

**New Council Chamber And Office Extension to  
Meath County Council Civic Offices**

**Construction Environmental Management Plan  
182196-PUNCH-XX-XX-RP-C-0002**

**December 2022**

## Document Control

Document Number **182196-PUNCH-XX-XX-RP-C-0002**

Status	Revision	Description	Date	Prepared	Checked	Approved
A0	C01	Planning Issue	01/12/2022	D Moreton	S O'Coileir	M Richardson

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# 1 Introduction

## 1.1 Background and Scoping

This report was prepared to accompany a planning application for the proposed development on a site located at Buvinda House, Meath County Council, Navan, Co. Meath.

The purpose of this document is to outline the mitigation measures and monitoring proposals that are required to be adhered to in order to complete the works in an appropriate manner at the proposed development site. The construction phase works will be designed to approved standards, which include specified materials, standards, specifications and codes of practice. The design of the project has considered environmental issues and this is enhanced by the works proposals. The key site targets / objectives are as follows:

1. Ensure construction works and activities are completed in accordance with any planning conditions for the development.
2. Ensure construction works and activities have minimal impact/disturbance to the local community and businesses.
3. Adopt a sustainable approach to construction and, ensure sustainable sources for materials supply where possible.
4. Correct fuel storage and refuelling procedures to be followed.
5. Air and noise pollution prevention to be implemented.
6. Good waste management and housekeeping to be implemented.
7. Provide adequate environmental training and awareness for all project personnel.

It is noted that at this planning stage that a Main Contractor has not yet been appointed to carry out the proposed works. Once appointed, it will be the responsibility of the Main Contractor to prepare and submit a detailed construction management plan to the local authority for approval. The construction management plan will be a live document that will be updated throughout the project lifecycle by the Main Contractor as required.

The Construction Environmental Management Plan (CEMP) due to its structure and nature will also require updating and revision throughout the construction period as set out below. Therefore, this is a working document and will be developed further prior to and during construction. Triggers for amendments to the CEMP will include:

- When there is a perceived need to improve performance in an area of environmental impact.
- As a result of changes in environmental legislation applicable and relevant to the project.
- Where the outcomes from auditing establish a need for change.
- Where Work Method Statements identify changes to a construction methodology to address high environmental risk.
- As a result of an incident or complaint occurring that necessitates an amendment.

This report provides the Construction and Environmental management framework to be adhered to during the pre-commencement and construction phases of the proposed development and it incorporates the mitigating principles to ensure that the work is carried out in a way that minimises the potential for any environmental impacts to occur.

Regardless of the form of contract, the Contractor will be contractually bound by any conditions arising from the site constraints identified and specified, all Statutory Regulations governing the works, and any additional measures or modifications that may be imposed on the proposed development by the local authority or An Bord Pleanála.

## **1.2 Existing Site**

The existing site is located at Buvinda House, Meath County Council, Navan, Co. Meath. It is within the IDA Business & Technology Park, Navan, and is accessed via the access road to the industrial park, off the Bóthar Sion Road. The site is located southeast of Navan Town Centre and is bounded to the north by Bóthar Sion, to the east by the access road to the IDA business & Technology Park, to the south by a brownfield site, and to the west by the river Boyne and its adjoining floodplain.

The overall site area is 1.54 hectares. It is an existing developed site consisting of office buildings, car parking, and landscaped areas. The site is generally flat, with a dropped level area located to the rear (south west) of the building. This area is accessible via a ramp. There are also sloping levels towards the Bóthar Sion Road and the River Boyne.

The site is currently developed and consists of infrastructure associated with the existing Meath County Council (MCC) building.

## **1.3 Nature of the Proposed Development**

The proposed development will consist of an extension to the existing Buvinda House, which is currently being used as Meath County Councils local government office. The extension to Buvinda House is proposed to the north-east of the building, which is currently a paved area for car parking for Meath County Council.

The proposed development provides all associated development works, including the redesign of storm water attenuation, the relocation of existing watermain within the car park and landscape area to facilitate the proposed building and provide a suitable ring main. Vehicular access to the development will be off the existing access road to the IDA business & Technology Park, via the Bóthar Sion road.

The proposed works are outlined in a series of architectural drawings prepared by Bucholz McEvoy Architects, services drawings prepared by Delap & Waller MEP Building Services Engineering Consultants, landscape drawings prepared by Bernard Seymour Landscape Architects, and engineering drawings prepared by PUNCH Consulting Engineers, supplied as part of the planning documentation.

## **2 Indicative Construction Programme**

It is estimated that the construction programme for the works associated with the proposed works will last circa 18 months from the date of commencement. This estimation is based on the typical construction programmes for other similar developments that are currently underway. It is envisaged that construction of the proposed buildings and external works will be carried out over a single phase, with certain below ground services and drainage upgrades to be carried out on weekends/out of hours/off peak summer season where feasible and subject to agreement with MCC. The Main Contractor will be required to prepare a detailed construction programme as part of their tender proposal.

## **3 Site Set-Up and Security**

### **3.1 General**

The Main Contractor will be required to submit a site layout plan that will detail the proposed location of the site compound.

The Contractor will ensure that the site compound will be serviced as required and will be secured with appropriate fencing/hoarding. The site compound will be used as the primary location for the storage of materials, plant and equipment, site offices and worker welfare facilities. As Project Supervisor Construction Stage (PSCS), the Contractor will be responsible for site security and they are to ensure that the site and site compound are adequately secured at all times.

As with the other construction activities that are being carried out within Meath County Council local authority area, activities associated with the construction compounds will be subject to restrictions to the nature and timing of operations so that they do not cause undue disturbance to neighbouring areas and communities.

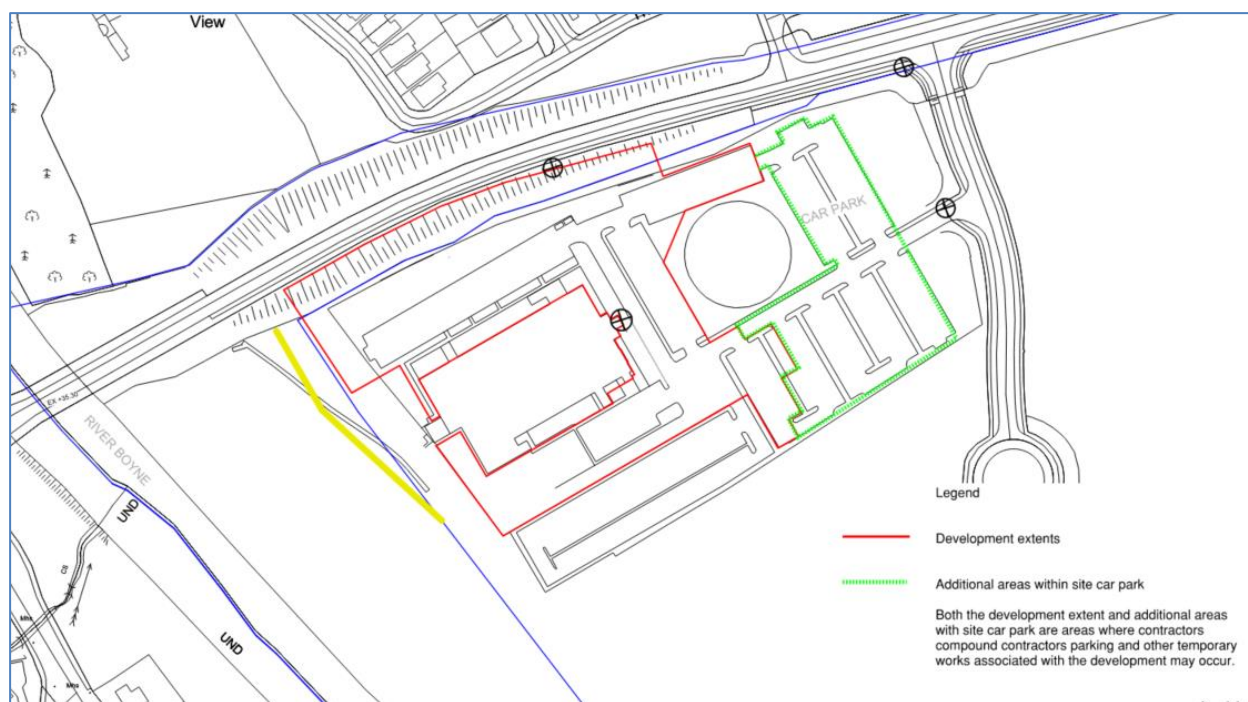
The site layout plan will also include the site perimeter and the proposed detail with regards the hoarding and gate system.

The contractors proposed location of the site compound and associated space including construction worker parking is to be submitted to Meath County Council and is to be agreed with Meath County Council in advance of construction. All site compound and construction worker parking is proposed within the Buvinda House development including the red and green boundary extents as shown in Figure 3-1. Refer also potential phasing as outlined in section 3.2 below.

### **3.2 Outline Phasing Strategy**

It is currently envisaged that the proposed development will be completed in a single phase. While the overall construction is to be completed in a single phase, some elements of phasing will be required for various sections of the development, particularly to the east and south of the existing building. The Contractor will be required to agree this phasing with MCC prior to progressing works. Certain areas of the site will be required to be left accessible to the public and for Meath County Council employees, including site car parking. For further details relating to the works, please refer to the more detailed planning drawings (architectural, engineering, landscape, etc).

The location of the Contractors compound is to be agreed with MCC prior to commencing construction. A section of the area shown in green in below may be used for the Contractors compound.



**Figure 3-1: Site Extents**

## 4 Site Access

There is one existing access route onto the site just off the existing access road to the IDA business & Technology Park, via the Bóthar Sion road. It is proposed that this access route shall be used as the primary access route to the site for the duration of the works. The proposed scheme will integrate the site into the surrounding footpath networks providing construction and operational vehicle access and convenient pedestrians/cyclist routes linking the site with the surrounding area.

Construction related traffic will enter the site via the existing access point to the IDA business & Technology Park, which is accessed off the Bóthar Sion road, via the Dublin Road (R147) or Metges Road depending on the direction from which the traffic is travelling. Construction traffic associated with the development must also exit the site along existing access road to the IDA business & Technology Park. Refer to Section 6 and Figure 6-1 for illustration.

Furthermore, in order to reduce the requirement for site parking for employees, public transport, and sustainable modes of travel including walking or cycling should be utilised where possible.

## 5 Material Storage and Delivery

The Contractor will ensure that the delivery of materials is coordinated to minimise impacts to adjacent properties. The Contractor will ensure that all materials are adequately stored and secured in their site compound.

The Contractor will ensure the roads adjacent to the site are kept clean and free of debris.



## **6 Traffic Management Plan**

The Contractor will be required to prepare and submit a detailed traffic management plan as part of their tender submission. Once appointed, the contractor shall submit the traffic management plan to Meath County Council local authority for approval in advance of works commencing onsite. The Contractor will ensure that advanced warning signs are erected on approaches to the site as required by the PSCS. The Contractor will use a competent sign provider and all signage that meets the requirements of the Safety, Health & Welfare at Work (General Applications) Regulations 2007 and Chapter 8 Traffic Signs Manual. Any proposed temporary road markings must also confirm to the requirements of Chapter 8 of the Traffic Signs Manual.

The Main Contractor will be responsible for all site access and works activity and must ensure the continued operation of the surrounding local road network as a result of its construction traffic.

The management of construction traffic on the public and private road networks in and around the proposed development is a critical part of the overall project and must be actively managed by the Contractor.

The Contractor must submit a Construction Traffic Management Plan to the Local Authority for approval. Haulage vehicle movements should be fully coordinated to comply with the requirements of the agreed plan:

- Construction vehicles must not stop or park along the routes at any time.
- Haulage vehicles must not travel in convoys greater than two vehicles at any time.
- Site entrance to remain free of parked or stationary vehicles at all times.
- All loading of demolition material will occur within the site boundary.
- All off-loading of deliveries will take place within the site, removed from the public road and will access via the agreed construction access point.
- The Contractor will be required to provide wheel cleaning facilities, and regular cleaning of the main access road.
- Temporary car parking facilities for the construction workforce to be agreed with Meath County Council. The surface of this car park will be prepared and finished to a standard sufficient to avoid mud spillage onto adjoining roads.
- Monitoring and control of construction traffic will be ongoing during construction works. Construction traffic will minimise movements during peak hours.
- Construction Traffic routes minimising traffic impact on surrounding residential development will be used by construction vehicles.
- Details of the timing and routing of construction traffic to and from the construction site and associated directional signage, to include proposals to facilitate the delivery of abnormal loads to the site.

The site is located in an established urban area where the road and junction space are shared with public road users. Therefore, the flow of construction traffic will need to be marshalled and controlled to ensure that potential conflicts are avoided as much as possible.

There are currently no intended proposals to introduce temporary road closures or temporary traffic light signals to facilitate construction of the proposed development. There are also no proposals to amend the existing local access arrangements to the surrounding areas. Refer also to section 3 above.





Figure 6-1: Proposed Primary Routes to the Site.



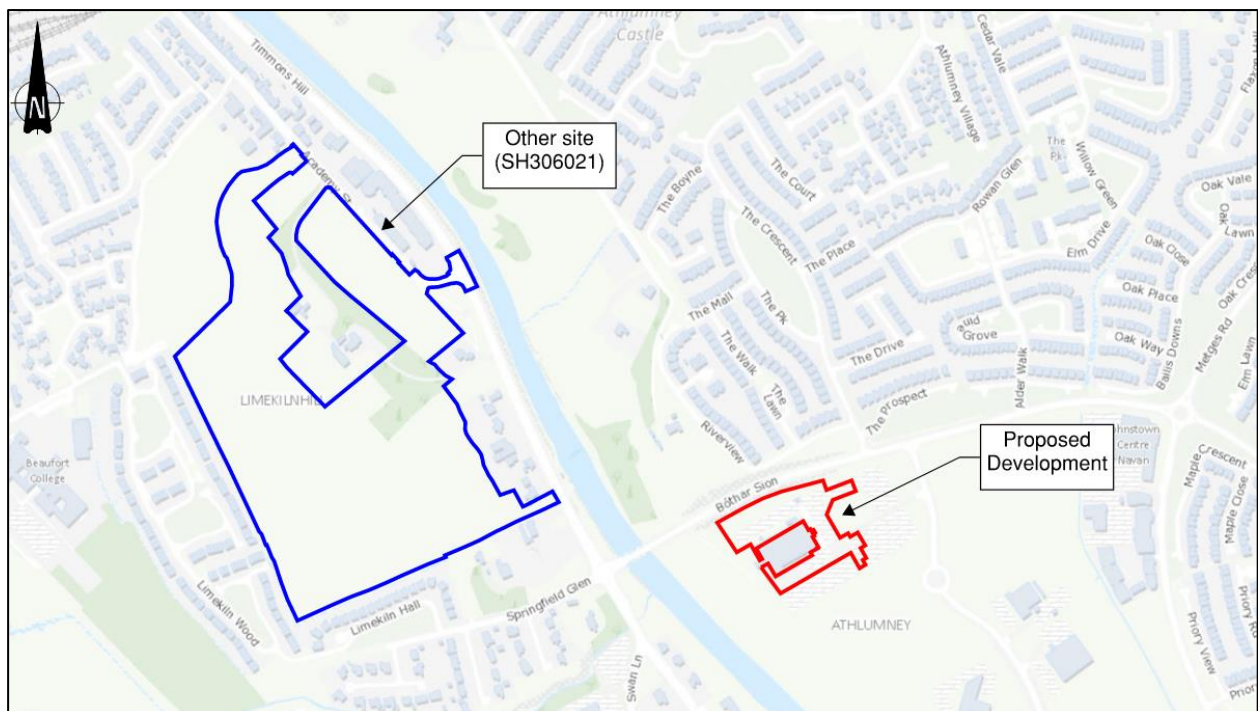
## 7 Potential Interface with Other Projects

In the case that other developments are being constructed simultaneous to the proposed development, the appointed Contractor must co-ordinate with other Contractors to ensure a smooth interface between projects that results in the construction projects having a minimal effect on nearby residents.

It is currently anticipated that 1 no. other major development is to be constructed concurrently to the proposed Buvinda House Extension development. Table 7-1 provides details of the nature of the development and Figure 7-1 shows an extract from the planning database map showing their location. The site is located along the Dublin Road (R147), approximately 600m from the proposed site, with works currently ongoing at the time of writing this report.

**Table 7-1: Potential Interface with Other Projects - Planning details (Ref. Meath Planning Applications)**

Planning Application No.	Description	Planning Status
SH306021	Residential development comprising of 544 no. dwellings, 2 no. creches & open space areas  Access to the site will be from three number new junctions onto Academy Street, and a new pedestrian access onto the Dublin Road (R147) at the southern end of the site and includes new signalised junction and improvements on the Dublin Road (R147).	Granted  (under construction)



**Figure 7-1: Potential Interface with Other Projects - Location In Relation to Proposed Site  
(Ref: Meath Planning Applications)**

There may be a number of PSCS's operating in the urban locality at any one time on individual sites. It will be responsibility of the appointed Contractor as PSCS to ensure that delivery and haul routes, site access and egress points and potential crossing points associated with the site are fully coordinated and agreed with other Contractors in advance of the works commencing.

## **8 General Construction Approach**

### **8.1 Construction Working Space**

Construction working space will be set out in the detailed construction management plan at compliance stage.

Construction access routes, haul routes and delivery routes to the site are to be agreed with the Engineer/Employer's Representative in advance of works commencing onsite.

Any road closures required will be submitted and approved in advance with the local authority. It is the responsibility of the Main Contractor to prepare and submit the road closure application to the local authority in advance of works commencing onsite.

### **8.2 Outline Proposed Works**

#### **Outline of works:**

1. Establish secure site perimeter (fencing/hoarding) and establishment of the construction compound.
2. Concrete screed and mounds removal and stockpiling as required throughout development lands.
3. Site regrading throughout development extents to establish construction levels and introduce berms.
4. Construction of new building.
5. Construction of links to existing buildings
6. Installation of drainage/SuDS elements throughout the site.
7. Completion of internal road network to permanent status, including associated private realm SuDS measures.
8. Delivery of landscaping and parks/recreation elements throughout the development extents.

In addition to the main works described above, additional works which are separate to the new building extension are to be completed in tandem with phasing to be agreed with MCC. These include:

- Below ground services and drainage upgrade works to the east and south of the existing building
- EV and electrical ducting upgrades in the car park in the south-east of the site.
- Line marking upgrades.

### **8.3 Outline Works Description**

The construction works will involve an indicative sequence of works, as described in short below. The Contractor will outline works which impact public spaces within the Construction Management Plan that shall be subject to submission and agreement with Meath County Council.

#### **8.3.1 Hoarding, Site Set-up and Formation of Site Access/Egress**

The site area will be enclosed with hoarding details of which are to be agreed with Meath County Council. Hoarding panels will be maintained and kept clean for the duration of the works. This will involve erecting

hoarding around the proposed main construction site perimeter for the new building extension in line with the existing development extents.

The available site footprint will enable the Contractor to set up the site compound within the site boundary.

The Contractor will be responsible for the security of the site. The Contractor will be required to:

- Operate a Site Induction Process for all site staff;
- Ensure all site staff shall have current 'Safe Pass' cards and appropriate PPE;
- Install adequate site hoarding to the site boundary;
- Maintain site security at all times;
- Install access security in the form of turn-styles and gates for staff;
- Separate public pedestrian access from construction vehicular traffic;

### **8.3.2 Site Clearance and Demolition**

The location is an existing development comprising the headquarters of Meath County Council. Site clearance will involve the removal of car park surface and existing surface water infrastructure and other redundant services to accommodate the new proposed building extension and infrastructure upgrade works.

It is noted that the proposed development consists of the construction of an extension and the associated site landscaping and ancillary development.

### **8.3.3 Construction Sequence of Development**

The construction of the superstructure will follow completion of the excavation and installation of the foundations.

The construction methodology and programme of these activities will be dictated by the Contractor and agreed with MCC.

#### **Site Grading**

The contractor will be required to first remove the existing car park surface, surface water infrastructure, and other redundant services to the north of the existing building. Where non-inert or hazardous material has been identified on the site, this will be isolated and removed separately to avoid contaminating inert and/or non-hazardous material.

The Contractor must prepare a Construction and Demolition Waste Management Plan in accordance with the "Best Practice Guidelines on the Preparation of Waste Management Plans for Construction and Demolition Projects" (Department of Environment, Heritage and Local Government, 2006) and ensure that all material is disposed of at an appropriately licensed land fill site. The Contractor must also outline detailed proposals within the Construction Management Plan to accommodate construction traffic.

#### **Construction Sequence of Superstructure**

The construction of the superstructure will involve complex sequencing of activities and various construction methodologies could be adopted to deliver the Contract. The nature of the building on the development, the column grids, and economic factors, and the fact it is to be designed with low embodied carbon materials, it is proposed that timber is to be used for the primary structure.

As noted, the construction methodology and therefore the programme of the construction activities will be dictated by the Contractor.

**Building Structure:**

- Construction of piles
- Construction of the foundations - RC pads and strip footings
- Construction of rising elements - glulam columns and beams.
- Construction of cross laminated timber floors

**Envelope / Cladding:**

- Commencement of envelope works when structure has been constructed
- The timber frame will also act as the envelope for the structure, and terracotta cladding will follow completion of the rising elements.

**Mechanical & Electrical Fit-Out:**

- First fix will commence from ground floor level upwards;
- This will be followed by the second fix and final connections.

**Fit-Out:**

- Initial installation of stud work when cladding completed and floor is weather tight;
- Installation of equipment and associated connection to services;
- Completion of finishes.

**Commissioning:**

- The final commissioning period will commence during fit-out.

The above represents a high-level indicative construction sequence only. The actual sequence will be dictated by the Contractor. The Contractor will issue a detailed construction programme outlining the various stages prior to commencement of works.

It is envisaged that a tower crane will be temporarily erected to accommodate the construction works for the distribution of building materials and plant in relation to the extension's construction. The Contractor is required to obtain all necessary licences from Meath County Council.

Refer to architectural documentation by Bucholz McEvoy Architects for full details of proposed building.

## **9 Waste Management Plan**

The Main Contractor will be required to prepare a detailed waste management plan for the project. This will be included in the overall construction management plan that will be submitted to the local authority.

## **10 Communications and Local Stakeholder Management**

The Contractor will, as required, liaise with owners of the local properties in advance of works commencing onsite. The Contractor will use a competent sign provider and all signage used will meet the requirements of the Safety, Health & Welfare at Work (General Applications) Regulations 2007 and Chapter 8 Traffic Signs Manual.

## **11 Arboriculture Impact and Tree Protection Strategy**

Proposed new tree planting is contained within the Landscape Masterplan drawings by Bernard Seymour Landscape Architects, submitted as part of the planning package. These plantings will provide a new generation of trees which have the potential to develop and add to the existing tree cover on the site.

A Tree Protection Strategy is provided as part of the arboriculture element of the submission with the aim of ensuring retained trees and hedgerows are maintained for the duration of the construction stage of the development free of negative construction related impacts.

A number of existing trees, hedges and other landscape elements are also to be removed.

A Site Arborist shall be appointed prior to commencement works and will be responsible for the setting up and monitoring of tree protection, liaising with local authority tree / planning officers and providing feedback and advice to the design construction teams on issues relevant to trees. The Site Arborist shall be retained for the duration of construction works and should be appointed to carry out a post-construction tree survey assessment.

For further information in relation to the removal/transplanting of trees please refer to the Landscape Architect drawings.

## **12 Construction Noise, Dust and Vibration**

The Main Contractor will be required to monitor noise, dust and vibration as will be outlined in the planning conditions. The Contractor will establish baselines for noise, dust and vibration in advance of works commencing onsite. As part of their detailed construction management plan, the Contractor will be required to clearly indicate how they plan on monitoring noise, dust and vibration throughout the course of the project. This will be especially critical in relation to any necessary piling works. The Contractor will also be required to clearly outline the mitigation measures they plan on putting in place to ensure any breaches in the baselines are mitigated.

## **13 Working Hours**

The proposed hours of work on site will be 07:00 hrs to 19:00 hrs Monday to Friday and 08:00 hrs to 16:30 hrs Saturday unless otherwise specified by planning conditions. It is anticipated that construction working hours will be stipulated in the planning conditions attached to the planning grant. Any working hours outside the normal construction working hours will be agreed with Meath County Council. The planning of such works will take consideration of sensitive receptors, in particular any nearby businesses.

## **14 Lighting**

Existing lighting is to be adjusted in the development area. Please refer Delap and Waller Services Drawings.

It is not envisaged that any existing public lighting will need to be disconnected as a result of the proposed works. Appropriate lighting will be provided as necessary at construction compounds. All lighting will be installed so as to minimise light spillage from the site.



## 15 Construction Employment

Construction employment numbers will vary depending on the construction stage of the project and the actual approach adopted by the Contractor. However, it is anticipated that at the peak of construction there may be a workforce of approximately 100 people employed (maximum).

## 16 Environmental Impact Mitigation Measures

In order to protect the existing environmental features on site and surrounding area, the following mitigation measures must be adhered to as part of the Construction Environmental Management Plan for the proposed development.

Refer to the Ecological Impact Assessment, Environmental Impact Assessment Screening Report, and Natura Impact Statement undertaken by Forest, Environmental Research and Services Ltd accompanying this report for further information.

### 16.1 Impacts on water quality (construction)

The proposed development is proximate to the River Boyne and associated ecological corridor, a feature of International ecological significance. There is always potential for contamination/pollution events to occur whenever construction is undertaken in the vicinity of water bodies through accidents, spills, etc. No major construction activities should be undertaken within 50m of the River Boyne.

During all construction works, protection of water quality is paramount, and should be ensured by implementing the following generic measures in addition to any site-specific measures as identified:

Any contractor shall undertake all proposed works in such a manner as to avoid degradation of water quality by pollution (in particular, from hydrocarbons, chemicals.).

Measures to be taken to prevent the above shall include the following:

- The Undertaker's method statement should make specific reference to measures for the protection of water quality;
- Undertaker's plant, equipment etc. shall be free of any mechanical defects, and be well maintained so as to prevent soil or fuel leaks;
- Undertaker's plant, equipment etc. must arrive at the site free from propagules of any Alien Invasive Plant Species;
- The Undertaker's method statement should make specific reference to measures for the protection of water quality, to include measures to ensure no spillage of fuel or cement/lime-based material or any other leakages occur to any drains, etc. for the duration of the works;
- All works will be undertaken in accordance with the following best practice guidelines:
  - CIRIA Control of Water Pollution from Construction sites - Guidance for Consultants and Contractors (2001).
  - Eastern Regional Fisheries Board Guidance Notes 'Requirements for the Protection of Fisheries
  - Habitat during Construction and Development Works at River Sites' (Eastern Regional Fisheries Board, 2006);
  - NRA Guidelines (2006) NRA Guidelines for the Crossing of Watercourses during the Construction of National Road Schemes.

In addition, any site-specific measures to protect water quality/hydrology as indicated in the relevant reports must be implemented in full.

The proposed extension will be serviced by the Navan Agglomeration (D0059-01). The most recent available online Annual Environmental Report for this treatment plant indicates that the overall

compliance level of the final effluent with the Emission Limit Values is “Compliant”. In addition, the report states “...The discharge from the wastewater treatment plant does not have an observable impact on the water quality...The discharge from the wastewater treatment plant does not have an observable negative impact on the Water Framework Directive status...”.

The Organic Capacity (P.E.) remaining (as of 2020) is 12,478 and this capacity will not be exceeded by 2023.

## 16.2 Potential impacts associated with Alien Invasive Plant Species (construction)

Given the ecological sensitivity of the adjacent habitat and the requirement for the importation of material, there is a significant potential for the introduction of propagules of one or more Alien Invasive Plant species. The three primary threats are Japanese Knotweed, Himalayan Balsam and Giant Hogweed.

### 16.2.1 Japanese Knotweed - *Fallopia japonica*

This plant is a rhizomatous perennial, capable of reaching 2m in height. This plant spreads exclusively by vegetative means, spreading very aggressively under disturbed conditions. The plant is capable of forming extensive monoculture stands. There is a negative impact on ecosystem function and biodiversity through a number of mechanisms - primarily through the shading-out of native plants due to the rapidity with which large stands of the plant can form. In addition, this plant has a deleterious effect on the banks of waterways owing to the fact that during the winter, when *F. japonica* dies back, there is little or no vegetation growing underneath, and hence nothing to prevent erosion of the bank. This species is well established in Ireland and is rapidly spreading throughout the country, especially by roadsides and along watercourses.

### 16.2.2 Himalayan Balsam

*Impatiens glandulifera* is one of the tallest annuals occurring in Europe, growing up to 150 cm. It is a native of the Himalayas and has rapidly become one of the most problematic of invasive species in Europe, particularly along watercourses. The dominance of large stands of *I. glandulifera* along watercourses causes problems for stream management in addition to the negative impact on native flora due to the formation of large monoculture stands. The massive production of nectar to induce pollinators, in addition to the “explosive” means by which seeds are spread (pods explode on contact, hurling seeds away from the parent plant) contribute to the ability of this plant to out-compete native species. This plant is rapidly becoming a serious threat to biodiversity along Ireland’s waterways.

### 16.2.3 *Heracleum mantegazzianum*, Giant Hogweed

Giant Hogweed, as its name suggests, can reach heights of 5m. This perennial reproduces exclusively by seed, but can produce up to 100,000 seeds per individual, with up to 90% germination rate. In addition to this, this plant is capable of self-fertilisation, which means that one plant is capable of resulting in the invasion of a new habitat. Like *F. japonica*, and *I. glandulifera*, it is the tendency of Giant Hogweed to grow very tall very quickly, forming a monospecific stand that results in the negative impact of this species on native biodiversity. It is, however, the phototoxic sap of this species, and the increasing number of human injuries associated with this sap that has made *H. mantegazzianum* one of the most problematic alien invasive plant species throughout Europe.

All three of these Alien Invasive Plant Species occur along the River Boyne and are becoming increasingly problematic.

Implementation of an Alien Invasive Plant Species Management and Control Plan as a component of the CEMP should be undertaken in order to ensure that no propagules of any species listed in Part (1) of the Third Schedule of the European Communities (Birds and Natural Habitats) Regulations of 2011 (as amended) are introduced to the site during construction.

#### **16.2.4 Potential impacts associated with disturbance (construction and operation)**

The River Boyne and associated habitats are an ecological corridor of National and International significance and are of particular importance to bats. There is a potential for any lighting associated with the proposed development (during construction and/or operation) to impact negatively on fauna and in particular, species of bat such as Daubenton's' Bat. Any lighting regime must be subject to a comprehensive assessment of potential impact on the utilisation of adjacent habitat by bats and a Conservation Management Plan to include annual monitoring of usage of the riparian corridor by bats should be undertaken if lighting is likely to impact the riparian corridor. The proposed development is unlikely to have any significant negative impact as regards disturbance on Otter or Kingfisher owing to the distance of the site from the river and lack of suitable habitat assuming no negative impact on hydrology/water quality.

## 17 Conclusion

This document has provided an outline mitigation measures and monitoring proposals proposed extension to the existing Buvinda House Offices in Navan, Co. Meath.

The proposed development will consist of an extension to the existing Buvinda House, which is currently being used as Meath County Councils local government office. The extension to Buvinda House is proposed to the north-east of the building, which is currently a paved area for car parking for Meath County Council.

The construction programme for the works will take an estimated 18 months. The site will be accessed off the existing access road to the IDA business & Technology Park, via the Bóthar Sion Road. It is anticipated that construction working hours will be stipulated in the planning conditions attached to the planning grant. Any working hours outside the normal construction working hours will be agreed with Meath County Council. It is anticipated that at the peak of construction there will be a workforce varying in a range of approximately 100 people employed depending on phasing and stage of construction.

These measures are required to be adhered to in order to complete the works in an appropriate manner at the proposed extension to the existing Buvinda House located on the outskirts of Navan, Co. Meath. The design of the project has considered environmental issues and this is enhanced by the works proposals. The key site targets / objectives are as follows:

1. Ensure construction works and activities are completed in accordance with any planning conditions for the development.
2. Ensure construction works and activities have minimal impact/disturbance to the local community and businesses.
3. Adopt a sustainable approach to construction and, ensure sustainable sources for materials supply where possible.
4. Correct fuel storage and refuelling procedures to be followed.
5. Air and noise pollution prevention to be implemented.
6. Good waste management and housekeeping to be implemented.
7. Provide adequate environmental training and awareness for all project personnel

The Main Contractor will be required to prepare a detailed construction management plan for the project, taking into account the requirements of this Construction Environmental Management Plan.