

West of Town Community Association – questions and answers

1. What is the geology of the local neighbourhood?

From the available geological mapping, the Jersey General Hospital site is underlain with superficial deposits of Blown Sands. This overlies alluvium comprising of organic silts and clays, often with lenses and layers of coarser grained material, especially towards the base.

The solid bedrock geology underlying the site comprises the Jersey Shale Formation (JSh) across most of the site, comprised of mudstone, sandstone and grit. Outcrops of the St Johns Road Andesite (JA) of the St Saviour's Andesitic Formation is anticipated beneath the superficial deposits across the far north-western corner of the site.

2. What influence does this geology have on the transmission of vibration in the neighbourhood?

Vibration transmission is, to a small extent, influenced by the geology, but the greater influence on the reduction of vibration with distance is geometric attenuation i.e. the spreading of the vibration energy over an increasingly large wave front as the vibration propagates away from the source.

The predictions (published at a previous neighbourhood forum) are based on empirical data obtained on a variety of sites with different geology. They are therefore likely to include ground conditions sufficiently representative of the conditions at the hospital site to ensure that the predictions are valid. In particular, given the small distances between the works and the surrounding buildings, any effect on the predicted vibration (due to attenuation due to geological conditions) would be negligible.

3. What will be the procedure for reporting and recording damage/complaints/disturbance?

If someone believes damage has occurred to their property or they have a complaint due to contractor disturbance, they should report it to the project's community liaison manager. This person will be appointed before any major construction work begins. The community liaison manager or their designate will be contactable at all times.

4. How is liability for construction related damage apportioned?

In the event of construction-related damage, liability will be apportioned by the loss adjusters appointed by the insurers providing cover under the contract.

5. What building condition reports will be completed as part of the project and by whom?

External building condition surveys will be carried out at the properties shown on the attached diagram at **Appendix A**. Where it is considered necessary, and subject to agreement with each individual premises owner, we will also carry out internal surveys. All condition surveys will be made available to the resident / premises owner once completed. A Jersey-based Royal Institution of

Chartered Surveyors (RICS) accredited surveying company will be commissioned to carry out the surveys.

6. What monitoring, recording and reporting will be undertaken in the neighbourhood?

The Future Hospital team is currently finalising the monitoring strategy for the construction works. The project team will work with a specialist in this area who will visit the site to help develop the strategy. We will share the proposals with the neighbourhood forum as soon as they are available and before the monitoring strategy is put in place. The monitoring strategy is likely to include provisions for acoustic, vibration and air quality monitoring.

7. Is compensation envisaged for business interruption and loss of peaceable enjoyment?

No. We appreciate that living and working next to a large building site will be difficult at times and the project team will do everything it can to reduce noise and disruption. But it's not in the wider public interest to give money to individuals inconvenienced by the provision of public services and infrastructure.

If the planning inspector approves the outline planning application, one of the conditions of approval will be that the project team will have to develop and get approval for a Deconstruction/Construction Environmental Plan (D/CEMP) which sets out what you can expect from the contractors. The local community will have input to this plan early on and agreed measures will be included in the plan to ensure minimal disruption.

Noise monitoring, careful traffic management, and the appointment of someone to take calls and respond to concerns will also help.

8. What are the insurance arrangements to cover project-related damaged caused to properties in the neighbourhood?

In the event of construction-related damage, liability will be apportioned by the loss adjusters appointed by the insurers providing cover under the contract.

9. What will be the procedure for issuing a 'stop work' order?

If a member of the public is concerned about an activity being carried out by any contractor they should contact the community liaison manager or their designate. The community liaison manager will assess the issue and, if necessary, contact the project construction team and instruct them to stop working.

10. How many tons of rubble/spoil will be removed from these sites?

The volumes of waste that are likely to be generated from the Future Hospital project are discussed in Chapter 12 of the EIS, although these have been updated in the summary table attached to this email. Of note is that all solid waste is proposed to be transferred to recycling facilities at La Collette.

<https://www.futurehospital.je/wp-content/uploads/2018/04/EISChapter12.pdf>

Demolition work	Year	Waste Mass (tonnes)
St Elmo's Substation	2018	626
Westaway Court	2019	11,684
Stafford Hotel	2019	5,740
Hotel Revere	2019	5,467
36-40 Kensington place (incl. Sutherland Court)	2019	1,450
44 Kensington Place (Aromas Building)	2019	367
Block G	2019	4,099
Peter Crill House	2022	6,900
Gwyneth Huelin Block, Block E	2022	12,463
Day Care Extension	2022	1,444
Block F Laboratory/Pathology	2022	10,908
Parking Structure	2022	955
Block A	2026	22,323
Block B	2026	8,306
TOTAL		92,732

Year	Demolition Waste (tonnes)	Estimated Demolition Waste Recycled Offsite (tonnes)	Estimated Demolition Waste Recovered Offsite (tonnes)	Estimated Demolition Waste Disposed Offsite (tonnes)	Construction and Excavation (C&E) Waste (tonnes)	Estimated C&E Waste Recycled Offsite (tonnes)	Estimated C&E Waste Recovered Offsite (tonnes)	Estimated C&E Waste Disposed Offsite (tonnes)	Total Construction Demolition Excavation (CD&E) Waste
2018	626	476	103	30					626
2019	28,807	21,893	4,718	1,368	37,133	35,180	96	1,857	65,940
2020	0	0	0	0	385	269	96	19	385
2021	0	0	0	0	385	269	96	19	385
2022	32,670	24,829	5,351	1,552	38,775	36,575	261	1,939	71,445
2023	0	0	0	0	661	462	165	33	661
2024	0	0	0	0	661	462	165	33	661
2025	0	0	0	0	2,920	2,719	54	146	2,920
2026	30,629	23,278	5,017	1,455	216	151	54	11	30,846
Total	92,732	70,477	15,189	4,405	81,135	76,090	988	4,057	173,867

11. What levels of contaminated (e.g. asbestos) materials will be removed?

[EIS Chapter 9](#) mentions the potential for contaminants from the Construction, Demolition and Environmental wastes, such as metals, hydrocarbons and asbestos. At this stage the volumes of these materials are not known. Surveys have and will be commissioned to identify these, including:

- Geo-environmental testing of samples recovered during the borehole investigation and from the monitoring wells;
- Building Inspections before any demolition works to confirm findings in existing reports for HHSD buildings and to identify any hazardous materials in purchased buildings

The Site Waste Management Plan will then identify the methodology for dealing with each of the waste streams, in discussion with Growth Housing and Environment's Solid Waste team. A framework Site Waste Management Plan is provided at [Appendix I-2](#) of [EIS Chapter 12](#).

12. Where is this likely to be taken e.g. La Collette or Granite products Quarry)?

As described in [Chapter 12](#) of the EIS, it is anticipated that the majority of construction, demolition and excavation waste will be taken to La Collette.

13. And more importantly by (specifically) which roads/route(s)?

The routes and impacts of construction, demolition and excavation traffic are provided in [Chapter 7](#) of the EIS and presented in the attached document.

Secondly do you have any figures for similar vehicle movements in terms of delivery to site(s) of new building materials and items for the new Hospital and Westaway fit out.

The construction, demolition and excavation vehicle movements are provided in [Appendix J](#) of the Transport Assessment.

