MWP

Construction Environmental Management Plan (CEMP)

Proposed Large-scale Residential Development (LRD) at Ardshanavooly, Killarney, Co. Kerry

Ross-Park Residential HS Limited

September 2026

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Appendix 1: Environmental Management Plans

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1. Introduction

This Construction and Environmental Management Plan (CEMP) has been prepared by Malachy Walsh and Partners (MWP), to comply with planning and environmental requirements for the construction stage of the proposed large-scale residential development (LRD) at Ardshanavooly, Killarney, Co. Kerry.

This CEMP outlines construction practices and environmental management measures which shall be implemented during the construction phase, in order to ensure that the project is constructed in accordance with best practice, with the minimum impact on the surrounding environment.

1.1 CEMP Purpose and Objectives

The purpose of a CEMP is to outline how the Contractor shall implement a Site Construction Management System to meet the specified requirements which include Contractual, Regulatory and Statutory Requirements, Environmental Mitigation Measures and Planning Conditions.

In essence this CEMP provides the Project Contractor with a practical guide to ensure compliance by all parties with Planning and Environmental requirements.

The CEMP achieves this by providing the environmental management framework to be adhered to during the pre-commencement and construction phases of proposed residential development. It outlines the work practices, construction management procedures, management responsibilities, mitigation measures and monitoring proposals that are required to be adhered to in order to construct the works in an appropriate manner.

All site personnel shall be required to be familiar with the plan's requirements as related to their role on site. There shall be a requirement on the Contractor that details are updated with progress, including the roles and responsibilities of those appointed on the site for the construction of the project.

This CEMP is intended to be a live document whereby different stages will be completed and submitted as the development progresses.

2. Development Overview

The Proposed Development will be on an area of approximately 3.8ha and consists of an LRD comprising 188 No. residential units, a creche, car parking, shared open spaces, landscaping, and all associated and ancillary site works to facilitate the Proposed Development.

The Proposed Development includes the following:

- Clearing of the site to allow for the construction of the proposed LRD.
- The construction of 188 No. residential houses comprising of:
    - 19 No. 2 Bed units
    - 67 No. 3 Bed Units
    - 34 No. 4 Bed Units
    - 68 No. apartments (36 No. 1-Bed Apartments and 32 No. 2-Bed Apartments)
- Construction of ancillary creche, landscaping and associated site development works.

- The construction of approximately 220 No. car parking spaces proposed throughout the site.
- Ancillary infrastructure development works will include wastewater infrastructure, surface water attenuation, water utility services, public lighting, bin stores, bicycle stores, ESB substations, and all associated site development works.
- Vehicular access to the Proposed Development will be from the extended road network from the south.

3. Site Location and Context

The Proposed Development of 188 No. residential units is located within the townland of Ardshanavooly, Killarney, Co. Kerry. The wider regional context of the Proposed Development is illustrated in Figure 3-1, while the site location and red line boundary of the Proposed Development are shown in Figure 3-2.

The Proposed Development site is currently used for agricultural purposes. Proposed access to the Proposed Development during construction and operational phase will be via Friary Downs Road (L-7232). The Proposed Development site is situated, approximately 550m Killarney town centre and approximately 740m northeast of Killarney National Park, Co. Kerry.

The site is undulating from north to south, and the CORINE (2018) landcover for the site is classified as 'Pastures' (Code: 231) while surrounding areas are classified as 'Discontinuous Urban Fabric' (Code: 112). The nearest natural stream is approximately 1.5km down gradient of the site.

There are no Special Areas of Conservation (SACs), Special Protection Areas (SPAs), Natural Heritage Areas (NHAs) or proposed (pNHA) within or directly adjacent to the site. However, as identified in the EcIA (Ecological Impact Assessment) (Doc No. 25123-ZZ-ZZZ-RP-MWP-EN-6009) 5 No. Natura 2000 sites were identified to be within the potential ZOI (Zone of Influence); 1 No. SPA and 4 No. SACs. The conclusion of this EcIA report concludes that the development is not predicted to result in significant adverse effects on ecological receptors at local, county, national or European level.

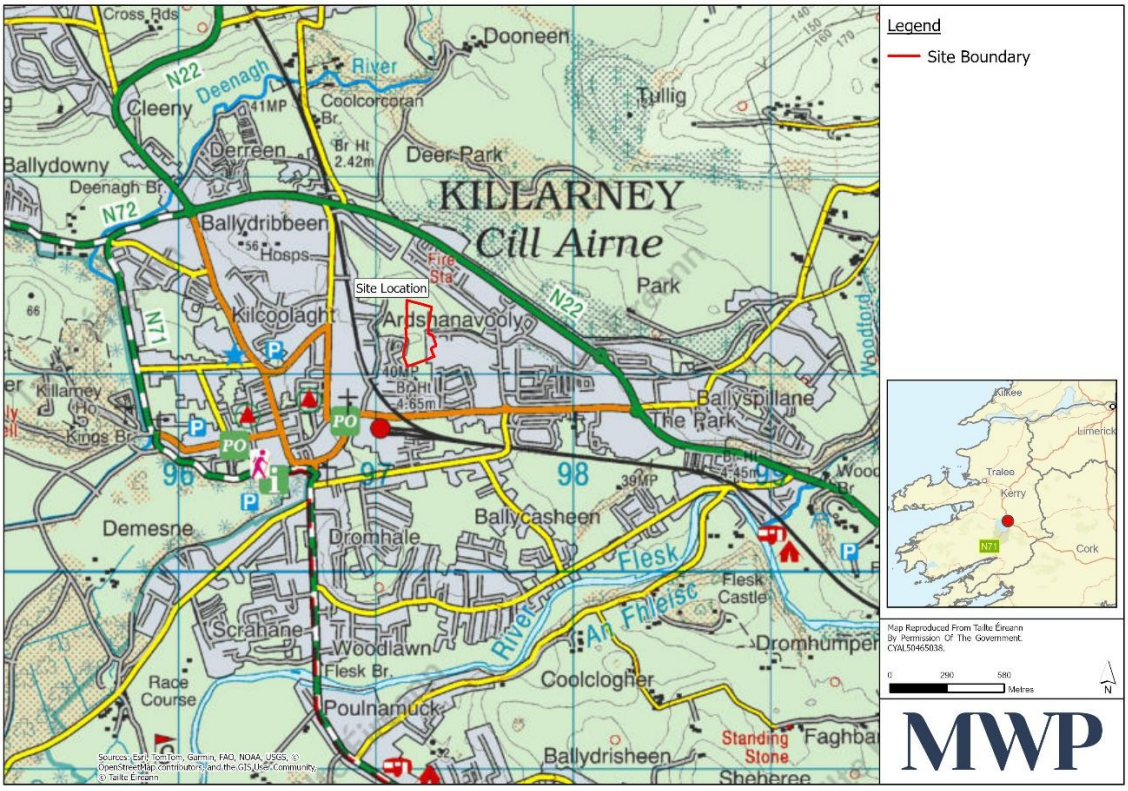


Figure 3-1: Proposed Development Site Location in Context of Greater Area



Figure 3-2: Proposed Development Site Location with Red Line Boundary

4. Construction Overview

4.1 Site Preparation

As part of the site preparation and pre-construction activities, the following key works shall be undertaken:

- Pre-Commencement activities including site investigation works and pre-construction surveys;
- Erect construction traffic signage;
- Site clearance of vegetation and topsoil will take place prior to works commencing which includes the removal of small areas of scrub and the felling of trees at the site boundary. All other trees and hedgerows on site will remain in-situ;
- Construction of temporary construction compound to be built within the site;
- The construction of 188 no. residential units;
- The construction of a creche with outdoor play area;
- The construction of approximately 220 No. car parking spaces proposed throughout the site; and,
- All associated ancillary development including footpaths, foul and storm water drainage, landscaping and amenity areas. The design of which has been developed through pre-planning discussions with the Local Authority.

4.2 Temporary Construction Compound

A temporary construction compound shall be set up within the site boundary upon commencement of the construction phase. The compound shall be used as a secure storage area for construction materials and excess spoil and shall also contain temporary site units to provide welfare facilities for site personnel. The construction compound shall be located at least 30m from any watercourse and/or surface drain.

The compound shall be constructed at an early stage of the project to provide site offices, staff welfare facilities, and a designated area for the delivery and storage of materials. Any surface water management, waste management measures etc. shall also be put in place at the outset. Site security, if required, will be installed adjacent to the entrance and established at the same early stage. Site security if required, will be maintained throughout all phases of the work. The compound shall be in place for the duration of the construction phase and shall be removed once construction is complete.

The compound will be typically comprised of compacted layers of crushed imported stone aggregate which shall be spread and lightly compacted to provide a hard area for site offices and storage containers. Areas within the compound shall be constructed as access roads and used as vehicle hardstandings during deliveries and for parking. Parking and traffic management shall be done in a manner to minimise the traffic disturbance on the local road network insofar as practicable. The compound and site facilities shall be removed at the end of construction with surfaces finished to the permitted planning specification or to greenfield condition.

4.3 Site Access & Construction Traffic

Access for the construction phase will be via a proposed 120m access road south from the proposed development onto the adjacent existing Friary Downs access road. This will give assess to the R876 Park Road and all routes.

Pre-construction and post-construction road surveys in the vicinity of the site entrance will be carried out to ensure structural integrity of the proposed haulage route road network. Repairs will be carried out on the public road, as necessary, to ensure that the condition does not deteriorate below a standard that could affect the use of the site, as required.

Construction traffic will include:

- Heavy Goods Vehicles (HGVs) importing construction materials, including concrete, road build-up materials, building materials, drainage/ducting materials, structural steel, cabling site boundary fencing, etc;
- HGVs exporting waste/spoil/demolition materials;
- HGVs delivering plant/cranes and fuel; and,
- Traffic associated with on-site construction personal.

A road safety and courtesy protocol will be implemented for the duration of the construction works. All companies delivering to site will have to sign up to this protocol as part of their supply contract. The protocol will consist of restricted delivery hours and speed limits along public roads and within the site. Fundamental to the protocol is courtesy for other road users. In this, construction vehicles will always give way to oncoming residential traffic and will always slow down or stop as appropriate for pedestrians and cyclists.

4.4 Construction Schedule/Project Phasing

It is proposed to build the development in one phase. The duration of the construction phase is estimated to be approximately 24 months.

4.5 Working Hours

Working hours will be limited to 7am to 7pm Monday to Friday and 7am to 2pm on Saturdays. No work will be permitted on Sundays and Bank Holidays without prior permission from Kerry County Council (KCC). Due to the requirement for the concrete pours to be continuous, the working day may extend outside normal working hours in order to limit the traffic impact on other road users, particularly peak period school and work commuter traffic.

4.6 Construction Personnel

During the construction phase, the number of on-site construction personnel will vary over the course of the works, as specialist subcontractors and trades will be required at different stages. Peak construction workers present on site at one time will be between 60-80. Typically, 30-50 employees will be present on site daily for the duration of the works.

4.7 Water Requirements

A water tanker will be used to provide water to the site during construction if a temporary watermain cannot be facilitated to the site.

4.8 Wastewater

Portable toilet facilities will be used on site during construction if a temporary wastewater connection to the adjacent foul sewer cannot be facilitated.

4.9 Method Statements

The Appointed Contractor will provide method statements to carry out the works which will as a minimum consider the following:

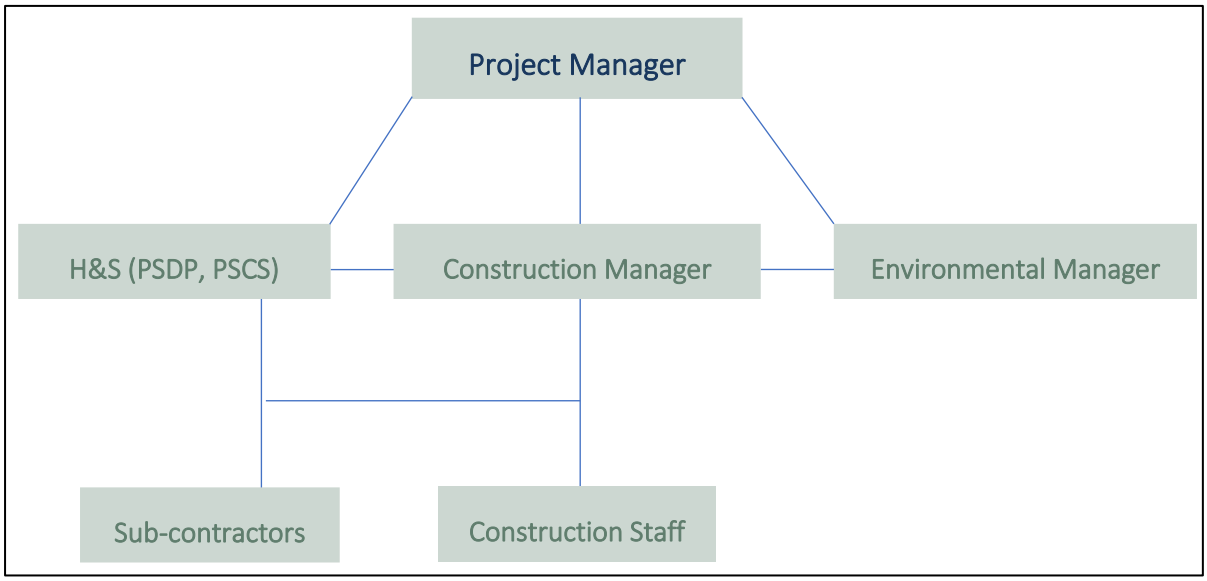
The following will be considered during the detailed planning of the works phase:

- Good practice guidelines on the control of water pollution from construction sites developed by the construction Industry Research and Information Association (CIRIA) in particular;
- Method statement for management of surface water to prevent run-off of silt or any other pollutant from the site to watercourses;
- C532 Control of water pollution from construction sites: guidance for consultants and contractors (Masters-Williams et al, 2012);
- SP156 Control of water pollution from construction sites – guide to good practice (Murnane et al, 2002);
- Requirements for the protection of fisheries habitat during construction and development works at river sites developed by the Eastern Regional Fisheries Board (ERFB);
- Proper storage and bunding of any oils/hydrocarbons; and,
- Noise management measures.

5. Organisational Structure, Duties and Responsibilities

5.1 On Site Organisational Structure and Responsibility

A typical organisational structure for the Contractor's Project Team is illustrated in Figure 5-1. This structure is defined by the Contractor and includes the names of the assigned personnel with the appropriate responsibility and reporting structure reflected.



**H&S – Health and Safety*
**PSDP – Project Supervisor Design Process*
**PSCS – Project Supervisor Construction Stage*

Figure 5-1: Typical Contractors Organisational Structure

The Appointed Contractor will select the project team for the construction of the project. The Appointed Contractor's project team will include an overall Project Manager, whose duties will stretch beyond the day-to-day works to budgetary, procurement and scheduling matters. The selected Construction Manager will have overall responsibility for the construction site personnel carrying out the works and the Appointed Construction Manager will report to the Project Manager.

A competent Environmental Manager will be appointed for the duration of the works and will report to the Project Manager. The Construction Manager will communicate regularly with the Environmental Manager to ensure mitigation measures are applied to specific works. The Environmental Manager will carry out tasks as required, including installation and maintenance of sediment control measures and implementing and maintaining approved waste management control measures. The use of dedicated staff, under the direction of the Environmental Manager, will ensure the environmental controls are in situ ahead of the works on site.

5.2 Duties and Responsibilities

The general role of key people on site implementing the CEMP will be:

- The Project Manager - liaising with the project team in assigning duties and responsibilities in relation to the CEMP to individual members of the main contractor(s)'s project teams;
- The Construction Manager - liaises with the Environmental Manager when preparing site works where there is a risk of environmental damage and manages the construction personnel and general works;
- The Design Engineer – undertakes and certifies the design and supervises the standard of work, including geotechnical aspects (Geotechnical engineer may need to be consulted); and
- The Environmental Manager – ensures that the CEMP is developed, implemented and maintained.

Other roles include:

- Health and Safety (PSDP and PSCS);,

- Ecological Clerk of Works (ECoW).

5.2.1 Project Manager

Name: TBC

A Project Manager is to be appointed on behalf of the Main Contractor(s) to manage and oversee the entire project. The Project Manager is responsible for:

- Implementing of the CEMP;
- Implementing the Health and Safety Plan;
- Management of the construction project;
- Liaison with the client/developer;
- Liaison with the Project Team;
- Assigning duties and responsibilities in relation to the CEMP;
- Production of construction schedule;
- Materials procurement; and
- Maintaining a site project diary.

5.2.2 Construction Manager

Name: TBC

The Construction Manager manages all the works to construct the project, on behalf of the contractor. The Construction Manager reports to the Project Manager. In relation to the CEMP, the Construction Manager is responsible for:

5.2.2.1 Site-Specific Method Statements

- Liaising with the Environmental Manager in preparing site-specific method statements for all works activities where there is a risk of environmental damage, by incorporating relevant environmental control measures and referring to relevant environmental control measure sheets;
- Liaising with the Environmental Manager in reviewing and updating site-specific method statements for all works activities where environmental and waste management control measures and environmental control sheets have been altered, and
- Liaising with the Environmental Manager where third party agreement is required in relation to site-specific method statements, environmental & waste management control measures and/or environmental control measure sheets.

5.2.2.2 General

- Being aware of all project environmental commitments and requirements.
- Ensuring that all relevant information on project programming, timing, construction methodology, etc., is communicated from the Project Manager, to the Environmental Manager in a timely and

efficient manner in order to allow pre-emptive actions relating to the environment to be taken where required;

- Programming and planning of excavation works and communicating this schedule to the Environmental Manager;
- Ensuring that adequate resources are provided to design and install any environmental interventions;
- Liaising with the Design Engineer and providing information on environmental management to the Design Engineer during the course of the construction phase;
- Liaising with the project team in assigning duties and responsibilities in relation to the CEMP to individual members of the contractor's project staff; and
- Ensuring that the Environmental Manager performs regular and frequent environmental site inspections; and
- Reviewing and approving all waste management control measures ensuring compliance with National and International waste legislation and best practice.

5.2.3 Design Engineer

Name: TBC

The Design Engineer is responsible for:

- Design of the works;
- Review and approval of relevant elements of the method statements – assist the Construction Manager with the overall review;
- Participating in third party consultations; and
- Liaising with third parties through the Environmental Manager.

5.2.4 Environmental Manager

Name: TBC

The Environmental Manager is responsible for:

5.2.4.1 General

- Being familiar with the project environmental commitments and requirements;
- Being familiar with baseline data gathered for the various environmental assessments and during pre-construction surveys;
- Assisting the Construction Manager in liaising with the Design Engineer and the provision of the information on environmental management to the Design Engineer during the course of the construction phase;
- Liaising with the project team in assigning duties and responsibilities in relation to the CEMP to individual members of the contractor's project staff;

- Implementing the environmental procedures of the CEMP;
- Liaising with the Construction Manager to ensure that the control measures set out in the schedule of environmental mitigation are implemented;
- Liaising with the client/developer in relation to environmental issues; and
- Auditing the construction works from an environmental viewpoint.

5.2.4.2 Site Specific Method Statements

- Liaising with the Construction Manager in preparing site specific method statements for all works activities where there is a risk of environmental damage. These site specific method statements should incorporate relevant environmental control measures and take account of relevant environmental control measure sheets;
- Liaising with the Construction Manager in reviewing and updating site specific method statements for all works activities where environmental control measures and environmental control sheets have been altered, and;
- Liaising with the Construction Manager where third party agreement is required in relation to site specific method statements, environmental control measures and/or environmental control measure sheets.

5.2.4.3 Third Party Consultations

- Overseeing, ensuring coordination and playing a lead role in third party consultations required statutorily, contractually and in order to fulfil best practice requirements;
- Ensuring that the minutes of meetings, action lists, formal communications, etc., are well documented and that the consultation certificates are issued to the Design Engineer as required;
- Liaising with all prescribed bodies during site visits, inspections and consultations;
- Where new environmental control measures are agreed as a result of third party consultation, ensuring that the CEMP is amended accordingly;
- Where new environmental control measures are agreed as a result of third party consultation, the Environmental Manager should liaise with the Construction Manager in updating relevant site specific method statements, and;
- Where required, liaising with the Construction Manager in agreeing site specific method statements with third parties.

5.2.4.4 Licensing

- Ensuring that all relevant works have (and are being carried out in accordance with) the required permits, licences, certificates, planning permissions, etc,;
- Liaising with the designated licence holders with respect to licences granted pursuant to the Wildlife Act, 1976, as amended (if required); and
- Bringing to the attention of the project, design and construction team any timing and legal constraints that may be imposed on the carrying out of certain tasks.

5.2.4.5 Waste Management Documentation

- Holding copies of all permits and licences provided by waste contractors;
- Ensuring that any operations or activities that require certificates of registration, waste collection permits, waste permits, waste licences, etc., have appropriate authorisation; and
- Gathering and holding documentation with the respect to waste disposal.

5.2.4.6 Legislation

- Keeping up to date with changes in environmental legislation that may affect environmental management during the construction phase;
- Advising the Construction Manager of these changes; and
- Reviewing and amending the CEMP in light of these changes and bringing the changes to the attention of the Appointed Contractor's senior management and subcontractors.

5.2.4.7 Specialist Environmental Contractors

- Identifying requirements for specialist environmental contractors (including ecologists, waste contractors and spill clean-up specialists) before commencement of the project;
- Procuring the services of specialist environmental contractors and liaising with them with respect to site access and report production;
- Ensuring that the specialist environmental contractors are competent and have sufficient expertise to co-ordinate and manage environmental issues; and
- Co-ordinating the activities of all specialist environmental contractors on environmental matters arising out of the contract.

5.2.4.8 Environmental Induction Training and Environmental Toolbox Talks

- Ensuring that environmental induction training is carried out for all the Appointed Contractor's site personnel. The induction training may be carried out in conjunction with safety induction training; and
- Providing toolbox talks on environmental control measures associated with site specific method statements to those who will undertake the work.

5.2.4.9 Environmental Incidents/Spillages

- Prepare and be in readiness to implement at all times an emergency response plan;
- Notifying the relevant statutory authority of environmental incidents;
- Carrying out an investigation and producing a report regarding environmental incidents. The report of the incident and details of remedial actions taken should be made available to the relevant authority, the Design Engineer and the Construction Manager and;
- The site Environmental Manager shall notify the client of any complaints or environmental incidents within 24 hours of occurrence. Where significant incidents occur requiring the involvement of

statutory authorities or emergency services or where any pollution events occur, the client shall be notified within 1 hour.

5.2.4.10 Site Environmental Inspection and Auditing

- Carrying out regular documented inspections of the site to ensure that work is being carried out in accordance with the environmental control measures and relevant site specific method statements, etc;
- Carrying out inspections of the site drainage system;
- Appending copies of the inspection reports to the CEMP;
- Liaising with the Construction Manager to organise any repairs or maintenance required following the daily inspection of the site;
- Accommodate audits by the employer and/or independent auditing consultants during the project;
- Accommodate third party environmental auditing when required;
- During audits, the Environmental Site Manager shall make the necessary staff available during each audit and provide access to all documentation and site areas (and provide necessary induction and training to allow access where required);
- If there are any adverse findings arising from the environmental audits, the environmental site manager shall be required to take prompt mitigation actions and provide written reports to the employer detailing such mitigation; and
- The Environmental Site Manager shall notify the employer of any complaints or environmental incidents within 24 hours of occurrence. Where significant incidents occur requiring the involvement of statutory authorities or emergency services or where any pollution events occur, the employer shall be notified within 1 hour.

Note: Communication in respect of the project to regulatory or statutory bodies shall be undertaken by the employer, unless otherwise agreed, except in the case of incident notification.

5.2.4.11 Environmental Records

- The Construction Environmental Manager shall provide all CEMP documentation to the client on completion of the site works. Reports arising during the site works, such as verification reports or waste disposal records shall be provided to the client within one month of completion of the activity and may be subject to review.

5.2.5 Other Roles

5.2.5.1 Health and Safety Personnel

The Health and Safety personnel for the construction project is appointed by the Appointed Contractor in line with the construction regulations:

- Carrying out duty of project supervisor construction stage (PSCS);
- Responsible for safety induction of all staff and personnel on site;

- Implementing the Health and Safety Plan;
- Auditing and updating the Health & Safety Plan; and
- All other required legal duties.

5.2.5.2 EcoW/Ecologist

The main responsibilities of the Appointed Ecologist include:

- Undertaking/overseeing pre-construction checks for protected species;
- Review of method statements of contractors to ensure that all relevant aspects of the CEMP have been incorporated;
- Providing toolbox talks and other training necessary to ensure that mitigation measures are fully understood by site personnel;
- Evaluating the effectiveness of mitigation measures implemented and engaging with contractor staff where additional measures/environmental controls are deemed necessary; and
- Keeping records of works undertaken, effectiveness of measures implemented, and additional controls implemented, where required.

5.2.5.3 All Site Personnel

The site personnel appointed by the Appointed Contractor are responsible for:

- Adhering to the relevant environmental control measures and relevant site specific method statements;
- Adhering to the Health and Safety Plan; and
- Reporting immediately to the Environmental Manager and Construction Manager any incidents where there has been a breach of agreed procedures including:
  - A spillage of a potentially environmentally harmful substance; and
  - An unauthorised discharge to ground, water or air, damage to a protected habitat, etc.;

5.3 Contacts

5.3.1 Main Contractor Contacts

Refer to Table 5-1 for the main contractor contact details to be provided once they have been confirmed.

Table 5-1: Main Contractor Contacts

Position Title	Name	Phone	Email
Main Contractor	TBC		
Project Manager	TBC		
Construction Manager	TBC		
Design Engineer	TBC		

Position Title	Name	Phone	Email
Environmental Manager*	TBC		
Safety (PSCS)*	TBC		
Safety Officer*	TBC		
Site Emergency Number*	TBC		
Waste Management Coordinator	TBC		
Overall Project PSDP	TBC		

**24 hour contact details required*

5.3.2 Employer Contacts

Refer to Table 5-2 for the employer contractor contact details to be provided once they have been confirmed.

Table 5-2: Employer Contacts

Position Title	Organisation	Name	Phone	Email
Employer	TBC			
Employer's Representative	TBC			

5.3.3 Third Party Contacts

Refer to Table 5-3 for the third party contact details to be provided once they have been confirmed.

Table 5-3: Third Party Contacts

Organisation:	Position:	Name/Address:	Phone:	Email Address:
National Parks and Wildlife Service	Mid Southern Region	District Conservation Officer	(076) 100 2649	nature.conservation@chg.gov.ie
Environmental Protection Agency (EPA)	EPA	EPA Headquarters	(053) 9160600	info@epa.ie
Local Authority	Kerry County Council	Kerry County Council County Buildings, Ratass, Tralee, Co. Kerry	(066) 7183500	info@kerrycoco.ie
Health and Safety Authority	Health and Safety Authority		(01) 6147000	wcu@hsa.ie
Emergency Services	An Garda Síochána	New Rd, Tralee, Co. Kerry	(066) 7102300	
Emergency Department	A&E	University Hospital Kerry	(066) 7184100	
Emergency Services	Ambulance and Fire Service	Ambulance and Fire Service	999 or 112	

6. Environmental Commitments

6.1 Environmental Management Plans

A number of environmental management plans (EMP) have been prepared for managing the impacts of construction activities associated with this project. Refer to Table 6-1 and Appendix 1. These plans are to be implemented by the Appointed Project Manager and/or Project Contractor(s) as relevant.

Once appointed, it is the Contractor's responsibility to update and add (where required) project specific control measures relevant to the environmental management plans and procedures. The Appointed Contractor shall ensure that plans/procedures are communicated to all site staff, including sub-contractors, through induction, training and at relevant meetings.

Table 6-1: Plans for Managing Impacts of Construction Activities

Ref:	Procedure:
EMP-1	Management of Excavations and Materials
EMP-2	Management of Surface Water Runoff
EMP-3	Management of Fuels and Oils
EMP-4	Management of Concrete
EMP-5	Construction Resource & Waste Management Plan
EMP-6	Management of Traffic
EMP-7	Management of Dust
EMP-8	Management of Noise
EMP-9	Archaeological and Heritage Protection
EMP-10	Management of Landscape
EMP-11	Ecology/Biodiversity Management

6.2 Auditing, Monitoring and Response

The environmental monitoring schedule (Table 6-2) shall take cognisance of all mitigation measures outlined in the environmental report. The monitoring schedule for construction shall also provide for the checking of equipment, materials storage and transfer areas and specific environmental controls.

The Appointed Contractor shall assign a full-time Environmental Manager who shall visit the site regularly to monitor the construction activities on a day to day basis. The duties shall include completing the required checklists (sample checklist included below) and coordinating with the relevant personnel (e.g. Design Engineer as required) ensuring all environmental monitoring is carried out.

Table 6-2: Example of Environmental Monitoring Schedule

Aspect	Area of Inspection	Monitoring Required	Note/Checks	Frequency	Responsibility
Surface Water Run-off Controls	Weather Forecast	Met Éireann download	Pre-determined rainfall trigger levels (e.g., 1 in 5 year storm event or heavy rainfall at >25mm/hr)	Regular/daily/weekly during the construction phase as well as during and after significant rainfall events	Environmental Manager
	Discharges from on-site sediment and erosion controls	Visual inspection	Colour, presence of silts	Weekly	Environmental Manager
Water quality monitoring	Discharges from on-site sediment and erosion controls	Visual inspection	Unacceptable level of sediment/silt on the road surface • Presence of waste	Weekly	Environmental Manager
	Internal site road Site Entrance	Visual inspection	Unacceptable level of sediment/silt on the road surface Presence of waste • Surface Condition	Daily	Project Manager
Roads	Fuel & Oil Storage areas	Visual inspection	Damage to containers or ancillary equipment Leakages Unlocked storage container Fuels stored within bunded area	Daily	Project Manager
	Construction Materials Storage Areas	Visual inspection	Damage Untidiness	Daily	Environmental Manager
Temporary Site Compound Area	Waste Collection Areas	Visual inspection	Damage Untidiness Full skips	Daily early/weekly	Environmental Manager
	Dry wheel wash	Visual inspection	Build-up of sediment	Daily	Environmental Manager
	Wastewater facilities	Visual inspection	Holding tank requiring emptying	Weekly	Project Manager

Aspect	Area of Inspection	Monitoring Required	Note/Checks	Frequency	Responsibility
Operation Control	Concrete pours	Visual inspection	Run-off / spills	Continuously supervised during concrete pouring	Project Manager
	Dust generation	Visual Inspection	Cleanliness of roads and compound area Dust at stockpiles Dust from delivery vehicles	To be scheduled with pours	Project Manager

6.3 Environmental Performance Indicators

The Appointed Contractor shall outline the key performance indicators for the site in gauging successful site management in the prevention of pollution and the protection of the environment.

Environmental performance indicators shall include:

- Number of environmental accidents/incidents logged;
- Breach of procedure and corrective actions;
- Number of environmental complaints received;
- Result of dust monitoring; and,
- Result of site audits.

The performance indicators shall be communicated to all relevant personnel and sub-contractors. The review periods for analysing site performance indicators must also be specified.

The contractor holds Certificate of Registrations for Quality Management System to ISO 9001:2015 and Occupational Health and Safety Management System to ISO 45001:2018/Amd 1:2024.

6.4 Response Procedure/Corrective Action

In the event of an environmental incident, or breach of procedure, or where a complaint is received, the contributing factors are to be investigated and remedial action taken as necessary. The Appointed Contractor shall ensure that the following respond actions shall take place:

- The Project Manager must be informed of any incident, breach of procedure and/or complaint received, and details must be recorded in the incident/complaint register.
- The Project Manager is to conduct/co-ordinate an investigation to determine the potential influence that could have led to the non-compliance.
- The Project Manager is to notify and liaise with the appropriate site personnel where required, e.g. site Environmental Manager, Project Ecologist.
- The Project Manager shall notify the client of any complaints or environmental incidents within 24 hours of occurrence. Where significant incidents occur requiring the involvement of statutory authorities or emergency services or where any pollution events occur, the client shall be notified within 1 hour.
- If necessary, the Project Manager shall inform the appropriate regulatory authority. The appropriate regulatory authority will depend on the nature of the incident.
- The details of the incident shall be recorded on incident / complaints form which is to record information such as the cause, extent, actions and remedial measures used following the incident/complaint. The form shall also include any recommendations made to avoid reoccurrence of the incident.

6.5 Emergency Response Plan

Best construction practice, including that for Health and Safety, shall be employed to minimise the risk of any accidents occurring. All work on site shall be carried out in compliance with the Health and Safety Act 2005, the

Health and Safety (Construction) Regulations 2013, and all relevant Legislation and Work Practice to ensure that the construction areas, site environs and public roads remain safe for all users. The contingency plan in place during construction and displayed at appropriate locations.

Preparation and oversight of the Emergency Response Plan. As an Environmental Control Measure, the relevant contact details and a map indicating the location of all emergency spill kits shall be appended to the ERP. If any of the below situations occur, the Emergency Response Plan is activated.

The Environmental Manager shall be immediately informed and report to the scene. The Environmental Manager shall assess the cause and the management of the clean-up of the leak or spill. They shall inspect nearby drains for the presence of oil, and initiate the clean-up if necessary. He / she must be aware of the:

- Nature of the situation – brief description of what has happened;
- Location of the incident;
- Whether any spill has been released; and
- Whether the situation is under control.

All site personnel shall be inducted in the provisions of the Emergency Response Plan / Contingency Plan. This training shall be provided by the Environmental Manager at site induction. The following outlines some of the information, on the types of emergencies, which must be communicated to site staff:

- Release of hazardous substance – Fuel and oil spill;
- Concrete spill or release of concrete or silt;
- Flood event – extreme rainfall event;
- Strong wind gales;
- Drought weather conditions;
- Environmental buffers and exclusion zones breach;
- Housekeeping of materials and waste storage areas breach;
- Stop works order due to environmental issue or concern (threat to archaeological or ecological feature); and,
- Fire on-site.

Oil Spillages:

- Report any spillages of oil or chemical to the Environmental Manager and Construction Manager immediately.
- The site manager shall contact the:
    - The Client
    - Environmental Protection Agency (“EPA”) 24-hour emergency incident line 1890 33 55 99; and,
    - Inland Fisheries 24-hours pollution line 1890 34 74 64. The pollution hotline number shall be referenced in the construction site rules and displayed in the Site office and in the ‘Emergency Preparedness and Response Plan’
- If spillage is flammable, switch off all sources of ignition;
- Stop the spillage spreading
    - Immediately deploy the spill kit in accordance with the manufacturer’s instructions.
    - Use absorbent materials from the spill kit to mop up the spill (sand or absorbent materials is to be used rather than detergents);
    - Do not wash spillage into drainage system. Washing will only make the situation worse and extend the pollution to other water bodies/drainage systems;

  - If the spill has already reached drains, block the inlet of the dirty water cross pipes in the nearby drainage outflow points on the roadside drains with oil absorbent booms, which will prevent oils flowing into the existing drains;
  - Shovel contaminated sand/earth/absorbent granules into sacks or skips.
- In the event of a major oil spill, a company who provide a rapid response emergency service for major fuel spills shall be immediately called for assistance, their contact details shall be kept in the site office and in the spill kits kept in site vehicles and machinery.
- Pooled oil must be removed.

Concrete Spillages Plan:

- Report the concrete spillage immediately to the Environmental Manager or Construction Manager;
- If there is a risk of concrete spreading into the drainage system, the inlet of the dirty water cross pipes in the nearby drainage outflow points on the roadside drains shall be blocked using the absorbent booms, which shall prevent concrete flowing into the existing drains;
- Do not wash spillage into drainage system. Washing will only make the situation worse and extend the pollution to other water bodies/drainage systems;
- If the spill has already reached drains, acid may be added to the drains by the Environmental Manager to neutralise the alkalinity of the concrete; and
- Shovel contaminated concrete granules into sacks or skips for treatment in the Roadside Concrete Wash unit.

As appropriate, report the spillage to the Client, EPA 24-hour emergency incident line, Inland Fisheries Ireland, Kerry County Council and any other relevant authority.

Spill kits shall be readily available to all personnel. The spill kits shall be of an appropriate size and type for the materials held on site.

Emergency oil spill kits shall be carried in all site vehicles and machinery and in the site office, for ease of access. A spill kit shall also be stored (and clearly marked) near refuelling areas.

All used spill kit materials is to be disposed of in the proper manner as outlined in spill summary procedures.

6.6 Site Environmental Training and Awareness

Site signage shall be provided at the entrance to the site to inform the public that access to the site is restricted to those directly involved in the construction works.

An initial site environmental induction and ongoing training will be provided to communicate the main provisions of the CEMP to all site personnel. Two-way communication will be encouraged to promote a culture of environmental protection.

The following outlines some of the information which shall be communicated to site staff:

- Environmental procedures of the CEMP;
- Housekeeping of materials and waste storage areas; and
- Environmental Emergency Response Plan.

All finalised CEMP policies shall be adhered to, in the management of fuels and oils, concrete, and installation of sediment and erosion controls and drainage features. All finalised details shall be communicated with site personnel. Environmental Training including spill kit training, installation of silt fence training is to be provided by the Appointed Contractor(s). Environmental training records shall be retained in the site office.

6.7 Monitoring and Auditing

All mitigation measures, any planning conditions and relevant construction methods shall be monitored on-site. The Appointed Contractor shall nominate an Environmental Manager for the works. The Environmental Manager shall provide Audit Checklists to ensure regular checks of the Site's control measures for the ongoing protection of the environment.

Checklists for daily, weekly or monthly site audits shall be finalised by the Environmental Manager and the relevant personnel informed of their duties. Checklists will include (but are not limited to) confirmation that fuel is stored appropriately, resource & waste management rules are adhered to, all environmental buffers are maintained, surface water and run-off control measures of the are in place and functioning, and concrete chute wash-out procedure is being followed. Checklists shall be finalised with the Appointed Contractor's Environmental Operating Plan (EOP). See **Figure 6-1** for human receptors and dust monitoring locations for the proposed development site.

All environmental records, including completed checklists, shall be retained at the site office.

Table 6-3: Environmental Monitoring

Environmental Aspect	Monitoring Location	Monitoring Frequency	Monitoring Arrangements
Site Housekeeping	Entire Site	Daily	Visual Inspection
Dust Monitoring	2 Monitoring Locations	Monthly	Visual Inspection
Fuels and Chemical – Appropriate Storage	Entire Site	Daily	Visual Inspection



Figure 6-1: Human Receptor Proximity to Proposed Development Site and Location of Dust Monitoring

6.8 Environmental Complaints

Any environmental complaints received, whether internal or external, shall be recorded and investigated. It is recommended that immediate action is taken as relevant to resolve environmental complaints to avoid any nuisance to the local community or any environmental damage.

This procedure includes:

- Recording of any complaints to a Site Log;
- Follow up by the relevant site representative – Environmental Manager;
- Remedial measures where required;
- Ongoing communication with complainant to confirm resolution; and
- Any required training or communication with site personnel and sub-contractors as a result.

The out of hours contact number for the Site is: TBC

Appendix 1

Environmental Management Plans

EMP 1: Management of Excavations and Materials

EMP 2: Management of Surface Water Runoff

EMP 3: Management of Fuel and Oils

EMP 4: Management of Concrete

EMP 5: Construction Resource & Waste Management Plan

EMP 6: Management of Traffic

EMP 7: Management of Dust

EMP 8: Management of Noise

EMP 9: Archaeological and Heritage Protection

EMP 10: Management of Landscape

EMP 11: Ecology/Biodiversity Management

EMP 1 Management of Excavations and Materials. Purpose: The purpose of this plan is to describe the measures for the management of all excavations and materials on the site.		
Implementation Stage	**Mitigation / Management Measures**	**Responsibility**
During Construction	All excavations and earthworks to be carried out in accordance with BS6031:2009 Code of Practice for Earthworks. Soil handling, extraction and management shall be undertaken with regard to best practice guidelines such as Guidance on the Waste Management (Management of Waste from the Extractive Industries) Regulations 2012.	Environmental Manager; Construction Manager
	All site excavations and construction to be supervised by a suitably qualified and experienced engineer.	
	Excavated material to be stored and re-used to infill excavations. Where soil is to be reused, this is to be side casted. All side casted soil to be kept to a minimum of 20m from any watercourse.	
	If any contaminated earth is uncovered, this is to be stored separately and disposed of accordingly once the contaminant has been identified.	
	Efforts shall be made to ensure that water does not accumulate in excavated areas.	
	All topsoil and subsoil to be stored separately, and care shall be given to ensure the structure and quality of the soil is not damaged.	
	The amount of exposed ground and soil stockpiles to be kept to a minimum and any stockpiles in place for an extended period of time shall be allowed to re-vegetate naturally.	
	Earthworks shall not occur during unsuitable weather conditions, including when soils are waterlogged or very dry.	

EMP 1 Management of Excavations and Materials. Purpose: The purpose of this plan is to describe the measures for the management of all excavations and materials on the site.		
Implementation Stage	Mitigation / Management Measures	Responsibility
	Biodegradable erosion control matting shall be used on exposed slopes, while temporary stockpiles of soil shall not be located near drainage ditches and shall be bunded on the downgradient edges with a silt curtain or other suitable materials to reduce the risk of silt run-off to watercourses and drains.	
	Phase vegetation clearance and re-seed disturbed areas promptly.	
	Monitor and maintain sediment control measures daily, especially after rainfall events.	
	All plant and equipment shall utilise biodegradable hydraulic oil.	
	Regular inspections of equipment, material storage and transfer areas, and drainage and attenuation measures will be undertaken during construction to ensure their effective operation and to identify and prevent leaks or failures.	
	Any excavated soil which is not re-used or dispersed across the site and shall be stored on the impermeable surface at the construction compound and covered to prevent silt runoff and dust creation.	

EMP 2 Management of Surface Water Runoff Purpose: The purpose of this plan is to describe the measures for the management of all surface water and run-off on the site.		
Implementation Stage	Mitigation / Management Measures	Responsibility
During Pre-Construction	Temporary site drainage systems will be put in place prior to the construction of the development, to prevent contaminants entering the aquatic environment. Silt traps will be within the drains every 50m, settlement ponds will be built into the drainage system and an attenuation system for the stormwater runoff at the Proposed Development.	Environmental Manager; Construction Manager
	To avoid cross-contamination to clean water and soiled water, interception of up-gradient cut-off ditches and diversion of clean water runoff away from construction site is to be ensured. This will reduce or prevent the amount of potential silt-laden or polluted water that may require treatment.	
During Construction	SuDS shall be installed and associated pollution control measures shall be implemented prior to construction of the site. This SuDS feature shall take the form of soakaways which will treat and attenuate surface water runoff before infiltrating into the soils below. Surface Water Drainage and SUDs systems built in line with applicable industry standards. Cuts and excavations will be protected against ingress of water or erosion by the use of field drains around the excavation works.	
	Discharge from silt control measures shall be discharged into an area of vegetation for dispersion or infiltration, in accordance with SuDS techniques.	
	Surface water management controls shall be in place to prevent entry of silted run-off into the site stormwater network. The site drains directly to ground (i.e. surface water does not discharge outside of the site boundary).	
	Operations and activities that have the potential to impact on the water environment shall be regularly monitored throughout the construction of the development. This is to ensure compliance with planning conditions and environmental regulations.	

EMP 2 Management of Surface Water Runoff Purpose: The purpose of this plan is to describe the measures for the management of all surface water and run-off on the site.		
Implementation Stage	Mitigation / Management Measures	Responsibility
	There will be no storage of material/equipment or overnight parking of machinery within 10m of the field drainage ditch.	
	Water supply and drainage arrangements, including the disposal of surface water, shall comply with the requirements of the planning authority for such works in respect of both the construction and operation phases of the Proposed Development.	
Post Construction	Any introduced or artificial materials required (e.g. silt fencing, straw bales, sandbags etc.) that might need to be deployed onsite, shall be removed on completion of the works.	

EMP 3 Management of Fuels and Oils Purpose: The purpose of this plan is to describe the measures for the management of all fuels and oils on site for the protection of natural resources (soils and groundwater) from any spills		
Implementation Stage	Mitigation / Management Measures	Responsibility
During Construction	All refuelling shall take place in a designated refuelling area at least 10m from watercourses. The refuelling bowser shall be operated by trained personnel. Plant nappies or absorbent mats to be placed under refuelling point during all refuelling to absorb drops. Plant nappies to be provided beneath small mobile plant (e.g. small generators, pumps, etc).	Environmental Manager;

EMP 3 Management of Fuels and Oils Purpose: The purpose of this plan is to describe the measures for the management of all fuels and oils on site for the protection of natural resources (soils and groundwater) from any spills		
Implementation Stage	Mitigation / Management Measures	Responsibility
	All hydrocarbons, chemicals & oil storage tanks required for the construction stage shall be bunded to a volume not less than the greater of the following: • 110% of the capacity of the largest tank within the bunded area; or • 25% of the total volume of substance which could be stored within the bunded area.	Construction Manager
	Where chemicals are required on site, they shall be stored in appropriately bunded and secure storage areas to prevent ground contamination. All chemicals shall be stored in correctly labelled containers identifying their contents and stored at areas at least 10m away from the field drainage system. Where labels are worn off, they must have a new label placed on them or the contents transferred to a correctly marked container. Safety Data Sheets (SDSs)/COSHH documentation for all chemicals shall be retained on site as part of the CEMP. A bunded diesel bowser shall be located within a fenced area of the Temporary Construction Compound, and any generators used on site shall also be bunded (the bund shall be capable of containing 110% of the fuel tank's capacity). The bund shall be kept empty of water.	
	Spill kit containment equipment will be stored at all work areas for use in the event of an emergency. The contents of the spill kit will be replenished if used and they will be checked on a scheduled basis during environmental inspections and audits. All crews will be trained in the use of spill kit equipment.	
	Should there be an oil leak or spill, the leak or spill shall be contained immediately using oil spill kits; the nearby dirty water drain outlet will be blocked with an oil absorbent boom until the fuel/oil spill has been cleaned up and all oil and any contaminated material removed for the area. This contaminated material will be properly disposed of in a licensed facility. See Section 6.5 Emergency response plan for more details on spills.	

EMP 3 Management of Fuels and Oils Purpose: The purpose of this plan is to describe the measures for the management of all fuels and oils on site for the protection of natural resources (soils and groundwater) from any spills		
Implementation Stage	Mitigation / Management Measures	Responsibility
	During construction, fuel and oil deliveries shall take place within the designated refuelling area within the Temporary Construction Compound. The Appointed Contractor shall supervise site deliveries to ensure that the correct amount of material is delivered to the correct tank, and the level is checked prior to refilling to avoid spillage.	
	Only the required volume of oil will be stored for the works taking place at the time. Long term storage of waste oils will not be allowed on site. These waste oils will be collected in leak-proof containers and removed from the site for disposal or re-cycling by an approved service provider.	
	Only mechanically sound plant shall be permitted on site. Plant, hoses, valves, diesel pumps, storage tanks and associated equipment shall be inspected regularly for wear, leaks, fitness for purpose and signs of damage. Equipment not in use shall be turned off and securely locked where applicable. Oil storage tanks and drums shall be monitored daily by the Environmental Manager, and an up-to-date service record shall be maintained by the main contractor. Any accumulated oil removed by appropriate disposal.	
	Fuel fill pipes will not extend beyond the bund wall and will have a lockable cap secured with a chain.	
	Vehicles shall never be left unattended during refuelling and drip trays are to be located under all static plant vehicles.	
	Vehicles and plant will not park near or over drains and will be washed in accordance with the commitments set out above.	

EMP 3 Management of Fuels and Oils Purpose: The purpose of this plan is to describe the measures for the management of all fuels and oils on site for the protection of natural resources (soils and groundwater) from any spills		
Implementation Stage	**Mitigation / Management Measures**	**Responsibility**
	Drainage within the temporary site compound will be directed to an oil interceptor to prevent pollution should any spillage occur.	
	Storage areas will be covered and secure, where possible, to prevent rainwater filling the bunded areas and to prevent acts of vandalism that could result in leaks or spills.	
	No tanks or pipework containing liquids such as fuel, oils or chemicals will be stored below ground.	
	Collision with oil stores will be prevented by locating oils within a steel container in a designated area of the site compound away from vehicle movements.	

EMP 4 Management of Concrete Purpose: The purpose of this plan is to describe the measures for the management of concrete on site for the protection of watercourses from any spillages		
Implementation Stage	**Mitigation / Management Measures**	**Responsibility**
During Construction	There shall be no pouring of concrete during extreme/prolonged rainfall or forecasted heavy rainfall.	Environmental Manager;
	Ready-mixed concrete will be brought to the site by truck. A suitable risk assessment for wet concreting will be completed prior to works being carried out which will include measures to prevent discharge of alkaline wastewaters or contaminated water (for example storm water) to the underlying subsoil and groundwater.	

EMP 4 Management of Concrete Purpose: The purpose of this plan is to describe the measures for the management of concrete on site for the protection of watercourses from any spillages		
Implementation Stage	Mitigation / Management Measures	Responsibility
	The pouring of concrete will take place within a designated area protected (for example by a geosynthetic material) to prevent concrete runoff into the soil/groundwater media.	Construction Manager
	No onsite batching should occur. Washout from mixing will be carried out only in a designated contained impermeable area.	
	Raw or uncured waste concrete/cementitious material will be disposed of by removal from the development area.	
	A designated trained operator, experienced in working with concrete, will be employed during the concrete-pouring phase and pouring will be supervised by the Construction Manager, a suitably qualified Engineer and/or the Environmental Manager.	
	The use of concrete close to drainage features will be carefully controlled to avoid spillage. The use of wet concrete and cement in or close to any water body will be carefully controlled so as to minimise the risk of any material entering the water.	
	To reduce the volume of cementitious water, washout of concrete trucks will not take place on site. Concrete trucks will be washed out off site at the source quarry. The concrete trucks shall wash down their chutes at a designated chute wash down area (away from the works area). The wash down area shall consist of a polythene lined bunded area of about 10m³ capacity. The collected washdown water will be disposed of using a registered contractor.	

EMP 4 Management of Concrete Purpose: The purpose of this plan is to describe the measures for the management of concrete on site for the protection of watercourses from any spillages		
Implementation Stage	**Mitigation / Management Measures**	**Responsibility**
	Temporary storage of cement bound granular mixtures shall be on hardcore areas. Cement products are hazardous and is to always be stored in a COSHH store or similar (shipping container), and only be in the open when in use.	
	Any small volumes of incidental wash generated from cleaning hand tools, cement mixers or other plant, as required, will be trapped on-site to allow sediment to sediment to settle out and reach neutral pH before clarified water is released to the surface water drains or allowed to percolate to ground. Settled solids will need to be appropriately disposed of off-site.	
	No disposal of concrete remnants will be permitted on site.	
	Where possible, a specific fast-setting mix (by having either a higher than normal fines content, a higher cement content or the use of ecologically – appropriate chemical admixtures), will be used to minimise the risk of ecological impacts.	

EMP 5 Construction Resource & Waste Management Plan Purpose: The purpose of this plan is to describe the measures for the management of all waste associated with the construction works		
Implementation Stage	**Mitigation / Management Measures**	**Responsibility**
During Construction	Refer to Document No. 25123-ZZ-ZZZ-RP-MWP-EN-6001 'Resource & Waste Management Plan'	Environmental Manager;

EMP 5 Construction Resource & Waste Management Plan Purpose: The purpose of this plan is to describe the measures for the management of all waste associated with the construction works		
Implementation Stage	Mitigation / Management Measures	Responsibility
		Construction Manager

EMP 6 Management of Traffic Purpose: The purpose of this plan is to describe the measures for the management of all traffic, including construction traffic, for the minimisation of disturbance and nuisance to the local community		
Implementation Stage	Mitigation / Management Measures	Responsibility
During Pre-Construction	A Construction Traffic Management Plan (CTMP) shall be prepared for the proposed development by the Appointed Contractor. This plan shall be finalised in agreement with Kerry County Council (KCC).	Project Manager
During Construction	A dedicated person will be appointed for the management of the delivery booking system during the construction stage. It will also be this person's duty to make sure haulage companies use the chosen haul route.	Construction Manager
	HGV movements will be limited to 7am to 7pm Monday to Friday and 7am to 2pm on Saturdays, unless otherwise agreed in writing with KCC. Deliveries will be scheduled to avoid morning and evening peak hours, creating conflict with local residents' commute or school run.	Construction Personnel

EMP 6 Management of Traffic Purpose: The purpose of this plan is to describe the measures for the management of all traffic, including construction traffic, for the minimisation of disturbance and nuisance to the local community		
Implementation Stage	**Mitigation / Management Measures**	**Responsibility**
	During the construction phase, clear construction warning signs will be placed on the approach to the access point. The site entrance point will also be appropriately signed. Access to the construction site will be controlled by onsite personnel and all visitors will be asked to sign in and out of the site by security/site personnel.	
	In order to mitigate from a significant impact during peak traffic hours, the majority of staff will either arrive on-site before or after the peak morning traffic and finish work before or after the evening peak traffic hours.	
	The condition of the public road and site entrance will be monitored on an on-going basis and a road sweeper provided to clean the public roads if required.	

EMP 7 Management of Dust Purpose: The purpose of this plan is to describe the measures for the management of nuisance impacts on air quality from construction generated dust.		
Implementation Stage	**Mitigation / Management Measures**	**Responsibility**
During Construction	A wheel wash will prevent the transfer of dirt and stones onto the public roads. All drivers will be required to check that their vehicle is free of dirt, stones and dust prior to departing from the site. The wheel wash will require the truck to drive through it. It will not have any cleaning additives and will drain into its own settlement pond.	Construction Manager

EMP 7 Management of Dust Purpose: The purpose of this plan is to describe the measures for the management of nuisance impacts on air quality from construction generated dust.		
Implementation Stage	Mitigation / Management Measures	Responsibility
	Use water-assisted dust sweeper(s) on the access and local roads, to remove, as necessary, any material tracked out of the site. This may require the sweeper being continuously in use.	Project Manager
	Ensure there is an adequate area of hard surfaced road between the wheel wash facility and the site exit, wherever site size and layout permits.	Environmental Manager
	Access gates to be located at least 10 m from receptors where possible.	
	During windy conditions, any dust generating activities will be avoided or minimised, where practical.	
	Any soil stockpiles will be covered when left for extended periods of time.	
	It is desirable to re-vegetate earthworks and exposed areas/soil stockpiles to stabilise surfaces as soon as practicable.	
	Only use cutting, grinding or sawing equipment fitted or in conjunction with suitable dust suppression techniques such as water sprays or local extraction, e.g. suitable local exhaust ventilation systems.	
	Ensure an adequate water supply on the site for effective dust/particulate matter suppression/mitigation, using non-potable water where possible and appropriate.	
	Driving practices which minimise dust generation will be adopted.	
	Loads into and out of site will be evaluated and covered where required.	

EMP 7 Management of Dust Purpose: The purpose of this plan is to describe the measures for the management of nuisance impacts on air quality from construction generated dust.		
Implementation Stage	Mitigation / Management Measures	Responsibility
	Any road that has potential to give rise to fugitive dust will be regularly watered, as appropriate, during dry and/or windy conditions. This will include the prompt removal of any spillage so as to prevent the dispersion of dust along the road, which is likely to be resuspended by passing vehicles. A mechanical vacuum road sweeper shall be used if necessary.	
	Organising dust suppression through use of bowsers and cleaners • Plan site layout so that machinery and dust causing activities are located away from receptors as far as possible • Keep site fencing, barriers and scaffolding clean using wet methods • Remove materials that have the potential to produce dust from site as soon as possible • Erect solid screens or barriers around dusty activities or the site boundary that are at least as high as any stockpiles on site	
	Undertake daily on-site and off-site inspection, where receptors (including roads) are nearby, to monitor dust, record inspection results, and make the log available to the local authority when asked. This should include regular dust soiling checks of surfaces such as cars and window sills within 100m of site boundary, with cleaning to be provided if necessary.	
	Record all dust and air quality complaints, identify causes and take the appropriate measures to reduce emissions in a timely manner. Make the complaints log available to Kerry County Council when asked. Record any exceptional incidents that cause dust and/or air emission, either on or off site, and the action taken to resolve the situation in the log book. Increase the frequency of site inspections by the person accountable for	

EMP 7 Management of Dust Purpose: The purpose of this plan is to describe the measures for the management of nuisance impacts on air quality from construction generated dust.		
Implementation Stage	Mitigation / Management Measures	Responsibility
	air quality and dust issues on site when activities with a high potential to produce dues are being carried out and during prolonged dry or windy conditions.	
	It is recommended that Bergerhoff dust deposition monitoring is carried out at this site at two locations. One on the western side near the residential houses and one on the eastern side near the Deerpark Retail Park. The limit should be 350 mg/m^2/d. See **Figure 6-1.**	

EMP 8 Management of Noise Purpose: The purpose of this plan is to describe the measures for the management of nuisance impacts from construction noise		
Implementation Stage	Mitigation / Management Measures	Responsibility
During Pre-Construction	A pre-construction commitment to managing nuisance noise will be agreed through notification and consultation with affected parties, if deemed necessary.	Construction Manager
	Training of site staff in the proper use and maintenance of tools and equipment.	
During Construction	Construction contractors will be required to comply with the requirements of the European Communities (Construction Plant and Equipment) (Permissible Noise Levels) Regulations, 1988 as amended in 1990 and 1996 (S.I. No. 320 of 1988, S.I. No. 297 of 1990 and S.I. No. 359 of 1996), and the Safety, Health and Welfare	Project Manager

EMP 8 Management of Noise Purpose: The purpose of this plan is to describe the measures for the management of nuisance impacts from construction noise		
Implementation Stage	Mitigation / Management Measures	Responsibility
	at Work (Control of Noise at Work) Regulations, 2006 (S.I. No. 371 of 2006). Standards of good practice for noise and vibration will be followed to minimise noise and vibration impacts from activities and vehicles.	Site Agent
	During the construction phase noise levels at noise sensitive locations shall not exceed 65dB(A) between 7am and 7pm Monday to Friday, and 7am to 2pm on Saturdays and 45dB(A) at any other time. Noise exceedance activities must be agreed in writing with KCC prior to activity taking place. A proposal for noise monitoring programme during the construction phase shall be submitted for written agreement of the Planning Authority.	
	The main control measures will be control of noise at source using the following methods in line with Clause 8 'Control of noise' of BS 5228-1:2009+A1:2014.	
	Solid 2.4m high perimeter timber hoarding will be erected on the western boundary of the proposed development at locations where house building will occur within 40m of a residential house and there is no existing block work wall between the residence and the proposed development.	
	Operators of all mobile equipment will be instructed to avoid unnecessary revving of machinery.	
	Use of appropriate plant and equipment where possible with low noise level generation where possible.	
	All construction plant to be used on site is to have effective well-maintained silencers.	
	Noise generating equipment will be located as far as possible away from local noise sensitive areas identified.	
	Noise screens shall be utilised around noisy plant and machinery such as generators and cutting stations.	

EMP 8 Management of Noise Purpose: The purpose of this plan is to describe the measures for the management of nuisance impacts from construction noise		
Implementation Stage	Mitigation / Management Measures	Responsibility
	Regular and effective maintenance of site machinery including a full maintenance schedule to ensure that all pieces of equipment are in good working order. With efficient use of well-maintained mobile equipment, considerably lower noise levels than those predicted can be attained.	
	Machines that could be in intermittent use will be shut down between work periods or will be throttled down to a minimum.	
	Plant start-up will be sequential rather than all together.	
	Plant known to emit noise strongly in one direction will, when possible, be orientated so that the noise is directed away from noise-sensitive locations.	
	Drop heights for materials such as gravels will be minimised whenever practicable. When loading and unloading material, attempts shall be made not to drop the material from a height.	
	A nominated person from the Project Management team will be appointed to liase with local residents and businesses regarding noise nuisance events.	
	Any noise complaints shall immediately be directed to the site agent. Depending on the nature of the complaint, the initial response could be to immediately cease the activity until mitigation measures have been put in place and agreed with affected individual. Monitoring can then be undertaken to validate any complaint.	
	Compressors, if needed, will be 'sound related' models fitted with properly lined and sealed acoustic covers which will be kept closed whenever machines are in use.	

EMP 8 Management of Noise Purpose: The purpose of this plan is to describe the measures for the management of nuisance impacts from construction noise		
Implementation Stage	Mitigation / Management Measures	Responsibility
	In the event that activities outside of normal working times are needed, the Contractor shall prepare a suitable Method Statement, and the Contractor will seek the approval of the Local Authority and if required, the directly affected residents/others.	

EMP 9 Archaeological and Heritage Protection Purpose: The purpose of this plan is to describe the measures for the protection of archaeological and cultural heritage features on the site		
Implementation Stage	Mitigation / Management Measures	Responsibility
During Pre-Construction	The Proposed Development has no RMP sites or associated ZoN areas within the application site. It is recommended that an archaeological programme of works be implemented prior to the construction stage, in order to investigate the specific below-ground potential for such prehistoric remains.	Construction Manager
	Any unknown sub-surface remains present within the Application Site to be identified and preserved by record or in-situ, as appropriate.	Project Manager

EMP 10 Management of Landscape Purpose: The purpose of this plan is to describe the measures for the management of landscape on the site		
Implementation Stage	**Mitigation / Management Measures**	**Responsibility**
During Construction	Construction vehicles shall not track across undisturbed areas outside their defined working areas and access corridor.	Construction Manager
	Materials and machinery shall be stored tidily during the works. Machinery shall not be left in place for longer than required for construction purposes to minimise effects on view and visual amenity.	Project Manager
	Any disturbance to or temporary removal of existing field boundaries to facilitate construction shall be undertaken sensitively to ensure successful reinstatement of these features following completion of construction activities.	
	Lighting of compounds and works shall be restricted to agreed working hours and that which is necessary for security.	
	The site shall be maintained in a clean and uncluttered state, and this shall be monitored.	
Post Construction	On completion of construction, all remaining construction materials and equipment shall be removed from site, and any disturbed areas, including temporary areas of hard standing, broken up and restored.	
	The palette of colours and materials used to create the new infrastructure shall be selected to be unobtrusive and reflect the existing environment.	

EMP 11 Ecology/Biodiversity Management Purpose: To describe measures for the management and protection of habitats and fauna on the site		
Implementation Stage	Mitigation / Management Measures	Responsibility
During Pre-Construction	If vegetation clearance or ground disturbance is proposed between March and August (inclusive), pre-clearance checks for nesting birds or protected mammals will be undertaken by the ECoW. Should any active nests, resting sites or other evidence of protected species be identified, an appropriate buffer zone will be established and maintained until the feature is no longer in use and works can proceed in accordance with ecological value.	Construction Manager Project Manager Environmental Manager ECoW
	Where trees proposed for removal, pruning or crown reduction are identified during detailed design, they shall be subject to arboricultural assessment by a suitably qualified arborist and ecological review prior to the commencement of works. The three trees identified during the Preliminary Roost Assessment as having Moderate–High suitability for roosting bats (Trees 1, 6 and 7 within the Bat Assessment and Survey Report) are retained under the current proposals. Should subsequent detailed design require removal, pruning, crown reduction or other works capable of affecting these trees, further ecological assessment and, where necessary, additional bat survey shall be undertaken in accordance with Collins (2023) and current NPWS requirements. Any works requiring derogation licensing shall not proceed until the appropriate licence has been obtained.	
During Construction	All management and control measures implemented on-site during the construction phase are to be carried out strictly in accordance with best practice guidelines as set out in the 'Management of Noxious Weeds and Non-native Invasive Species on National Roads' (NRA, 2010) and best practices management guidelines for various species published by Invasive Species Ireland.	
	All works will be confined within the minimum footprint necessary for construction activities.	
	Removal of vegetation with potential to support nesting birds will be undertaken outside the main bird	

EMP 11 Ecology/Biodiversity Management Purpose: To describe measures for the management and protection of habitats and fauna on the site		
Implementation Stage	Mitigation / Management Measures	Responsibility
	breeding season (March to August inclusive), where possible. Where this is not feasible, pre-clearance nesting bird checks will be completed by a suitably qualified ecologist no more than 48 hours prior to works. If an active nest is identified, an appropriate buffer will be established and maintained until nesting activity has ceased.	
	Where existing mature hedgerows are retained along the site boundary, these shall be protected during construction and retained as ecological corridors where practicable. Where boundary fencing is required adjacent to retained hedgerows, wildlife-friendly fencing such as weld mesh fencing shall be used, where feasible, to avoid unnecessary fragmentation of habitat and maintain the ecological value of retained boundary features. Where suitable boundary fencing is proposed, wildlife-permeable details, such as approximately 130 × 130 mm gaps at ground level, should be incorporated where feasible to facilitate movement of hedgehog and other small fauna. Fencing will be installed sensitively to avoid root damage and encroachment into retained hedgerows, with vegetation protection measures implemented during construction. This approach will maintain permeability for wildlife movement while providing an appropriate and durable boundary treatment for the proposed development. Existing hedgerows shall be managed using low-intensity maintenance practices and unnecessary herbicide application within retained vegetated margins shall be avoided.	
	Any recommendations arising from arboricultural assessment relating to tree retention, protection, pruning or removal shall be reviewed from an ecological perspective and incorporated into the final construction methodology, where relevant. Existing mature boundary trees and hedgerows shall be retained where practicable, and appropriate protection measures shall be implemented during construction to avoid unnecessary impacts on retained habitats and ecological connectivity.	

EMP 11 Ecology/Biodiversity Management Purpose: To describe measures for the management and protection of habitats and fauna on the site		
Implementation Stage	Mitigation / Management Measures	Responsibility
	Prior to being brought on site, all plant and equipment shall be visually inspected by the Environmental Officer, cleaned and free of soil/mud/debris or any attached plant or animal material. Disinfection of footwear and small tools will be undertaken using Virkon (or equivalent) in accordance with current biosecurity guidance.	
	Non-native species control shall be practiced according to 'IFI Biosecurity Protocol for Field Survey Work (IFI, 2010) noting that some works components are located at/near watercourses.	
	Under no circumstances is any IAPS plant or rhizome material to be cut, dug out in any other way disturbed without the advice, direction and supervision of the appointed invasive specialist.	
	Where necessary, the off-site removal of Japanese Knotweed, its variants, soil infested with knotweed material, and other IAPS is to be carried out according to the relevant NPWS licence and any conditions attached. This licence is to be procured in advance of any removal of IAPS material off-site and in accordance with the European Communities (Birds and Natural Habitats) Regulations 2011 (SI 477).	
	Where application of herbicides is required to treat IAPS on-site, the proximity of ecological receptors is to be taken into account. Herbicide use is to be minimised as much as possible and targeted to the specific IAPS. Where use of herbicides is required, non-residual, aquatic approved herbicides are to be used.	
	Herbicides are not to be used in windy or foggy weather, during or preceding rainfall or where rainfall is forecast within 12 hours or during particularly cold weather to reduce risk of spray drift, run-off or poor plant uptake.	

EMP 11 Ecology/Biodiversity Management Purpose: To describe measures for the management and protection of habitats and fauna on the site		
Implementation Stage	Mitigation / Management Measures	Responsibility
	All herbicides are to be pre-mixed in a designated secure area. Only the volumes of herbicide necessary for each treatment areas area to be prepared.	
	Herbicides are to be applied strictly in accordance with the manufacturer's recommendations and by competent, experienced and licenced personnel registered as Professional Pesticides User, and fully in compliance with the European communities (Sustainable Use of Pesticides) regulations, 2012, (S.I. 155 of 2012) and Good Plant protection Practice as prescribed in the European Communities (Authorisation, Placing on the Market, Use and Control of Plan Protection Products) Regulations, 2003 (S.I. No 83 of 2003).	
	Only native tree, shrub and plant species shall be utilised during landscaping.	
	Lighting associated with the site works could cause disturbance/displacement of bats. Any recommendations arising from arboricultural assessment relating to tree retention, protection, pruning or removal shall be reviewed from an ecological perspective and incorporated into the final construction methodology, where relevant. Existing mature boundary trees and hedgerows shall be retained where practicable, and appropriate protection measures shall be implemented during construction to avoid unnecessary impacts on retained habitats and ecological connectivity.	
	The following measures shall be applied in relation to site lighting: • Implementation of lighting design in accordance with Bat Conservation Trust Guidance Note 08/23: Bats and Artificial Lighting at Night (BCT, 2023) • Minimisation of light spill onto retained hedgerows, treelines and other vegetated boundary features used by commuting and foraging bats	

EMP 11 Ecology/Biodiversity Management Purpose: To describe measures for the management and protection of habitats and fauna on the site		
Implementation Stage	Mitigation / Management Measures	Responsibility
	• Direction of external lighting away from retained boundary vegetation and ecological corridors where practicable • Retention of habitat features identified during bat surveys as supporting bat foraging and commuting activity • Integration of lighting design with retained vegetation and landscape planting to support ecological connectivity throughout the site • Use of appropriately directed and shielded luminaires where external lighting is required to reduce unnecessary illumination of sensitive ecological features	
	The extent of construction works area within the development site boundary shall be clearly marked out using temporary stakes and high-visibility tape/bunting such that the construction zone, including extent of access for all construction plant and machinery, site compound and materials storage areas, is defined and is clearly visible to all contractor staff and machine operators.	
	Disturbance of fauna shall be limited by controlling the movement of construction vehicles and personnel. Construction vehicles and personnel shall not encroach onto habitats beyond the proposed development footprint.	
	Vegetation removal shall be minimised within the proposed development site. Removal of vegetation with potential to support nesting birds will be undertaken outside the main bird breeding season (March to August inclusive), where possible. Where this is not feasible, pre-clearance nesting bird checks will be completed by a suitably qualified ecologist not more than 48 hours prior to works.	

EMP 11 Ecology/Biodiversity Management Purpose: To describe measures for the management and protection of habitats and fauna on the site		
Implementation Stage	Mitigation / Management Measures	Responsibility
	Excavations will be covered overnight or fitted with escape ramps to prevent accidental entrapment of mammals and other fauna.	
	Should any resting or breeding place of any protected species be discovered within the site during construction works, works shall cease immediately, the area shall be cordoned off and the advice of NPWS sought.	