

CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN

DOSWELL
PROJECTS

Hanns Way, Eastleigh

**Construction Environmental
Management Plan.**



Construction Environmental Management Plan Revision Sheet

[illegible]

1. Introduction and Project Description

1.1 Purpose of the CEMP

Doswell Projects will be Main Contractor for the project and are therefore responsible for safeguarding the environment and for mitigating the effects of the proposed demolition and construction works at **Hanns Way Eastleigh**. To do this, Doswell Projects and all its subcontractors and suppliers will comply with the environmental requirements outlined in the contract documentation and the specific content of this Construction Environmental Management Plan (CEMP).

This CEMP details the construction operation in accordance with relevant legislative requirements and construction industry best practice. This document will form part of Doswell Projects Construction Phase Plan which will be developed and agreed with the client, the specialist consultant team and the Local Authority prior to commencement of any construction activity.

The Project has planning permission, reference F/22/92349 and with the following description:

Construction of 4No. two bedroom and 2No. one bedroom apartments in a two and three storey block, with ancillary amenity space, landscaping, bin and cycle storage.

This CEMP has also been prepared to address the requirements of Condition 4, which reads:

No construction or site preparation work shall start until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. All works shall only take place in accordance with the approved method statement which shall include:

- a) location of temporary site buildings, compounds, construction material and plant storage areas used during demolition and construction;*
- b) the arrangements for the routing/ turning of lorries and details for construction traffic access to the site;*
- c) the arrangements for deliveries associated with all construction works, loading/ unloading of plant & materials and restoration of any damage to the highway;*
- d) the parking of vehicles of site operatives and visitors;*
- e) measures to control the emission of dust and dirt generated by demolition and construction;*
- f) a scheme for controlling noise and vibration from demolition and construction activities (to include piling);*
- g) provision for storage, collection, and disposal of rubbish from the development during construction period;*
- h) measures to prevent mud and dust on the highway during demolition and construction;*
- i) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;*

- j) temporary lighting; and*
 - k) protection of pedestrian routes during construction.*
- Reason: To limit the impact the development has on the amenity of the locality.*

1.2 Location

The site is located in the centre of Eastleigh on a prominent corner of Wells Place and Hanns Way, to the south is the Swan Shopping Centre with Eastleigh Baptist Church to the south west



The site is currently in use as a car park, the sequence of works is planned as follows.

1.3 Scope of work/ Build Programme

The sequence of construction is as follows:

- Erection of perimeter fencing
- Break out hardstandings/ Tarmac
- Strip foundations
- Formation parking areas to a temporary running course
- Installation of services
- Drainage
- Beam and block flooring
- Brick and blockwork superstructures
- Roof construction
- Roof coverings
- UPVC windows and doors
- Timber close board fencing
- Soft Landscaping

Construction Start Date	TBC
Programme Duration	53 Weeks
Programme Completion	TBC 2024

Management Structure

Description	Person(s) Responsible	
Construction Manager	Richard Couchman	Overall responsibility for construction matters
Contracts Manager	Dan Cook	Responsibility for construction matters and visiting advice.
Site Manager	TBC	Day-to-day responsibility for construction operations and site running
Contracts Surveyor	TBC	Day-to-day responsibility for procurement and site financials
Production and maintenance of CEMP	Richard Couchman	
Site H&S Inspections	HCS Safety/Doswell Projects	
CEMP to be updated as appointments are made and procurement progresses		

General

Doswell Projects Ltd site management personnel will have responsibility for implementing all measures and for ensuring their effectiveness.

The Construction Manager has overall responsibility for construction activities including ensuring the safety and effectiveness of all operations and activities. The Contracts Manager will visit site once per week as a minimum.

The Contracts Manager will write to adjacent residential properties in advance of all key milestones and activities including Start On Site; the letter will also provide contact details for any comments, queries or concerns to be raised directly with Doswell Projects Ltd.

The Site Manager has day-to-day responsibility for construction activities and the construction site. In particular the Site Manager shall have responsibility for ensuring the implementation of specific measures and for monitoring these.

1.3 Regulatory Agencies and Interested Parties

Regulator	Responsibility	Contact Details
Eastleigh Borough Council	Planning, Building Control Nuisance (Noise, Vibration, Dust Odours) Protected Trees & Hedgerows	Eastleigh House, Upper Market St, Eastleigh SO50 9YN Tel: 023 8068 8000
Environmental Agency	Waste Management Water Pollution Surface Water Drain and Watercourses Discharges	General Enquires 03708 506506 Emergencies Only 0800 807060
Kelda Water Services	Sewer Discharges	01226 737317
Natural England	Protected Habitats and Species	300 3787

1.4 Working Hours

To minimise disturbance to local residents' construction activities will only take place between:

Monday to Friday	0800hrs and 1800hrs
Saturday	0900hrs and 1300hrs

2. **Site Set-up**

2.1 The location of the site compound for all contractors working at the site is shown on the plan at **Appendix 1**. Doswell Projects' standard site compound layout is also appended. It will remain in its current form and layout for the duration of the proposed development works until such time as, out if necessity, a new location is required to facilitate completion of the development. It will continue to be kept secure at all times and will be maintained in as clean and orderly fashion as possible.

- 2.2 The site compound will not to be lit outside working hours. The lights inside the newly constructed buildings will be lit with low energy lights during the works. These will be switched to a minimum amount at night and left on for safety reasons.
- 2.3 Site compound lighting will be positioned to prevent intrusive light spillage towards site boundaries and existing properties. Cowls will be used as appropriate to further restrict light spill.
- 2.4 Where used, any security cameras will be located and directed so that they do not intrude into adjacent residential properties.
- 2.5 Temporary office buildings for supervisory staff, welfare facilities and secure storage units will remain in their current position within the construction compound. See the site set up plan. Protective Fencing
- 2.6 Protective fencing, including tree and hedgerow protection fencing as required, will be erected around all construction areas prior to site work commencing and subsequently will be maintained in good condition. The site will be completely enclosed and secured.
- 2.7 The fencing will be removed and/or relocated to a new position only when safe to do so.
- 2.8 Prior to the commencement of works the Tree Officer shall be invited to a meeting to view the tree protective fencing.
- 2.9 Due to the close proximity of public footpaths and boundaries, all sides of the scaffold will be debri netted to ensure materials do not leave the site.

3. Noise and Vibration

- 3.1 All contractors will be required to control and limit noise and vibration levels so that current legislative standards are not exceeded. A risk assessment considering noise will be provided for all planned noisy works including measures to reduce and control noise. The following methods will be followed to reduce noise and disturbance;
- Plant and construction methods will be selected to minimise noise
 - Haul roads will be finished to base course tarmac and kept in good order
 - No unnecessary revving of engines
 - White noise reversing alarms will be fitted to machines/ forklifts
 - Site equipment will be sited away from boundaries wherever possible
- 3.2 Where existing concrete hardstands need to be broken up, an oversized breaker will be used to minimise the blow rate and hence the percussive nature of the noise produced.
- 3.3 All materials will be handled, stored and used in a manner that minimises noise.

- 3.4 Plant and equipment utilised during construction will conform to current legislation on noise and vibration levels and will be examined on a regular basis for defects prior to the start of works. Under no circumstances will defective plant be used.
- 3.5 Where practical equipment will be shut down when not in use. Engine compartments will be closed when equipment is in use.
- 3.6 Semi-static equipment will be sited as far away as reasonably possible from residential dwellings adjacent to the development site.
- 3.7 All complaints received about noise or vibration will be investigated immediately and where necessary, work practices will be modified.
- 3.8 Proposed foundations are standard strip footings; no piling is proposed on site.

4. Task Lighting

- 4.1 External lighting is not anticipated other than limited lighting of the site compound during working hours. Otherwise, the only other potential source of external lighting will be task-specific lighting where external activities are undertaken during dark periods i.e. winter hours.
- 4.2 Again, it is not anticipated that any such activities will take place. As above, external task lighting will be task-specific with use to be discontinued as soon as the relevant task is completed.
- 4.3 Task lighting will be located and directed with cowls where necessary to prevent intrusive light spillage toward site boundaries. Works will be planned to ensure lighting spillage is limited to ensure no impact on trees and hedgerows as well as neighbouring properties, all of which occur at or outside of site boundaries.
- 4.4 Authorisation will be required from the Site Manager for any activities requiring task lighting.

5. Traffic Management and Public Access

- 5.1 All construction traffic will approach and leave the site via the Hanns Way.
- 5.2 All suppliers will be notified on their orders regarding delivery times and peak hours will be avoided. Other material deliveries will take place over relatively long periods during the contract and these will be scheduled to avoid peak times where possible.
- 5.3 Doswell Projects will seek to promote local labour increasing the probability that public services will be used. In other instances the main contractors will often use mini buses and tend to have a pick up and drop off zone during the working day.

- 5.4 Car parking for construction workers will not be able to be provided on site due to the size. Local car parks will be used and restrictions adhered to.
- 5.5 An area of hardstanding will be formed on site to allow deliveries to unload safely without blocking the adjacent road.
- 5.6 A condition survey will be taken of the surrounding roads to record their condition before works starts. Upon completion checks will be made for any damage caused by the construction works and remedials made to make good.

6. Movement, Storage and Treatment of Bulk Materials and Spoil

- 6.1 Construction materials and spoil will be stored in accordance with the Health and Safety plan at Appendix 1.
- 6.2 The spoil that is generated from the development proposals will be re-used on site wherever possible. All excess spoil will be removed and taken to an appropriately licensed landfill for disposal.
- 6.3 Subsoil and topsoil will be separated and stored correctly for use after construction. Subsoil will not be compacted, disturbed or drained which could cause problems with its subsequent use.

7. Dust and Odour Control

- 7.1 Best practicable means will be used to control dust and airborne pollutants at the site including the occurrence of smoke and fume emissions.
- 7.2 Areas of hardstanding and associated with development will be constructed as soon as possible as well as extending the hardstanding to minimise the risk of mud being travelled onto the surrounding roads.
- 7.3 All plant and equipment will be checked prior to use to ensure that it is in good working order and repair and conforms to manufacturers or statutory emissions standards. Any defective items of plant shall not be used.
- 7.4 All processing plant and vehicles carrying loose aggregate and workings will be covered or shielded to reduce/avoid dust emissions.
- 7.5 In periods of dry weather and where practicable, all soil stockpiles and surfaces will be dampened down with water to reduce dust emissions.
- 7.6 Where practicable, material stockpiles will be located away from the site boundary.
- 7.7 All earthworks will be sealed or re-planted as early as practicable to minimise dust.

7.8 Where practicable, on-site aggregate handling will be carried out in enclosed areas.

7.9 No materials will be burnt on site.

7.10 Proper consideration will be given to wind conditions and the location of sensitive receptors such as those dwellings beyond the development sited boundary when activities are likely to emit dust, aerosols, fumes or odours.

7.11 Site toilets will be located well away from sensitive receptors and connected to the existing drainage system.

7.12 A speed limit of 10mph will be imposed on all construction vehicles at the site.

7.13 Any identified recurring generators of dust will be replaced or improved.

7.14 Soil stock piles and the exposed excavation may generate silt run off which may harm animals and the existing water habitat. Discharge points will be identified and water run off settlement system used. To help reduce silt the following measures will be taken:

- Minimise topsoil stripping on site and only in keeping to the construction areas
- Keep existing stock piles covered

7.15 Skips will be used to store waste until removed from site by a skip collection lorry. In the event of loose materials being stored in the skip they will be covered to prevent the waste being blown away.

8. Mud on Roads

8.1 There is potential during certain phases of the construction for vehicle washing and road sweeping to be required. Doswell Projects will therefore enforce strict measures, to avoid the environmental nuisance of mud on roads.

8.2 These measures will include, but are not limited to:

- Forming hardstanding areas for car parking, to be available for the duration of the works.
- Use of a visiting mechanical road sweeper to clean the surrounding roads of any mud or debris deposited by site vehicles within the vicinity of the site. The road sweeper called on by the site team whenever needed and will be properly used and maintained.
- Adequate sheeting of vehicles carrying waste materials.

8.3 The proposals for wheel washing are as follows;

- i. A tarmac hardstanding will be constructed as shown on the TMP drawing attached to the far end of the site, the compound and the rear of the building.
- ii. The hard standing will be constructed to fall to collection points or the tree protection fencing.
- iii. A power washer will be used to wash any mud off the vehicle wheels if needed, this facility will be available on site during the extent of the ground works.

9. Communication with Local Authority and Local Residents

- 9.1 Eastleigh Borough council will be notified of the Developers intention to commence development, letters will be issued to residents alongside the site boundary giving points of contact and brief details of the project.
- 9.2 At an appropriate location along the frontage to site mounted on the hoarding a contact name, telephone number and address for information or complaint purposes will be displayed.

10. General

- 10.1 All contractors will be made aware of their responsibilities and informed of the ways in which their actions can cause pollution and generate waste and how these can be prevented. They will also be encouraged not to use excess resources such as water and energy.
- 10.2 Construction plant/equipment and vehicles will be maintained in order to minimise emissions and maximise fuel efficiency. Hazard warnings will be attached to plant/equipment as necessary.
- 10.3 Construction work will be carried out so that, as far as reasonably practicable, disturbance to the environment is contained within defined limits and site restoration proposals are implemented in a timely fashion.
- 10.4 The measures set out in this Plan will be adhered to except where there is a demonstrable conflict with safety issues.

APPENDIX 1

Site traffic management plan and site set up plan.