CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN

(Rev A)

Demolition of Existing 2No. One Bedroom Flats and the Erection of 2No. Two Bedroom Semi Detached Dwellings with New Accesses and Associated Car Parking

At



23 & 23A Meadow Grove
Chandlers Ford
Eastleigh
Hampshire
SO53 3AT

On Behalf of
Imperial Homes (Southern) Ltd

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INTRODUCTION

This Construction Environmental Management Plan has been prepared to support the demolition of existing 2No. one bedroom flats and the erection of 2No. two bedroom semi-detached dwellings with new access and associated car parking at 23 & 23A Meadow Grove, Chandlers Ford, Eastleigh, Hampshire, SO53 3AT. It is hoped that the information contained within this statement will assist the Local Planning Authority in discharging condition no. 5 attached to Planning Consent ref. F/16/78278.

The CEMP defines the minimum requirements that are to be met and covers the management of the main contractor's activities and those of any sub-contractor working under the main contractor's control.

THE SCOPE

The CEMP addresses issues associated with:

1) Noise and Vibration
2) Air Quality
3) Visual Impact
4) Ecology
5) Water Pollution
6) Waste
7) Contaminated Land
8) Construction Traffic Management
9) Protection of Existing Services
10) Community Responsibility

THE CEMP REQUIREMENTS

Noise and Vibration
The location of the site and the planned construction activities do not give rise to a serious risk to noise and vibration. However, contractors will be expected to take measures to minimise the present noise and vibration during construction.

Ground works involving traditional trench fill foundations will be designed to a depth to suit ground conditions. The required machinery will be small scale due to the nature of the development. All machinery used will comply with statutory and all other identified noise control limits.

Where necessary plant and equipment will be silenced, screen and/or enclosed in accordance with the guidance of BS5228 and particularly noise activities will be shielded by the erection of hoardings or screening. No explosives are to be used on site. The use of radios on site is to be controlled so that it does not cause a nuisance.

Air Quality
The location of the site and the planned construction activities do not give rise to a serious risk to air quality. However, contractors will be expected to take measures to minimise the present of airborne dust during construction.

It is anticipated that dust will travel 200m from where it is generated. The principle mitigation measure to avoid contamination to neighbouring properties and infrastructure is to keep construction activities at a minimum of 200m away from the site perimeter. This is not achievable due to the small scale site and works close to the adjoining boundaries. To mitigate this, suitable solid fencing is to be provided to the boundaries with material infill to control dust.

As well the following additional measures should be implemented where practical:

1) Design controls are to be implemented for construction equipment and vehicles, and appropriately designed vehicles are to be used for materials handling.
2) Completed earthworks are to be vegetated as soon as possible.
3) The site to be regularly inspected and site boundaries checked for dust and deposits and removed as necessary. In addition, local roads are to be checked and cleaned when necessary.
4) Provide water supply and hose to allow use of water to supress any specific operation that causes dust to generate.

There is to be no burning of material on site.

Visual Impact
Contractor's compound and areas for material storage are to be located within the allocated development site and appropriately fenced and secured. The locations are to recognise the sensitivity of the outlook from nearby residential properties and adjoining boundaries to the site.

Ecology
Existing trees and hedges are to be protected and retained wherever possible. Trees and hedges that are to be retained are to be clearly identified and are to be protected from construction activity. In the event that trees and hedges have to be removed this needs to be outside the nesting season.

Protection of Water Resources
The following activities give rise to potential risks to water course contamination and the proposed mitigation measures against this have been identified.

Deliveries
Special care is to be taken during deliveries especially when fuels and hazardous materials are being handled. All deliveries are to be supervised by a responsible person and contingency plans are to be agreed and suitable materials available to deal with any incident that occurs.

Storage
Many of the materials used in construction operations, such as oil, chemicals, cement, lime, cleaning materials and paint have the potential to cause serious pollution. All hazardous materials should be stored in secure containers and kept within secure cabins on impervious bases.

Security
All containers and storage cabins to be kept locked and secure within the compound of the development site.

Silt
Water containing silt is never to be drained to surface water drains. Silty water can arise from excavations, exposed ground, stock piles, plant and wheel washing.

Measures are to be taken to prevent water entering excavations. Spoil heaps to be located and configured in a way that will avoid the risk of contamination of ground water. Wheel washes and plant washing facilities are to be securely constructed with no overflow and the effluent should be contained for proper treatment and disposal.

Site roads are to be kept free from dust and mud deposits. In dry weather dust suppression measures may be required.

Refuelling
The risk of spilling of fuel is at its greatest during the refuelling of plant. All plant is to be refuelled in a designated area, preferably on an impermeable surface away from any drains and watercourses.

Concrete
Concrete is highly alkaline and corrosive and can have a serious impact on watercourses. It is essential that particular care with all works involving concrete and cement. Suitable provision is to be made for the washing out of concrete mixing plant or ready mix concrete lorries so that washings do not flow into any drainage or watercourse.

Waste
A site waste management plan is to be prepared by the contractor that includes the following:

1) Organisational responsibility for the preparation and implementation of the plan.
2) The types and quantity of waste anticipated.
3) The measures that will be used to monitor delivery of the plan.
4) The available options for waste management and preferences.
5) The waste disposal sites and contractors that are proposed. All sites must be approved by the appropriate Waste Regulation Authority.
6) Identify how hazardous and non-hazardous waste is to be disposed.
7) Include how the necessary familiarisation and training to make the plan effective is going to be implemented.
8) The measures to be used to ensure the efficient use of materials and minimise the production of waste and its handling.
9) The means of monitoring how much and what types of waste are produced.

The objectives of the plan are to deliver the following:

1) To minimise the creation of waste where possible.
2) To remove rubbish, debris, surplus material and spoil regularly and keep the site clean and tidy.
3) To ensure that waste disposal is managed in a controlled way.
4) To ensure that surplus material is minimised and any non-usable surplus is recycled.
5) To provide all necessary waster transfer documentation.

Contaminated Land
The contractor will implement the Contamination Report and Soil Investigation Report carried out for the site. These reports identify the potential contamination and mitigation methods if any form of contamination is found on the site.

Further planning conditions are enforceable to ensure that any contamination found is suitably dealt with before any works are recommenced on the site. Reference should be made to the reports carried out by Cowan Consultancy Ltd.

Contractor and Construction Traffic Management
Access to the site is gained from the main public highway of Meadow Grove. A condition survey of the road should be undertaken by the contractor.

In order to avoid aggravating peak hour traffic on the local road all contractors will be expected to have most of their staff on site by 08.00 hours and to leave by 16.00 hours. The start of the working day needs to recognise the constraints of the noise management.

Due to the small scale of the site and site constraints all contractors will use the area at the front of the site for parking and deliveries. Contractors are to recognise the use of the main road by local residents and ensure minimum disruption to parking facilities and general traffic movements.

Protection of Existing Services
All existing services to the site are to be identified and protected as required. The main utility service's to be appropriately isolated and connected to the new development. Existing drainage connections and manholes are to be suitably covered and protected prior to reconnection.

Site Management and Community Responsibility
The contractor is to liaise with the local residents and community groups so as concerns they might have can be aired and resolved. Contractors are expected to embrace the objectives of the Considerate Constructors Scheme.

CONCLUSION

Overall, it can be concluded that the measures and mitigation methods identified within this document will ensure that the proposed construction of the development can be done to minimise the environmental impact to the surrounding area. The methods will control all aspects of the construction process and all contractors will follow the recommendations of this report. It is suggested that this statement therefore satisfies the requirements of condition No.5 of the planning consent with its implementation.

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APPENDIX A (PHOTOGRAPHS)



View of existing 2No. flats.



View of existing entrance to first floor flat.



View of existing access onto Meadow Grove.



View of existing site from Meadow Grove.



View of existing adjoining building to the south.



View of site from Meadow Grove.

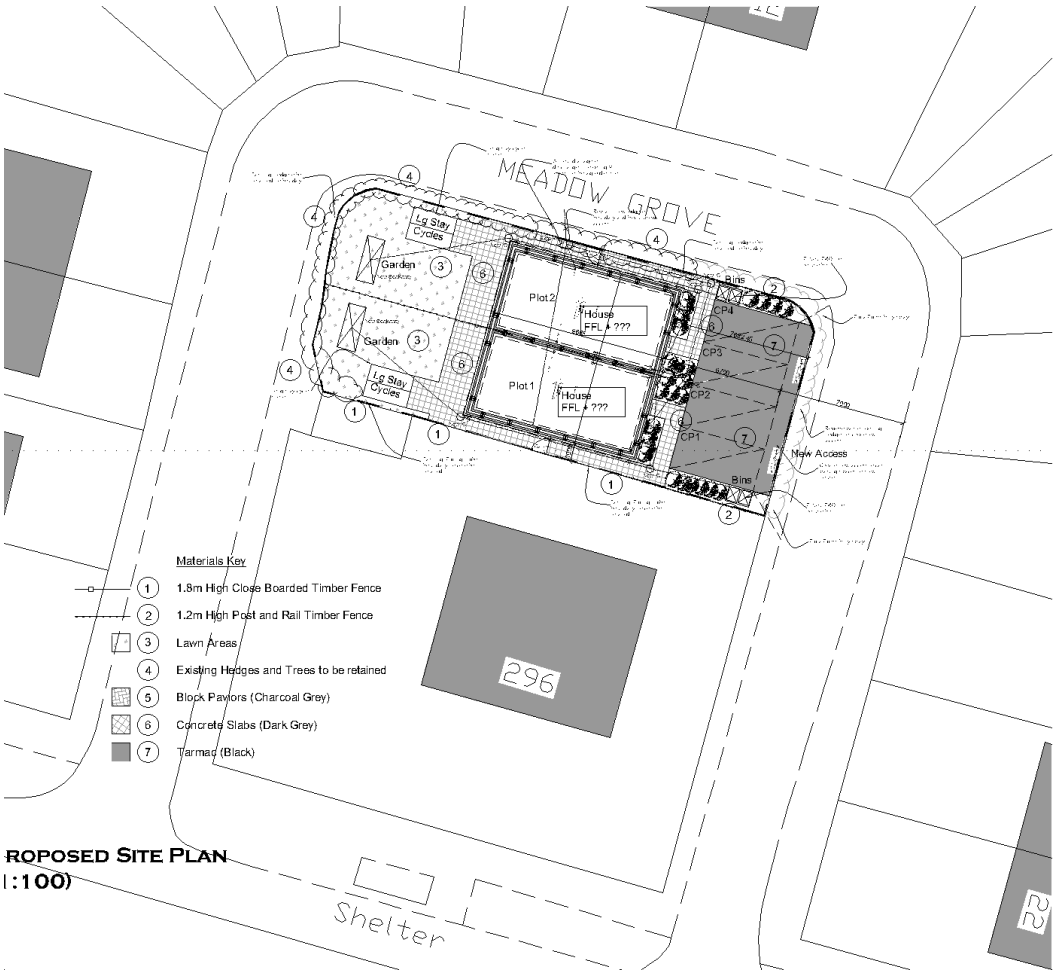


View of site from Meadow Grove.



View of existing car parking areas.

APPENDIX B (SITE PLAN)



ROPOSED SITE PLAN
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