



Report: Construction Environmental Management Plan

Project: Eastleigh Post Office Redevelopment

Client: Eastleigh Borough Council

Site Address: 14 High Street, Eastleigh SO50 5TA



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Introduction

The Construction Environmental Management Plan (CEMP) sets out the responsibilities with regard to compliance and legislation, and helps implement any mitigation measures.

This CEMP details management measures which aim to minimise the environmental impact from the construction phase of the development, it also provides a framework within which the measures will be implemented throughout the project.

The CEMP details management measures specific to this project and is a dynamic document which should be reviewed throughout the course of the project, specifically if activities or conditions on site change, which may influence any measures taken.

This document has been developed to avoid, minimise and mitigate against any construction effects on the environment and surrounding community. It should be considered a living document with reviews being undertaken at set intervals and new information added as appropriate.

For the purposes of this document, the working area is defined as any area where there will be a requirement for temporary or permanent works to facilitate the construction of the development. This includes areas required for access, temporary construction and temporary storage.

This CEMP examines the following aspects with relation to the project execution:

- Vehicular Congestion
- Community
- Noise
- Dust & Air Quality
- Light Pollution
- Water Consumption, Drainage & Environment
- Waste
- Sustainability

Project Overview

The site is located in between two streets; fronting onto the High Street and with Wells Road at the rear.

The project involves the demolition of the existing buildings, currently Eastleigh Post Office, followed by the construction phase:

1. Foundations and service routes
2. Construction of two new buildings including:

Front Block

- a) 1 Nr commercial unit on the ground floor
- b) 10 residential units to the upper three floors

Rear Block

- c) 1 Nr commercial unit on the ground floor
- d) 18 residential units to the upper five floors
- e) A separate commercial bin and bike store

A public Realm comprising hard and soft landscaping with associated car parking and landscaping.

The site will be fully enclosed with a mixture of timber hoarding, Heras fence panels and gates to prevent unauthorised entry. The timber hoarding can have viewing panels cut out, if required, so the public can safely view the construction activities/progress.

The site will be covered by a CCTV system which will be externally monitored. Exact timing of the implementation of this system will be at the discretion of PMC.

The scheme will be registered under the Considerate Constructors scheme with site contact details clearly displayed on the site boundary. In addition, the Site Manager will operate an open-door policy to all neighbouring residents.

It is the main contractor's intention to build relationships with neighbouring residents ensuring the minimum amount of disruption is caused during the construction programme.

All drivers and banksmen will be made aware of the risks of pedestrians emerging and walking in close proximity of the site entrance, the delivery instructions will be sent to all suppliers and PMC banksmen will be updated regularly via Toolbox Talks etc.

Key Site Personnel

Director:	Steve Cripps
Construction support and public liaison:	Matt McGee
Project Managing:	Matt McGee & Ryan Hinks
Senior Site Manager:	Paul Parker

Banksman (orange tabard) to be confirmed by the Site Manager on day of induction.

The site management reserve the right to stop work as necessary where it is deemed unsafe, or if unsafe work practices are taking place.

Site Working Hours

Working hours on site will be:
 08:00 hrs – 18:00 hrs Monday – Friday and
 08:00 hrs – 13:00 hrs on Saturday

The site will be shut Sundays and Bank Holidays.

Complaints and Public Liaison Process and Procedure

All complaints should be directed to the Site Manager in the first instance for a quick resolution. The Site Manager operates an open-door policy.

However, noting the town centre location and close proximity to residents and business users, PMC will also have a dedicated public liaison representative, Matt McGee, who will initially engage with the immediate residents and can also be contacted if matters cannot be resolved by the Site Manager.

In addition, PMC will undertake regular letter drops and will have a newsletter/progress update shown on notice boards on the site boundary/entrances.

Should the issue need to be escalated the plaintiff can contact the construction support and public liaison, or another Director at PMC, on 02392 696025, or via the Considerate Constructors scheme, whose details will be displayed on the site hoarding.

All works will be carried out using the Best Practicable Means for the control of noise, dust and vibration according to the Control of Pollution Act 1974 and with reference to BS 5228 “Code of practice for noise and vibration control on construction and open sites” and the Institute of Air Quality Management’s “Guidance on the assessment of dust from demolition and construction”. In the case a valid complaint about pollution nuisance is received, effective remedial measures shall be implemented within 24 hours to minimise emissions from the site. The contractors shall keep a contemporaneous record of complaints and remedial actions and shall make this available to the Council at reasonable request such as when visiting the site in response to a complaint about pollution nuisance.

Specific Site Processes and Mitigation Measures

- Methods of construction will be MMC (modern methods of construction), all buildings will be constructed using a concrete frame which are formed on site with a MetSec infill.
- The external envelope is made up using bricks, concrete blocks and cladding panels.
- Materials are scheduled for delivery as and when needed and distributed using the onsite crane to reduce site haulage routes and material cross handling.
- There will be a Hazard Information Board listing the permitted plant activities of the day, and a cross check at induction to ensure the plant being used is as identified on the RAMS.
- All materials will be handled in a way to minimise noise pollution, then distributed throughout the site using the crane and placed onto staged landing boards specific to the floor level.
- Large quantities of concrete will be mixed in enclosed areas to avoid generating dust.
- Cutting and grinding on site will be minimised, where possible.
- Equipment with dust extraction and wet cut will be used where possible.
- The use of spray water during cutting of bricks and concrete blocks will be used.
- Block splitter will be used where possible.
- Earthworks will be damped down during dry weather to reduce dust.
- Dusty materials to be stored away from site boundaries, main site access roads and downwind of sensitive receptors.
- Stockpiles to be located out of the wind (or wind breaks provided) to minimise dust generation.

Preventing Emissions and Odours

Plant & Vehicles

- The crane will be electrical with a very low noise emission.
- Plant and vehicles will be maintained and in good working order.
- Deliveries will be controlled to minimise queuing.
- Staff will be asked to ensure engines are switched off when not in use.
- Refueling areas to be kept away from the public.

Mitigation Measure for Environmental Impacts

Controlling of dust in the demolition and construction phase:

The works will be undertaken whilst incorporating best practice guidance set out in “The control of dust and emissions from construction and demolition”.

The following measures are to be followed as ‘standard’ to reduce dust levels:

- Water will be sprayed over the work face of the demolition.
- Excavator operators will be instructed to keep the drop height of materials to a minimum.
- Water will be sprayed over stockpiles of hard-core and concrete prior to the material being loaded away and/or crushed.
- Site vehicle speed limits will be kept to a minimum.
- There will be a wheel washing station before vehicles leave the site boundaries.
- Regular road sweeping will take place.

Reduction of Noise and Vibration (demolition, piling/ground works and bricklaying)

Noise and vibration can be easily reduced by careful choice of plant with the appropriate silencers and to ensure that all items of plant have been properly maintained and that items of plant are only used by trained operatives.

Operating of plant and carrying out noise producing activities to be within the agreed working hours, refer to Construction Phase Health & Safety Plan.

Wessex Demolition's excavator attachments, such as breakers, are the most up-to-date Vibro Silent attachments.

To reduce vibration the drop height of materials should be kept to a minimum; this will include the loading of materials onto lorries and into skips. Excavating down the sides of foundations, prior to using large breakers on them, will greatly reduce noise and vibration travel.

Demolition is a high-risk activity and PMC have a duty to plan, manage and monitor all work. Prior to commencing any site activities full site-specific Risk Assessments and Method Statements are produced, along with a comprehensive Construction (Demolition) Phase Health & Safety Plan. These documents are produced in accordance with the following regulations and Health & Safety Guidance:

- Construction (Design & Management) Regulations 2015
- Health & Safety at Work Act 1974
- Control of Asbestos Regulations 2012

- BS6187:2011 Demolition Code of Practice
- Management of Health & Safety at Work Regulations 1999
- Work at Height Regulations 2005
- Provision and Use of Work Equipment Regulations 1998
- Lifting Operations and Lifting Equipment Regulations 1998
- HSG151: Protecting the Public (HSE Publication)
- HSG189-1: Controlled Asbestos Stripping Techniques (HSE Publication)
- BS5228: Code of Practice for Noise and Vibration Control on Construction and Open Sites
- Section 172 of Highways Act 1980
- BS5975: Code of Practice for Temporary Works Procedures
- Hazardous Waste Regulations 2005
- HSG 47: Avoiding Danger from Underground Services
- Control of Noise at Work Regulations 2005, amongst others.

Protection of public water apparatus

There is one existing manhole that is located at the bottom of the site. Stoppers will be installed in the system at this location to eliminate any debris/dust entering the existing system. The stoppers will remain in place until works are carried out for our new drainage to connect to this existing manhole. Chapter 8 barriers will also be installed around the manhole to keep works away from this area.

Community Consideration: Vehicular Congestion and Approach to Site

Where possible deliveries are to be made on small rigid trucks to minimise impact on site and surrounding roads. Deliveries are to be from 08.00-18.00 Monday to Friday; and 08:00-13:00 on a Saturday. There shall be no working on Sundays or public holidays unless by prior agreement with the Client.

All delivery vehicles are to follow major roads where possible and minimise use of quiet, narrow or residential roads surrounding the site.

All large delivery vehicles will make contact with site management before arrival. Delivery vehicles will find a safe parking area on approach when approximately 10 minutes away from the site. The Site Manager will then arrange for a banksman to be available to co-ordinate vehicle movements into the site.

Delivery vehicles will not be allowed to enter the site until a banksman is present.

All drivers making deliveries to the site must be in compliance with current road regulations and hold the appropriate licenses for the vehicles they are driving.

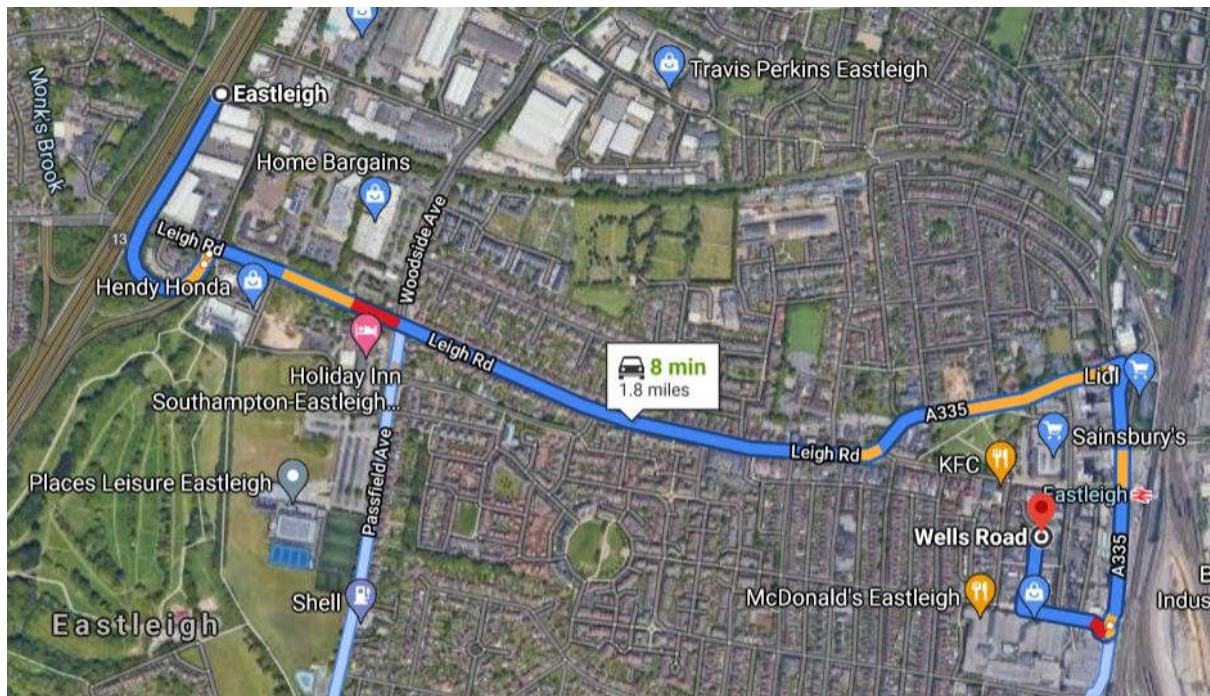
All loading and unloading will be within the confines of the site or within the hoarding line. No materials will be unloaded directly off the highway.

Vehicle delivery route: M3 from the north and south, exit at J13 into Leigh Road (A335), follow the A335 all the way to the LIDL roundabout, turn right and carry on past Eastleigh railway station, turn right by the Swan Centre into Wells Place, then turn right into Wells Road, SO50 5TA.

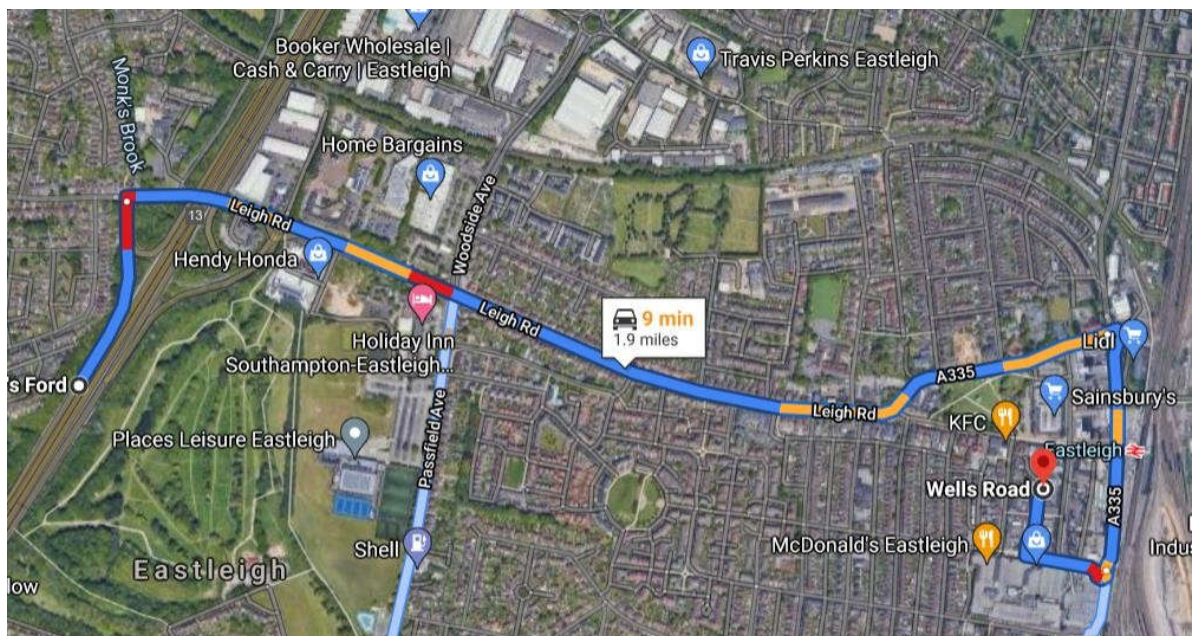
We will be encouraging operatives to car-share and arrange pickups to minimise the amount of contractor vehicles that are parked in the vicinity of the site. If required a traffic management plan will be formulated and introduced.

Approach to the Site

From the north



From the south



Community Consideration: Communication

PMC will operate a proactive approach and contact local community representatives either in writing or by personal visit, if noisy, vibrating or dusty works are to be conducted, we will provide prior notification.

Dates of visits and communication will also be documented in the site diary.

All operatives will be briefed on conduct and community engagement as part of the induction and Toolbox Talks process.

Community Consideration: Noise and Dust

Generic control measures operated by PMC:

PMC Construction and Development Services Ltd will adopt best practice policies in relation to air (dust) pollution. Best practice is defined in section 72 of the Control of Pollution Act 1974 and section 79 of the Environmental Protection Act 1990 to reduce noise and vibration to a minimum.

- All vehicles and mechanical plant shall be fitted with effective exhaust silencers.
- All compressors shall be 'sound reduced' models and any pneumatic percussion tools shall be fitted with mufflers or silencers of a type recommended by the manufacturer.
- Machines in intermittent use shall be shut down when not in use.
- All plant shall be regularly maintained, and documented weekly plant inspection sheets kept by the Site Manager.
- Stationary plant is to be sited away from noise sensitive areas, where practicable. Plant which emits noise predominantly in one direction shall be orientated so that this noise is directed away from such sensitive areas.
- No plant will be operated outside normal working hours.

All site accommodation and welfare are on mains electric and do not require generators.

Specific site processes and mitigation measures:

- The site will be hoarded with continuous plywood hoarding at 2.4m high with vision panels in appropriate locations.
- Methods of construction are MMC (modern methods of construction), all buildings will be constructed using a concrete frame which are formed on site, with a timber frame 4th floor. The timber frame components are manufactured off site and brought to site pre-assembled, requiring on site fixing, therefore minimising on site processes and noise pollution.
- Materials are scheduled for delivery just in time and distributed using the onsite crane to reduce site haulage routes and material cross-handling.

- There will be a Hazard Information Board listing the permitted plant activities of the day and a cross check at induction to ensure the plant being used is as identified on the RAMS.
- All materials will be handled in a way to minimise noise pollution and distributed throughout the site using the crane and placed onto staged landing boards specific to the floor level.
- Mix large quantities of concrete in enclosed areas to avoid generating dust.
- Minimise cutting and grinding on site where possible.
- Use equipment with dust extraction and wet cut where possible.
- Spray water during cutting of paving slabs.
- Use block splitters.
- Damp down earthworks during dry weather.
- Store dusty materials away from site boundaries, main site access roads and downwind of sensitive receptors where practicable.
- Locate stockpiles out of the wind (or provide wind breaks) to minimise dust generation.

Community Consideration: Preventing Emissions and Odours

Plant and Vehicles

- The crane will be electrical with very low noise emissions.
- Plant and vehicles will be maintained and in good working order.
- Control of deliveries to minimise queuing.
- Ensure engines are switched off when not in use.
- Keep refueling areas away from the public.

Fires

- No fires allowed on site, there are no exceptions.

Waste Storage

- Use of covered containers for organic waste, (for example weeds and vegetation), these are to be removed frequently.

Chemicals

- Wind conditions will be taken into account when planning activities likely to emit aerosols, fumes, odours or smoke.
- Position site toilets with connection to the main sewers if possible, or alternatively, effluent tanks away from residential area (where possible).

Community Consideration: Light Pollution

Construction Lighting

In determining the lighting arrangement on site, consideration will be given to residents and other sensitive receptors that may experience light pollution.

Where appropriate, measures will be implemented to reduce obtrusive light.

Where possible a daylight only construction schedule will be adopted to minimise adverse lighting. It is unavoidable that construction work may be required during the hours of twilight or darkness in consideration of shorter daylight availability throughout the winter months.

Where appropriate the following measures will be considered for implementation:

- Dim or switch off lights when safe to do so.
- Use specifically designed equipment.
- Position working and security lights sensibly, where practicable.

Note: It is not anticipated that any construction works will be carried out at night. This will be reviewed frequently.

Community Consideration: Water Consumption

Effective construction management can deliver major savings in water use, water supply and wastewater treatment. This can be achieved without compromising the performance and user acceptability of the project.

Typically, the use of water will take place in the following areas:

- Dust suppression • Vehicular dust suppression • Stockpiles of soil
- Demolition operations • Cleaning • Road sweeping • Boot wash • Drive-on wheel wash
- High pressure washing • Domestic and Welfare facilities • Toilets • Food preparation
- Canteens • Drinking water • Construction • Mortar mixing • Block work • Screeding
- Plastering • Cleaning

The project should, where appropriate, utilise the following examples of best practice, or equivalent:

- Enable monitoring of water use: e.g., install meters which are easy to read, or pulsed meters for connecting to a Building Management System, or sub-metering (pulsed) in areas of major water consumption.
- Ensure all areas of site water consumption are quantified.
- Consider splitting welfare and 'site-based' water consumption.
- Record site water consumption on a regular basis for review at project progress meetings.
- Regular meter readings should be taken from all meters, sub-meters and metered standpipes (weekly is recommended).

Minimise the risk of leakage:

Leak detection equipment to be used (including pulsed meters for regular monitoring), ensure valves and overflows are visible for early detection of water loss and easy to access for maintenance.

Influence user behaviour:

Creating a culture that changes attitudes and behaviour to accepting ownership of water efficiency is fundamental to improving the use of water in an efficient manner.

Good housekeeping:

For example, reporting/repairing leaks, turning off taps which are not in use, and generally using water in an efficient manner. These can assist the site in reducing its overall water use. The provision of information on appropriate use of fittings and appliances; awareness raising of the costs and environmental importance of water efficiency via Toolbox Talks; guidance on processes for identifying and reporting water leakage/poorly-performing fittings; method for providing feedback to building occupants on water.

Community Consideration: Construction Waste

The Construction Site Waste Management Plan (SWMP) will be completed and maintained on site by the Site Manager. It should be made available to all personnel on site as appropriate. The SWMP data sheet template to be used can be found on PMC's document storage portal.

Other industry guidance such as the CIRIA Waste Minimisation in Construction will be utilised as required. This is available online at www.ciria.org.

Site waste is also monitored. All waste generated and removed from site will be entered into the BRE Smartwaste system online. For further information on this please visit:

<https://www.bresmartsite.com/products/smartwaste/>

Construction and Demolition Waste

Quantities of general construction and demolition wastes are made up of materials such as wood, packaging, metals, plastics, bricks, blocks, canteen waste, hazardous waste (e.g., oils, paints and adhesives), site clearance and residual waste which are generated throughout the construction phase.

The Waste Hierarchy which should be implemented on site is as follows:

- Prevention/Reduction
- Re-use; products and materials can sometimes be used again for the same or different purpose.
- Recycling and composting; resources can often be recovered from waste.
- Energy recovery; value can also be recovered by generating energy from waste.
- Disposal; only if none of the above options offer an appropriate solution should waste be disposed of.

Use Toolbox Talks and posters to keep waste 'on the agenda' for all.

Work with suppliers to reduce packaging as packaging is a major contributor to waste.

Site Waste Management Plan (SWMP)

A SWMP should identify the personnel and their roles and responsibilities. This includes maintaining records of waste transfers. The appointed Site Manager should also ensure compliance within any permits and record keeping. PMC will ensure all controlled waste is managed in accordance with the following Duty of Care requirements:

- Ensure all waste is correctly assessed and categorized.
- Prevent the illegal deposit or handling of controlled waste by any other person.
- Prevent waste material from escaping our control.
- Controlled waste must only be transferred to an 'authorised person' (Waste Collection Authority, Environmental Permit holder, Registered Water Carrier, or Waste Disposal Authority).
- Ensure that non-hazardous waste is transferred under a Waste Transfer Note which must be retained for a period of two years.
- Hazardous waste must be moved under a waste consignment note that provides a clear description of the waste material. The consignment note must be retained for a period of three years.
- All waste is the responsibility of the company until it has been fully recovered or finally disposed of.

All suppliers on the approved supplier list will have undergone an initial desktop duty of care audit and will be risk rated. Risk is determined based on spend with any one supplier and local knowledge or expertise.

Community Consideration: Sustainability

PMC aim to use both sustainably sourced materials and supply chains.

Accurate measurement and ordering of materials will be obtained in order to reduce wastage.

PMC aim to use local labour where possible.

Summary of Key Aims

The Construction Site

- Core working hours are: 07:30–18:00 on weekdays, and 07:30–13:00 on Saturdays.
- The site is secure and prevents unauthorised access, especially by children.
- The site is set up and serviced so as to minimise impacts.
- Emergency access, procedures and fire prevention measures are in place.
- The use of energy is minimised.

Health and Safety

- Public protection around the site is ensured.
- Emergency contact procedures are in place.

Traffic and Transport

- Works to roads and footpaths offer safe diversions or similar provisions.

- Access and egress routes are designated and kept to.
- Lorry parking within the vicinity of the construction site is controlled

Noise and Vibration

- Noise is kept to a minimum and monitored to avoid nuisance, where practicable.
- Selection and use of noise-reducing equipment to be employed as best practice techniques.
- Vibrations to be closely monitored.
- No noisy works is to process before 08:00 Monday–Friday, and 08:00 on a Saturday, no works on Sunday.

Dust and Air Pollution

- Dust is to be minimised.
- Asbestos to be disposed of as prescribed by regulations.
- Air quality is maintained.
- No fires will be permitted on site.

Waste Disposal and Re-use

- Arrangements for storage and disposal meet all legislative requirements.
- Contaminated wastes are handled and disposed of safely.
- Construction materials are re-used/recycled.

Protection of Water Quality

- The disposal of seepage, wastewater and groundwater is controlled.
- Measures are in place to avoid the spillage of contaminants into waterways/water courses.

EMERGENCY CONTACT:

In the event of any crisis on site, both in and out of hours, the Managing Director, Mr Stephen Cripps, is to be notified as the first port of call.

Tel: 07768 277488

End of Report