

Construction Environmental Management Plan

Revision A

Construction of two detached three-bedroom dwellings with ancillary parking, accessed via Beech Road, land North of 1 Beech Road, SO30 4FY.

Planning Ref: F/24/97078

Introduction

The site is surrounded by existing residential plots, accessed via a proposed single width driveway. The site is already largely contained by existing boundary fencing treatments. In accordance with the attached site layout plan, new 2m closeboard fencing will be erected where required, with the entrance to the site being secured using metal Heras fencing including lockable access gates to the site entrance off Beech Road. There are no protected trees, or unusual ecological features that require specific protection measures, however the proximity to existing dwellings requires that particular care and consideration should be taken regarding noise and dust creation during construction. Wherever possible loading and unloading should only take place within the development site. An on-site office & secure storage will be provided by two stacked 20ft containers, positioned as per the attached site layout plan. Site operatives will be directed in the first instance to park within Longclose Road and Birch Road, where there is greater parking availability, in order to reduce the impact to residents on Beech Road which has limited parking availability.

- A display board shall be prominent and shall detail the nature of the works being undertaken, a contact name and telephone number (including a telephone number to be used outside normal working hours)
- A complaints register shall be kept and shall include complainant's details, date and time of the complaint, cause(s) of the complaint, action taken to resolve the complaint, date and time of action taken to resolve the complaint, and reasons for any unresolved complaints.
- The Principle Contractor shall ensure regular site inspections to monitor compliance with the construction management plan and to ensure that nuisance is not caused to surrounding uses. Where non-compliance is identified, the responsible person shall ensure that corrective action is taken.

The working hours for the development site (including any demolition and construction activity) and deliveries including the transport of materials, plant, and equipment to the development site shall only take place during the following hours;

- 08:00 to 18:00 on Monday to Friday
- 08:00 to 13:00 on Saturdays
- No working on Sundays or Public Holidays
- No Piling operations should commence prior to 09:00hrs (no piling is currently anticipated)

Noise and vibration

- Noise reduction is to be achieved by the best practicable means and in compliance with the guidance set out in BS5228 and specifically to reduce impact on near neighbours.
- All vehicles and plant used during the development will be maintained in good and efficient working order, and in accordance with manufacturer's specification.
- All vehicles, mechanical plant, and machinery used during the development shall be fitted with proper and effective silencers (where available AND/OR in compliance with health & safety requirements) and shall be maintained in good and efficient working order.
- All plant and machinery in intermittent use shall be shut down in the intervening periods between works.
- Plant and machinery capable of generating significant noise and vibration levels will be operated in a manner to restrict its duration.
- Static plant and machinery shall be sited as far away as possible from neighbouring buildings.
- All compressors shall be 'noise reduced' models that are fitted with properly lined and sealed acoustic covers which shall be kept closed whenever the machines are in use. All ancillary pneumatic percussion tools shall be fitted with mufflers or silencers of the type recommended by the manufacturers.
- Wherever possible mains electricity or battery powered equipment shall be used instead of diesel or petrol powered generators.
- The handling of materials shall be conducted in such a manner that minimises noise, including minimising drop heights into hoppers and lorries.
- No stereos or similar amplified devices shall be audible beyond the site boundary.

Air Quality & Dust

- All plant and equipment shall be maintained in accordance with manufacturer's recommendations to ensure emissions to atmosphere are minimised.
- Any equipment used to cut paving blocks, kerbs, flagstones etc. shall be operated with a water suppression attachment or a dust filter.
- Engines of plant, machinery, and lorries shall be turned off at all times when not in use.
- Delivery activities, plant, stockpiled materials and/or any other activities liable to significant dust generation shall be located as far away as possible from the development site boundaries and neighbouring properties.

- Stored materials liable to dust generation shall be dampened down, covered with tarpaulin, or otherwise contained as far as reasonably possible, where practicable keep stockpiles or mounds away from the boundaries.
- Drop heights from loading or handling equipment shall be minimised and fine water sprays should be used on equipment where necessary.
- Skips & chutes shall be covered and if necessary enclosed to ensure that dust does not escape.
- All vehicles carrying dusty materials shall be securely covered. Water suppression shall be used in dry conditions to reduce dust emissions (e.g. mobile bowsers or fixed sprayers as appropriate).
- All Non-Road Mobile Machinery used on site must be compliant with the Non-Road Mobile Machinery (Emission of Gaseous and Particulate Pollutants) Regulations 2018. Where requested by a relevant officer, documentation shall be provided evidencing manufacturers emission limits or that equipment has been appropriately retrofitted in accordance with the regulations.

Mud

- The public highway must be kept in a condition whereby it is mud free. This is applicable to both roads and pavements.
- Wheel washing facilities (hose/jet wash) to be used to ensure vehicles leaving site do not carry mud or debris onto the pavement/highway. Daily mechanical sweeping of the pavement & adjacent highway to ensure the area is kept clean and tidy, also to avoid mud drying out and causing a dust nuisance.
- During construction, the access track shall be maintained (and supplemented where necessary) with a suitable aggregate/hard covering to reduce the likelihood of mud spread and dust creation and to provide ease of vehicle access for deliveries & waste collection.

Artificial lighting

- Flood lighting, security lights, and any other obtrusive external lighting shall be sensitively located so as to avoid nuisance to neighbouring properties and should only provide the necessary luminance for the relevant task.
- Lighting schemes shall be compliant with the Institution of Lighting Professionals Guidance Note 01/21 "*The Reduction of Obtrusive Light*".

Waste management

- There shall be no burning of waste at any time.

- The appointed contractor(s) shall have an appropriate means of waste disposal in place for the duration of the development works. Appropriate waste transfer and/or disposal documentation shall be made available for inspection by the LPA on request.
- The Principle Contractor shall ensure that any waste materials stored on the site are adequately secured to prevent unnecessary and unsightly dispersal of the materials around the site and beyond its boundary.

Environment, Spillages etc.

- Open trenches or excavations to be covered and/or provided with escape 'ramps' outside working hours, to prevent roaming wildlife becoming trapped or injured.
- Materials will be offloaded in the established loading areas.
- Drip trays must always be used when refuelling plant.
- Portable generators should be stored within a drip tray.
- Spill kits to be located adjacent to plant requiring refuelling, in an appropriate location.
- Staff will on induction receive training on what to do in the case of a spillage.
- An emergency number will be provided for significant spills within the site office and attached to the spill kit.
- Regular inspections of the site area for spillages will form part of the site manager's duties.
- Clean spillages using appropriate proprietary granules/pads and dispose of correctly (those containing substances such as oil, diesel or paint will be hazardous waste).
- Chemicals hazardous to both people and the environment will be stored in appropriate containers within a ventilated sheltered container.
- COSHH data sheets for all chemicals should be kept on site and staff shall be instructed who to contact in the event of a spill and where to find the action required.

Construction Programme, Methodology and Management

It is anticipated that construction of the proposed development will take approximately 10 months following commencement.

Target completion dates:

Excavation, Foundations & Drainage Systems. July 2024 – August 2024

Sub structure. September 2024

Super structure. October 2024 – January 2025

Fit out Testing and Commissioning (services). February 2025 – March 2025

Final Hard & Soft Landscaping. April 2025.

Method of Construction

The proposed buildings will be built using traditional construction methods and facilitated where necessary by a telescopic forklift and the use of a mobile crane as required.

Construction phase works will include;

1. Hoarding and security of the site
2. Ground preparation and stabilisation of the access driveway surface
3. Removal of material and underground obstructions (if encountered)
4. Foundations
5. Construction of the dwellings in a progressive manner
6. Internal works
7. Pre completion testing
8. Landscaping and final works
9. Programmed handovers and occupation

Contractor Site Layout



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