

Morris, Rachael

From: Panza, Yacklin
Sent: 27 August 2024 14:37
To: Morris, Rachael
Subject: [DC/24/97948] 5-7 Allington Lane, Fair Oak, Eastleigh, SO50 7DA - Pollution Comments (CEMP)
Attachments: EBC - CEMP template for small sites.pdf

Hi again Rachel,

Thanks for consulting the Pollution Team on the planning application DC/24/97948 for the Discharge of conditions 3 (Construction Method Statement) at 5-7 Allington Lane, Fair Oak, Eastleigh, SO50 7DA for the erection of 2.no 2-bedroom bungalows with associated parking following the demolition of existing garages and severing of land.

I have reviewed the CEMP produced by Craig Hoyland dated 19/08/2024, please see my comments below:

a) A programme of and phasing of demolition (if any) and construction work:

Provided and acceptable.

(b) The provision of long-term facilities for contractor parking:

The CEMP mentions that parking area on site will be available; however, this has not been shown in the construction plan. Parking within site entrance and surrounding area will be restricted.

(c) The arrangements for deliveries associated with all construction works; (e) Access and egress for plant and machinery; (i) The arrangements for the routing/ turning of lorries and details for construction traffic access to the site:

The CEMP does not specify site access/egress for deliveries, neither is shown in the construction plan. No information on delivery times to avoid disruption to residents have been included in the CEMP. It is assumed that access will be via existing road. A banksman will be required on site at all times while receiving deliveries.

(d) Methods and phasing of construction works, loading/ unloading of plant & materials and restoration of any damage to the highway [including vehicle crossovers and grass verges];

No information on areas for loading/ unloading of plant & materials and restoration of any damage to the highway has been included in the CEMP.

(f) Protection of pedestrian routes during construction; (l) The erection and maintenance of security hoarding;

Close board fence is proposed to be erected along the frontage of the site boundaries. Agreed.

(g) Location of temporary site buildings, compounds, construction material, and plant storage areas used during demolition and construction;

Provided and agreed.

(h) Details of the methodology for ensuring dirt is not transferred onto the highway from the site:

No details on how highways are to be kept clean from dirt/ mud from construction site has been provided.

(j) A scheme for controlling noise and vibration from demolition and construction activities (to include piling);

No information on measures to control/ mitigate noise from construction activities is provided within the CEMP.

(k) Provision for storage, collection, and disposal of rubbish from the development during construction period;

All waste will be disposed of using approved wastes carrier, this will either be in the form of skips or grab lorries, any packaging or cardboard will be recycled where possible, all stored in the materials storage area or inside the properties once watertight. Agreed.

(m) Details of any temporary lighting to be designed in accordance with best practice;

Temporary lighting for internal construction and only be during site hours. Agreed.

n) how complaints about harm or adverse impact to amenity will be received and considered:

Site Manager details provided and will be displayed at the site entrance. All complaints to be directed to site manager. Agreed.

I suggest the comments in red to be added to the CEMP in order to discharge condition 3 of n F/24/97412. I have attached our CEMP template for small sites if you would like to share it with the applicant.

I trust the above information is of assistance. If you have any further queries, please do not hesitate in contacting us.

Best regards,

Yacklin

Yacklin Panza

Pollution Control Specialist

Planning & Environment - Pollution

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