



**Monks Lake, Grange Road
Netley Abbey, SO31 5FF**

Construction Environment Management Plan for
Discharge of Condition 5 of
Planning Application **F/23/95140**

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1.0 Introduction

Background and Brief

- 1.1 Peach Ecology was commissioned in September 2023 to prepare a statement to enable the discharge of Condition 5 of Planning Application F/23/95140 for a proposed development at Monks Lane, Grange Road, Netley Abbey, Southampton, SO31 5FF (**Appendices A and B**), for which permission was granted by Eastleigh Borough Council on the 10th July 2023 for the replacement house and garden as shown in **Appendix C**.

- 1.2 Condition 5 of the permission states:

No development, including demolition, shall start on site until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority, which shall include:

- a) Methods of construction works;*
- b) The arrangements for deliveries associated with all construction works;*
- c) Location of temporary site buildings, compounds, construction material and plant storage areas;.*
- d) Measures to minimise dust, noise and vibration;*
- e) Measures to ensure dirt is not transferred onto the highway from the site;*
- f) Measures to ensure that the pond and existing landscape features are protected during the development in accordance with the principles set out in Section 5.0 of the Ecological Appraisal (Peach Ecology, 19 April 2023);*
- g) Precautionary working methods to protect hedgehogs and stag beetles.*

Construction work shall only take place in accordance with the approved CEMP.

REASON: In the interest of amenity and to protect ecological features and habitats, in accordance with Policies DM1 and DM11 of the Eastleigh Borough Local Plan (2016-2036).

- 1.3 This statement will set out the measures to discharge each of the components of the condition.

2.0 Condition 5 Discharge

a) Methods of construction works:

- 2.1 The house will be built using traditional masonry construction techniques with rendered blockwork external cavity walls over a block and beam ground floor structure. The intermediate floor and flat roof will be constructed from a combination of steel and timber joists. To form the large span at the rear the steelwork will be bolted in-place to reduce the size of the lorry and crane required for installation. The garage will be constructed using the same methods of construction.

b) The arrangements for deliveries associated with all construction works:

- 2.2 Car parking for deliveries will be provided on site within the Construction Zone hard standing.
- 2.3 No delivery vehicles will be allowed onto areas of grassland or other vegetation.
- 2.4 Special care will be taken during deliveries, particularly when fuels and hazardous materials are involved. Deliveries will be always supervised; tanks and containers will be labelled with the nature and volume of their contents and the content levels will be checked prior to delivery to prevent overfilling.
- 2.5 Details on working hours: any construction activity including demolition, transport of materials, plant, and equipment to the development site, shall only take place during the following hours:
- Monday to Friday 8am to 6pm
 - Saturdays 9am to 1pm
- 2.6 No working on Sundays or Public Holidays
- 2.7 Similarly, delivery and waste collection should take place between the above hours to avoid disturbance to neighbouring residents. Any deliveries/ works outside the above hours cannot be undertaken without prior written approval of the LPA.

c) Location of temporary site buildings, compounds, construction material and plant storage areas:

- 2.8 All temporary site buildings, compounds, construction material and plant storage areas will be located as shown in **Appendix D**.

d) Measures to minimise dust, noise, and light pollution:

Dust

- 2.9 Best practicable means will be used to control dust and airborne pollutants at the site including the occurrence of smoke and fume emissions.
- 2.10 All plant and equipment will be checked prior to use to ensure that it is in good working order and repair and conforms to manufactures or statutory emissions standards. Any defective items of plant shall not be used.
- 2.11 All processing plant and vehicles carrying loose aggregate and workings will be covered or shielded to reduce/avoid dust emissions.

- 2.12 In periods of dry weather and where practicable, all soil stockpiles and surfaces will be dampened down with water to reduce dust emissions.
- 2.13 All earthworks will be sealed or re-planted as early as practicable to minimise dust.
- 2.14 Where practicable, on-site aggregate handling will be carried out in enclosed areas.
- 2.15 No materials will be burnt on site.
- 2.16 Existing stockpiles of materials will be covered.
- 2.17 Skips will be covered when required to prevent dust and litter being blown about and avoid rainwater accumulation. They will be regularly inspected and replaced when full.
- 2.18 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.
- 2.19 Visual inspections of areas contiguous to the development site, with reference to sensitive locations will be undertaken as a routine. Dust deposition checks will be used to inform any remedial measures that need to be employed at the site.
- 2.20 Any identified recurring generators of dust will be replaced or improved.
- 2.21 Details on demolition works, including dust and noise management from these activities. (as discussed with demolition contractor)
- Through soft strip as required by ecology
 - Segregation of materials on-site
 - Just-In-time skip and waste disposal
 - Controlled mechanical demolition
 - Water suppression – no controlled collapse, demolished by mechanical means
 - No on-site crushing
 - Noise – works completed within the working hours outlined
 - Well maintained machinery and plant to reduce noise

Noise and Vibration

- 2.22 Screens/hoardings will be retained around the site compound to mitigate noise levels where practicable, see **Appendix D**. These will be installed before any demolition works.
- 2.23 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 to all planned noisy works and reduced where possible.
- 2.24 All materials will be handled, stored, and used in a manner that minimises noise.
- 2.25 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.
- 2.26 Where practical equipment will be shut down when not in use. Engine compartments will be closed when equipment in use.
- 2.27 Semi-static equipment will be sited as far away as reasonably possible from the western boundary of the site.
- 2.28 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.

- 2.29 All complaints received about noise or vibration will be investigated immediately and where necessary, work practices will be modified.
- 2.30 Vehicles and mechanical plant will be maintained in a good and effective working order and operated in a manner to minimise noise emissions. The contractor will ensure that all plant complies with the relevant statutory requirements.
- 2.31 HGV and site vehicles will be equipped with broadband, non-tonal reversing alarms.
- 2.32 All pneumatic tools will be fitted with silencers/mufflers.
- 2.33 Care will be taken when unloading vehicles to avoid un-necessary noise.
- 2.34 The use of particularly noisy plant will be limited, i.e. avoiding use of particularly noisy plant early in the morning.
- 2.35 The number of plant items in use at any one time will be restricted.
- 2.36 Plant maintenance operations will be undertaken at distance from noise-sensitive receptors.
- 2.37 The speed of vehicle movements will be reduced, with a speed limit of 10mph.
- 2.38 Operations will be designed to be undertaken with any directional noise emissions pointing away from noise-sensitive receptors.
- 2.39 When replacing older plant, the quietest plant available will be considered.
- 2.40 Drop heights will be minimised when loading vehicles with rubble.
- 2.41 Wherever possible, vehicles will be prohibited from waiting within the site with their engines running or alternatively, located in waiting areas away from sensitive receptors.
- 2.42 Local hoarding, screens or barriers should be erected to shield particularly noisy activities.
- 2.43 Temporary noise screens will be used to reduce noise from particularly noisy activities and the height of perimeter hoarding will be extended where this would assist in reducing noise disturbance at sensitive receptors.

Details on sensitive use of artificial lighting (if applicable) to avoid nuisance to neighbouring properties and bat foraging and commuting areas

- 2.44 During the autumn and winter months, task lighting will be used where necessary to meet health and safety requirements for site staff and tradesman. This will only apply during the approved planning hours with any temporary lighting being disconnected at the end of the working day. No lighting will be directed onto the pond or surrounding trees and hedges.
- 2.45

e) Measures to ensure dirt is not transferred onto the highway from the site:

- 2.46 All construction traffic will enter and leave the site via the existing entrance.
- 2.47 Areas of hard standing 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.
- 2.48 All construction traffic will keep to tarmacked areas.

- 2.49 Construction spoil will be stored in dedicated piles at the edge of vegetated areas away from vehicle trackways.
- 2.50 A speed limit of 10mph will be imposed on all construction vehicles at the site.
- 2.51 The construction supervisor will check the wheels of construction vehicles periodically for dirt, before leaving the site. If wheels are found to be excessively dirty, they will be cleaned with water. If the onsite wheel washers fail and mud / dirt is transferred on to the highway, then mechanical road sweepers will be employed at the earliest convenience to clean the highway accordingly.

f) Measures to ensure that the pond and existing landscape features are protected during the development in accordance with the principles set out in Section 5.0 of the Ecological Appraisal (Peach Ecology, 19 April 2023):

- 2.52 A temporary fence will be constructed at least 5 metres from the pond edge to prevent run-off from the construction site from entering the water.
- 2.53 Special care will be taken during deliveries, particularly when fuels and hazardous materials are involved. Deliveries will be always supervised; tanks and containers will be labelled with the nature and volume of their contents and the content levels will be checked prior to delivery to prevent overfilling.
- 2.54 Loading and unloading delivery areas will be clearly marked and isolated from any surface water drainage system and/or bare ground. Raised kerb surrounds may be needed, with drainage to the foul sewer when possible. Delivery pipes will be fitted with automatic cut-off valves to prevent overfilling.
- 2.55 Vandalism and theft are frequent causes of pollution. Lockable valves are fitted on all storage tanks/containers, fences will remain secured, and gates kept locked. Where possible, materials will be stored under cover and potential pollutants will be transferred into safe storage without delay.
- 2.56 A notice will remain displayed stating that valves and trigger guns must be locked when not in use.
- 2.57 Any oil storage tank and oil stored in drums will continue to be sited on an impervious base within an oil-tight bund with no drainage outlet. All fill pipes, draw pipes and sight gauges will continue to be enclosed within the bund and the tank vent pipe will be directed downwards into it. The base and bund walls will as at present be impermeable to the material stored and be 110% of the capacity of the largest tank in the bund.
- 2.58 Storage of oil tanks/drums at or above roof level will be avoided.
- 2.59 Drums will only be used in emergencies and will not be stored on site as these present a risk of contamination.
- 2.60 Leaking or empty oil drums will be removed from the site immediately and returned or disposed of via a licensed waste disposal contractor.
- 2.61 Bowsers will be stored within the site security compound when not in use.
- 2.62 Before any tank is moved or perforated at the end of a contract, all contents and residues will be emptied by a competent operator for safe disposal.
- 2.63 Mobile Plant will be refuelled in a designated area, on an impermeable surface, away from any drains or bare ground. A spill kit will be kept in proximity. Vehicles will never be left unattended during refuelling and valves will not be jammed open. Hoses and valves will be checked regularly for signs of wear, and these will be turned off and securely locked when not in use. Diesel pumps and similar equipment will remain on

drip trays to collect minor spillages. The drip trays will be checked regularly, and any accumulated oil removed for disposal.

- 2.64 Correct facilities are provided for storage and disposal of paint and liquid wastes.
- 2.65 Equipment and plant such as tanks, bunds, pipe work and drains will be checked and maintained on a regular basis. Any corrective work necessary will be carried out as soon as possible.
- 2.66 The use of pesticides and herbicides will follow guidance outlined in the Environment Agency's Pollution Prevention Guidelines (PPGs).
- 2.67 A register of hazardous material with associated handling and disposal methods (i.e., beyond the COSHH mandatory register for health and safety) will be always kept on site.
- 2.68 The quantity of hazardous materials on-site will be minimised. All hazardous materials will be stored on site in accordance with a health and safety plan.
- 2.69 All waste will be stored in designated areas, isolated from surface drains and bunded to contain any spillages.
- 2.70 If plant/equipment maintenance is carried out on site, used oil will be stored in a bunded area for collection. Oil and fuel filters will not be stored on site and will be removed the same working day.

g) Precautionary working methods to protect hedgehogs and stag beetles:

- 2.71 Vehicle movements will be limited to areas of hardstanding whenever possible.
- 2.72 Vehicles will be prohibited from driving over areas with tall i.e. over 10cm or shrubby vegetation to avoid areas where hedgehogs and stag beetles might occupy.
- 2.73 Vehicles will avoid driving over or near tree stumps and within the root protection zones of trees.

h) Additional measures

Details on how they will address any complaints from the public

- 2.74 Upon receiving a complaint, the designated contact person will record the following information in the complaint register:
 - Date and time of complaint
 - Contact details of the complainant
 - Nature of the complaint
 - Location of the concern
 - Any supporting evidence provided
 - Receipt of any complaints will be acknowledge within 24 hours, along with an estimating timeframe for investigating and resolving the complaint.
 - The site manager will investigate the complaint, including an assessment of its validity, review of relevant records and on-site inspection.
 - The site manager will develop a resolution plan and promptly take action to resolve the issue.
 - A written response and any mitigation measures will be issued to the complainant.

Sediments management (including soils, mud, clay, silt and sand) from the erosion of exposed soils by surface water runoff that can potentially affect the pond to the north of the site.

- 2.75 Soil Erosion Prevention in the form of a silt fence will be erected to mitigate against soil erosion into the pond

Site access/ egress and where the wheel cleaning area to prevent mud onto highways will be located

- 2.76 Wheel cleaning will take place adjacent to the front entrance gate

Appendices

Appendix A – Site Location



Appendix B – Existing Aerial



Appendix C – Proposed Plans



Appendix D – Construction zones

