

242 LEIGH ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 3AQ

REFERENCE F/22/94044

PLANNING CONDITION 6 CONSTRUCTION ENVIRONMENT MANAGEMENT PLAN

(TO BE IN READ IN CONJUNCTION WITH DRAWING NO. 801)

Rev.A 01-11-23

1. Parking – Smaller vehicles (cars/vans) will be able park on site and there is a turning area for these vehicles. The developer will constantly monitor the situation so that all vehicles associated with the site will either be parked on the application site or due to the restricted site area available will use the on street car parking spaces in the area.
2. Loading and unloading- This will happen on site only within designated areas away from the tree. No deliveries will take place during peak traffic hours; 0800-0930 and 1500- 1700. Due to the restricted area available on-site delivery vehicles will reverse down the 'entrance driveway' to onload and the leave the site in a forward gear.
3. Vehicle routing and vehicle access - Vans and light vehicles will be able to drive along Leigh Road and enter the site via the existing access. When deliveries arrive the developer will assist with any manoeuvres required by site vehicles. Boards will be laid on to any areas of footway where traffic is significant to avoid damage and only dropped kerbs will be used by vehicles to access/exit the site.
4. Storage of materials and equipment - There is an allocated area on site for the storage of materials and equipment, please refer to drawing no. 801. Equipment will be locked in a site storage container.
5. Site conditions - There will be a hose and pressure washer available at all times to remove any excess mud and dirt on vehicles, so that it is not carried out off site onto the road. To help minimise noise and dust the contractor is to apply best practice methods and tools such as using a water hose to dampen down dust where necessary. Should any loose mud or materials fall on to Leigh Road, the developer will wash them off and remove the affected areas immediately.
6. Any metal will be separated to go to a local recycling centre. To avoid any build-up of spoil heaps from excavated material on the site, all construction waste and excess soil from the site works shall be removed and disposed of in a legal manner off-site. No burning of materials will take place on site.
7. Hours of construction - All works relating to the demolition, clearance and construction of the development shall only take place in between the hours of: Monday-Friday 0800 hours to 1800 hours (8am- 6pm). Saturday 0800 hours to 1300 hours (9am-1pm) No time on Sundays and recognised public holidays. Any works outside the permitted hours shall be confined to the internal preparation of the buildings without audible noise from the outside of the buildings.
8. Animal protection – All trenches to be covered overnight and if possible, a plank left in the hole to allow animals to escape if necessary. Please refer to planning conditions also relating to site conditions regarding vegetation and wildlife.
9. Any security hoarding including decorative displays and facilities for public viewing will be constantly maintained by the developer.
10. It is proposed to use typical strip foundations for all of the new dwellings; therefore, piling will not be required.

11. Heras fencing will be erected to protect the TPO tree as advised by the Arboriculturist and which will be retained during the course of the works.

12. Public Consultation - In the event of a complaint about nuisance or impact to amenity, remedial actions shall be implemented within 24 hours, or the polluting works paused until an effective remedial measure is installed. Good site records shall be kept of regular monitoring and audit of the works, all complaints received, and the remedial actions implemented in respect of these. These records shall be made available to Council upon reasonable request such when visiting the site to investigate a complaint stemming from pollution.

13. Prevention Procedure with Oil Spillages from Plant and Machinery - A visual inspection is to be carried out to ensure that all of the site equipment is in good working order. The site manager is to designate a refuelling area and make sure that any spill kits are kept on site in a suitable location. In the event of a spillage this must be reported to the site manager and the spill kits are to be used to soak up any contaminants on the ground and disposed of accordingly.

14. Artificial Lighting - Any external lighting shall be sensitively located to avoid nuisance to neighbouring properties and should only provide the necessary luminance for the relevant task(s) for the required period of time.