

Construction Environmental Management Plan (CEMP)



Chalcot, York Road, Netley Abbey, SO31 5DD

October 2022

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1 Introduction

This Construction Environment Management Plan (CEMP) has been prepared to address Condition 4 of planning permission for a replacement dwelling granted on appeal on 1st April 2021 reference APP/W1715/W/20/3265379.

This CEMP should be read in conjunction with the approved Ecological Appraisal (July 2019) and the approved Supplemental Ecological Response (December 2019), parts of which will be re-stated in this CEMP.

The purpose of this document is to outline how Mr Wilkinson's contractors will manage and where practical minimize the impact of the development's construction upon the sites surrounding and environment on and off of the site.

Condition 4 requires details of the following:

- a) phasing of the demolition and all construction work;
- b) measures to ensure the biodiversity recommendations and enhancements (Ecological Appraisal by Ecosupport (July 2019) and Supplemental Ecological Response by Ecosupport (December 2019)) are implemented during construction;
- c) location of temporary site buildings, compounds, construction material, and plant storage areas used during demolition and construction;
- d) arrangements for the routing/ turning of lorries and details for construction traffic access to the site;
- e) the arrangements for deliveries associated with all construction works, loading/ unloading of plant & materials and restoration of any damage to the highway;
- f) the parking of vehicles of site operatives and visitors;
- g) measures to control the emission of dust and dirt generated by demolition and construction;
- h) a scheme for controlling noise and vibration from demolition and construction activities (to include piling);
- i) provision for storage, collection, and disposal of rubbish from the development during the construction period which shall preclude burning of such materials resulting from site clearance or other source;
- j) the erection and maintenance of security hoarding;
- k) details of temporary lighting used during demolition and construction;
- l) safeguards to be used within the construction process to ensure surface water contains no pollutants on leaving the site. This should include safeguards for fuel and chemical storage and use.

2 The Development

The Application proposal comprises the demolition of existing dwelling and construction of one replacement dwelling together with vehicular and pedestrian access, parking and servicing.

3 Phasing of Demolition and Construction Works

3.1 Timing of Works

The commencement date for the development is the 2nd January 2023 for demolition and groundworks. Completion of development anticipated May 2023.

3.2 Pre-start works

Enabling works will include establishment of a compound on existing garage hardstanding, tree protection works agreed under the Arboricultural Method Statement and the marking out of the wildlife corridor as shown on the Ecological and Site Enhancement plan (see Appendix A).

3.3 Demolition

This phase should take 2-3 weeks, and will follow rigorous adherence to health & safety, including asbestos safety and protection for the trees as detailed in the Sapling Arboriculture Ltd report.

Demolition will be completed by competent persons to rigorous RA&MS with the appropriate experience and insurance.

3.4 Groundworks

The initial phase will be the insertion of the non-vibratory non-percussive screw pile foundations. This is likely to take 2 weeks.

Groundworks will be completed by competent persons to rigorous RA&MS with the appropriate experience and insurance.

3.5 Sub Structure to Completion

Works will commence on the sub structure which will include the construction of the floor, walls, roof by way of a steel frame & cladding.

All works will be completed by competent persons to rigorous RA&MS with the appropriate experience and insurance.

Once the property is made watertight, 1st and 2nd fix will be implemented and decorated.

The completion of the project will be once the compound is fully removed and the site is made good ready for occupation.

3.6 Working Hours

No construction, demolition or deliveries to the site shall take place except between the hours of;

Monday to Friday - 08:00 hours to 18:00 hours

Saturdays 09:00 hours to 13:00 hours

And at no time on Sundays and recognised public holidays.

Any works outside the permitted hours shall be confined to the internal preparations of the buildings without audible noise from outside the building, unless otherwise agreed in writing by the Local Planning Authority.

4 Demolition

Demolition will follow rigorous adherence to health & safety, including asbestos safety, protection for the trees (as detailed in the Sapling Arboriculture Ltd report) and Ecological mitigation measures (as detailed in Ecological Appraisal (July 2019) and the approved Supplemental Ecological Response (December 2019)).

Prior to demolition and removal of existing sheds, two hedgehog refugia will be constructed (using timber from the felled Oak tree) and installed in the wildlife corridor (see Appendix A).

Under supervision of an experienced Ecologist:

- prior to demolition of and clearance of existing buildings, the buildings will be checked for nesting birds and should any active nests be found, they shall be left undisturbed until fledglings have left the nest and are safely away from the area to be cleared.
- Any hedgehogs found during the removal of the sheds will be placed in the newly created hedgehog refugia installed in the wildlife corridor.
- Any Slow Worms found during the site clearance phase will be placed in the wildlife corridor.

Waste resulting from the demolition phase will be managed in accordance with section 7.4 of this CEMP.

Under no circumstances will there be any burning of any waste (including vegetation) on site.

Demolition will be completed by competent persons to rigorous RA&MS with the appropriate experience and insurance.

5 Invasive Species

In accordance with the Supplemental Ecology Response and in particular, the Plan 1. Ecological Compensation & Site Enhancement (Appendix A), the removal of Rhododendron and Cherry Laurel shall be managed in an ecologically and environmentally friendly manner by:

- Between the winter months of September and March (inclusive), cut down the rhododendron / cherry laurel focusing on older, seed bearing bushes first
- Immediately treat the stump with the appropriate herbicide (glyphosate, diluted to the manufacturer's instructions)
- Dig out the remaining stumps by hand, ensuring no roots are left behind
- Pull up any seedlings that may be present by hand, if possible
- Cut / removed vegetation placed in a secure container to prevent the dispersal of seeds and removed from site as controlled waste, by a licensed handler and disposed of at a licensed facility.

On going management to prevent regrowth to include

- Periodic checking of the area for signs of re-growth
- Removal of seedlings by hand
- Treat any remaining growth with herbicide (glyphosate, diluted to the manufacturer's instructions)
- Remove the redundant vegetation from site, treating as controlled waste, using a licensed handler and disposing of at a licensed premises

6 Access, Storage and Vehicles

6.1 Access for Vehicles to and on Site

The main route for construction and visitors will be from York Road but the construction compound will be located on the existing garage hardstanding.

6.2 Site Structures

No site structures will be located on site.

6.3 Parking Areas for Site Operatives

Parking will be available for site operatives and visitors on Victoria Road.

6.4 Areas of Loading and Unloading of Plant and Materials including Storage of Materials

A compound will be set up on the existing garage hardstanding and the loading and unloading of plant and materials, will take place at this location as detailed in the attached site plan (Appendix B).

Due to the constraints of the site, deliveries of plant and materials to the site itself will be small in volume as there is minimal storage area available on site.

Storage of materials will be within the site compound until the ground floor raft has been constructed at which point, materials will then be stored on this raft, as detailed in the attached site plan (Appendix B).

Any fuel or chemicals needed for construction purposes will be delivered to site by licensed carriers only and will be stored in compliance with COSHH data sheets. Spillage kits will be stored in the same location, for immediate use should the need arise.

6.5 Provision of Wheel Washing Facilities

Wheel washing facilities will be provided as and when required together with road Sweepers as necessary.

6.6 Restrictions on Construction Traffic

All suppliers will be made aware that delivery vehicles cannot wait outside the site or block any neighbouring resident's access whilst waiting to transfer materials from the Beach Lane compound to the site, nor to wait/use any surrounding residential roads other than those specified in this CEMP.

The specified roads to be used as holding areas for delivery vehicles are detailed in the attached site plan (Appendix B).

7 Storage and Security

7.1 Storage for Plant and Materials during Construction

As above, storage of plant and materials will be on the existing garage hardstanding initially, replaced to a position on the ground floor raft, once completed.

7.2 Details of the Erection and Maintenance of Security Hoarding

Security fencing and gates will be erected at the entrance prior to commencement of construction works and will be checked and maintained on a regular basis to ensure a safe working environment and prevent risk to the general public.

8 Managing Impact of the Construction Activity

All due care will be taken to ensure that the construction activity of the site will be controlled in an acceptable manner.

If any matter arises the project manager will inform the Environmental Health Officer or the Local Planning Authority of the exceptional circumstances that arise well in advance, were practical to do so.

8.1 Sediment Control Measures

Sediment that is generated as a result of the development will be controlled in accordance with best practice.

The site manager will ensure that authorised personnel only, will be permitted to fill plant etc with fuel and use any chemicals.

On site refueling of plant and machinery will be strictly conducted within the mixer and refueling protected area shown in Appendix B. At all times refueling of plant and machinery will be conducted over absorbent garage pads to ensure that any accidental spills do not permeate the ground.

Concrete will be delivered to site pre-mixed, by a licensed supplier of concrete and will be offloaded within the mixer area shown in Appendix B.

The site manager will also carry out daily checks on the storage tank and associated equipment to ensure safe use.

In the event of a spillage, the following procedures must be followed on site:

- Use bunded areas where practical
- Regularly inspect areas for spillages
- Have spillage kits available on site
- Clean spillages using agreed wet handling measures
- Vacuum or sweep regularly to prevent a build-up of fine waste dust material, which is spilled on the site and designated as waste that is no longer fit for use. This will be dealt with in accordance with the Waste Management Licensing Regulations (WMLR) 1994
- Inform the Environment Agency and Fire service if harmful substances are spilt.

8.2 Dirt and Dust Control Measures

All reasonable measures will be taken to control nuisance regarding dust and pollution and complying with all reasonable requests from occupiers of adjoining properties.

The mitigation measures (dependent upon weather conditions) include;

- a) During a dry spell, water spraying shall be used to damp down the surfaces.
- b) During wet periods, attention shall be drawn to trafficking of mud and debris by vehicles on to the highways. In this case the roads shall be inspected daily and cleaned as appropriate.

- c) Dust suppression measures shall be assessed at the beginning of each day and reviewed as necessary, having regard to the nature of the works, the location and proximity of adjacent properties and the public.

The following precautions and best practice measures will be adopted from the beginning of project.

- Continual dampening down using fine water spray (via on site water supply) on to activity areas that may create dust.
- No activities carried out in areas in close proximity to the adjoining properties during moderate or high wind conditions.
- All loose debris and arising's that are light enough to be lifted up by the aforementioned wind speeds are to be cleared from the external or exposed site-working areas.
- The debris and arising's will be either removed from the site or stored on the site in containers or spoil heaps with tied down covers.
- In dry and windy conditions selected site areas will be hosed down to reduce the migration of debris dirt and dust particles into the air.
- Sheeting of haulage vehicles entering/leaving site.
- Covering of any site skips.
- During muck shift periods, provide road sweepers when necessary.
- Regularly inspect and clean approach roads.
- Establish site speed limits to prevent the creation of dust.
- Continual on site monitoring carried out by the project manager to ensure the aforementioned mitigating action is adhered to.

By using the dust mitigation measure above, the potential for dust emissions to arise shall be significantly reduced and will ensure any 'risk' associated with loss of amenity to neighbouring properties is ruled out.

8.3 Noise and Pollution Control Measures

Noise levels will be controlled with regards to active, relevant legislation including the Control of Pollution Act 1974 and the Environmental Protection Act 1990 and to the Environmental Health Officers satisfaction.

Best practice will also be adopted by the developer and contractor, in particular by adhering to the BSI Code of Practice for Noise and Vibration Control on Construction and Open Sites.

These measures will ensure any 'risk' associated with loss of amenity to neighbouring properties is ruled out.

Points of reference include:

- Provision of lined and sealed acoustic covers for equipment.
- Turning off plant equipment when not in use.
- All plant being intermittently used shall be throttled back to the minimum at every opportunity.

- Ensure good public relations with tenants and occupants of surrounding buildings/neighbours.

8.4 Waste Management – Scheme of Disposing/Recycling of Waste during Construction

Throughout the development process best practice will be employed to reduce the amount of waste going to land fill and to maximise the use of recycling facilities and opportunities to reuse materials.

All waste will be taken off-site on a regular basis.

8.5 Ecology

Construction activity will be controlled in a way which mitigates damage or destruction to animals and their habitats and in accordance with the mitigation and compensation measures detailed in the approved Ecological Appraisal (July 2019) and the approved Supplemental Ecological Response (December 2019).

8.6 Arboriculture

Tree protective fencing will be erected to protect Root Protection Zones of the site's retained trees. British Standards will be adhered to along with compliance with the approved Arboricultural Method Statement and associated documentation produced.

An Arboricultural consultant (Mr Ben Abbatt, Sapling Arboriculture) will provide site supervision at the following junctures:

- Site Clearance
- Piling mat installation and piling
- Foul Drain installation
- Rainwater discharge system installation
- Dwelling slab, garage slab and vehicle access installation
- Vehicular access cellular confinement excavation works

The detailed supervision proposals are provided in Appendix 1 of the updated Arboricultural Method Statement and are reproduced below:

Method Statement Summary / Timing of operations

	Activity	Date complete
01	Development of the construction plan with input from the appointed Arboricultural Consultant to ensure feasibility of construction.	
02	Pre-commencement meeting with Local Authority Arboricultural Officer, appointed Arboricultural Consultant (NQF Level 4 or higher in Arboriculture) and Site Manager prior to tree works, installation of tree protection measures, demolition works and construction works to discuss the tree protection measures.	
03	Tree works to facilitate development under direct supervision of Arboricultural Consultant.	
04	Installation of tree protection measures (barriers / ground protection) to facilitate demolition and subsequent demolition works with initial supervision by the Arboricultural Consultant.	
05	Reconfiguration of tree protection measures for construction with written approval by the appointed Arboricultural Consultant of the correct installation of the Tree Protection measures to allow development.	
06	Construction of the suspended slabs with Arboricultural Consultant site monitoring: - o Site clearance - o Piling mat installation and piling - o Foul drain installation - o Rainwater discharge system installation - o Dwelling slab, garage slab, and vehicle access installation - o Vehicular access cellular confinement excavation works	
07	Written approval by the appointed Arboricultural Consultant for the removal of the Tree Protection Measures following the completion of the construction and hard landscaping to allow soft landscaping.	
08	Soft landscaping works	
09	Tree survey for remedial works	
10	Remedial tree works	
11	Occupancy	

8.7 Construction Lighting

Any glare from luminaires towards residential properties will be prevented by baffles or similar to reduce impact on neighbours during darker hours of the day in the winter months.

Additionally, luminaires will be directed away from trees, vegetation and any other wildlife habitat.

All lighting will be switched off at night.

9 Health and Safety

All workers and visitors entering the site will be made aware of the health and safety procedures of the site and given a copy of the health and safety plan, including adherence to any additional measures and rulings that may be in place at the time due to COVID19.

10 Contact

For further information or concerns please revert to the Site Manager or contact Mr J Wilkinson on the below:

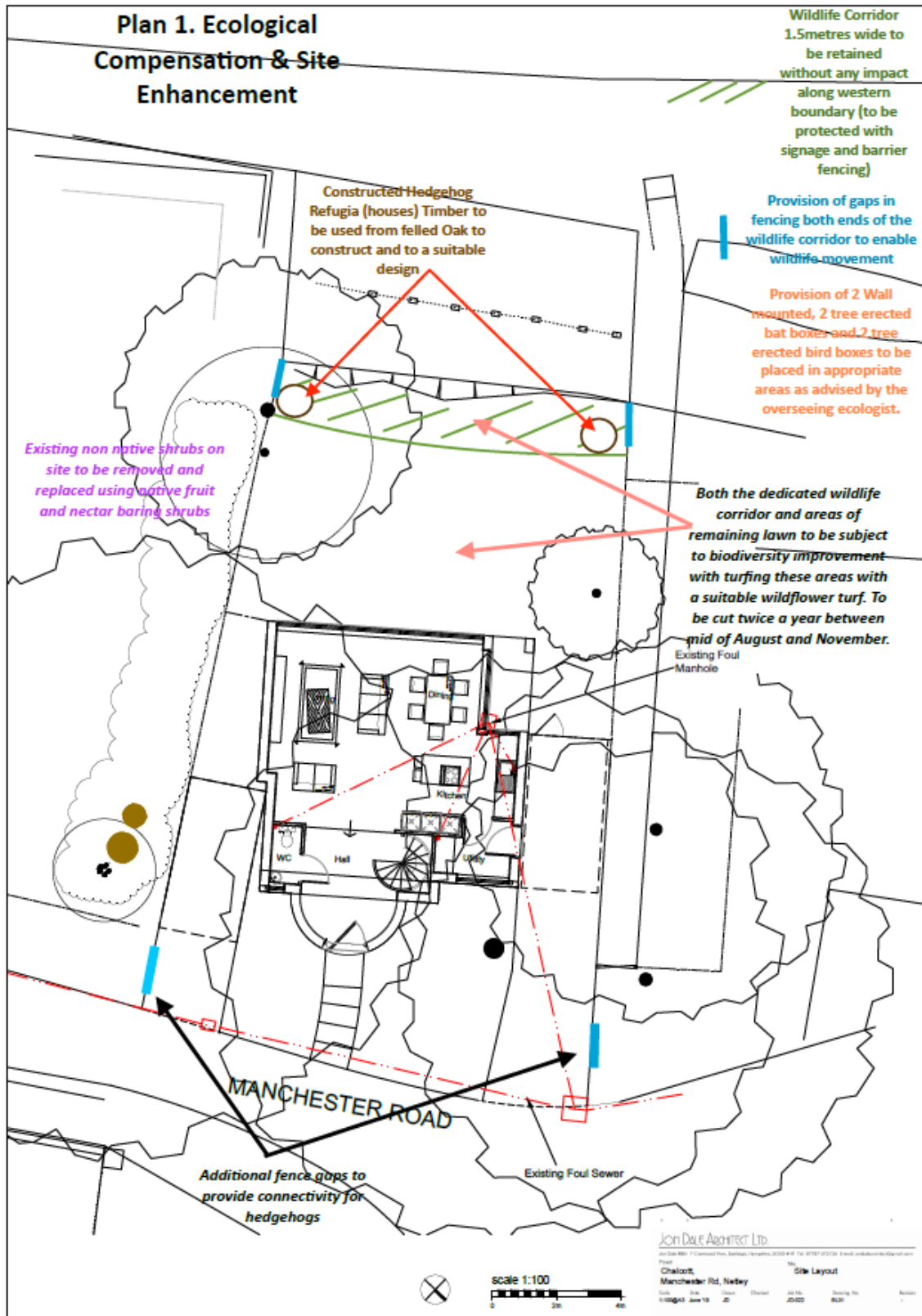
Address:

The Barn
Manor Farm Offices
Flexford Road
North Baddesley
SO52 9DF

Tel: 023 8065 1600

info@rivendaleddevelopments.co.uk

Appendix A – Ecological and Site Enhancement Plan



Appendix B – Site Plan

