration and annoyance amongst residents. The disruptions caused to residents should be minimised, this can be achieved through effective communication between site and the community, to keep residents updated and learn more about the main issues affecting them.

- Prior to occupation of the site Sandycroft will 'letter drop' all neighbouring residents and any commercial businesses to introduce ourselves to them and provide a number of useful contacts for during the build programme.
- The contact details of the company and its representatives will be visible to the general public to allow them to engage effectively with the site, without the need to enter on to the building site which can be intimidating for some people.
- Proposed plans and any artist impressions will be posted around the hoarding to ensure people understand what is being created within their neighbourhood.
- Once the main structure is in place, "Open door", site visits can be planned once the site is safe to do so, and to give people the opportunity to have a 'behind the scenes' look at a live building site.
- Progress reporting will be evident on social media through our different portals

J. Site Boundaries & Hoarding

- For this site we feel our standard hoarding would be appropriate

Standard Hoardings:

A 2.2m minimum height, 'Heras' style open mesh fencing coupled with the existing post and wire fence that surrounds the site already.

- The fence line will be used to help promote the new construction and us, as main contractor. As such the fence will, where possible be protected and treated if subject to anti-social behaviour and the surrounding land will be litter picked weekly to stop the build-up of rubbish.

K. Waste Disposal

- Prior to the removal of any waste from site consideration should be given to the company waste management protocols. This will detail the levels of recycling we hope to achieve and the waste carriers will use throughout the project.
- Prior to the removal of any waste from site, the Company will obtain all necessary Certification and Licences from the Waste Carrier.
- All site waste will be segregated into various containers, e.g., fluorescent tubes, wood, scrap metal etc. Gyproc plasterboard products will be segregated if the total content of any skip exceeds 10% Gyproc material.
- The company will promote our "Reduce Re-use Recycle" policy for the site, encouraging all domestic sub-contractors to follow suit.

L. Surface Water

- Ground conditions reports via the early-stage soil investigations show the water table as circa 1.8mtrs, however, due to the limited nature of excavation being undertaken, we feel de-watering of the site will not be necessary.
- The proposed footprint of the new building is considerably smaller than the existing dwelling, surface water will drain naturally to the proposed soft vegetation and back to the aquifer, better than the current hard surfaces currently on the site.
- The original concrete driveway and its drainage solutions will be maintained during the early stages of the build, preventing any run-off from the site migrating to the public highway.
- The completion of the roof line and subsequent RWP's will be timed within the construction programme to allow immediate connection to any proposed attenuation, direct connection drainage, or rain gardens.

M. Urban Ecology

- Where required, the company will comply with the provisions of the current Wildlife and Countryside Act, with the requirements of the Unitary Development Plan and any conditions attached to planning permissions in line with the pre-construction information provided by the Principal Designer. The first priority will be to maintain habitats intact and undisturbed, and where possible to make improvement to enhance natural habitats. Planning conditions and agreements may include:
 - a) Measures to prevent any encroachment onto valuable habitats during the construction process.
 - b) Compliance with standards of dust and air pollution control as set out elsewhere in this code of practice.
 - c) Precautionary measures to prevent the entry of pollutants into any bodies of water.
- The proposed landscaping plan will provide for additional wildlife habitat and nesting/roosting provision. These include creation of new hedgerows, and terrain that suits habitat burrows. These items can and will where practical, be brought forward in the programme to allow animals to find new habitat away from the build area.

N. Mature Trees

- The Company will follow the specific requirements agreed with The Local Authority. No mature trees shall be interfered with without consultation with the tree survey and arboriculture method statement.
- Adverse effects on mature trees within the vicinity of work sites will be minimised by the adoption of suitable mitigation measures, including, but not limited to the following (where appropriate):-
 - a) Selective removal of lower branches in an approved manner to reduce mechanical damage by construction plant;
 - b) The use of matting around the root zone to prevent excess soil compaction;
 - c) The use of chestnut paling around the trunk to prevent damage.
 - d) The erection of a root protection zone around the base of all trees to be preserved near the build site, these to be in correlation to the size of the said trees canopy as noted on the tree protection plan, included with the planning application.

O. Dealing with Complaints

Sandycroft Projects Ltd, views complaints as an opportunity to learn and improve for the future, as well as a chance to put things right for the person or organisation that has made the complaint. Our policy is:

- To provide a fair complaints procedure which is clear and easy to use for anyone wishing to make a complaint
- To publicise the existence of our complaints procedure so that people know how to contact us to make a complaint

(Continued over)

- To make sure everyone at Sandycroft Projects Limited knows what to do if a complaint is received
- To make sure all complaints are investigated fairly and in a timely way
- To make sure that complaints are, wherever possible, resolved and that relationships are repaired
- To gather information which helps us to improve what we do