

CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN

107-109 Leigh Road

Eastleigh

S050 9DR

1. INTRODUCTION

- 1.1. Planning permission was granted on September 9th 2024, under planning reference F/24/97730, for the "Conversion of offices (Class E) to form 2.No HMO's each for 7 unrelated persons (sui generis), single storey side/rear extension to No 107, amenity space, parking and alterations to fenestration."
- 1.2. The permission granted is subject to 14 conditions. This document has been compiled to support the discharge of condition 7, and should be read in conjunction with drawing PG.9066.24.07 Rev A.

Condition 7 states:

No development shall commence 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) Location of construction materials, and plant storage areas used during demolition and construction;*
- (b) The arrangements for deliveries associated with all construction works, loading/unloading of plant & materials and restoration of any damage to the highway [including vehicle crossovers and grass verges];*
- (c) The parking of vehicles of site operatives and visitors;*
- (d) A scheme for controlling noise and vibration from demolition and construction activities;*
- (e) Provision for storage, collection, and disposal of rubbish from the development during construction period;*
- (f) The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate; and*
- (g) protection of pedestrian routes. Demolition and construction work shall only take place in accordance with the approved method statement.*

2. CLIENTS

- 2.1. The clients are Mr L Bowers and Mr J Drever of Rosewood Building Services.
- 2.2. Contractor: The principal contractors are the clients, who will be responsible for all stages of construction, and to ensure the CEMP is complied with at all times.
- 2.3. Local Planning Authority: The site lies within the jurisdiction of Eastleigh Borough Council.

3. THE SITE

- 3.1. 107 & 109 Leigh Road are situated on a corner plot, at the junction with Nutbeem Road, as shown outlined in red on Figure 1.
- 3.2. The site is accessed via entrance doors fronting Leigh Road, and also an access road to the rear accessed from either Nutbeem Road or Chamberlayne Road.



Figure 1 Site location plan

4. PROJECT DETAILS

- 4.1. The project is expected to begin in late 2024/early 2025 and is anticipated to take 6 to 12 months to complete.
- 4.2. The scope of works are as follows:
 - Construction of single storey rear/side extension to no.107
 - Alterations to fenestration
 - Internal works
 - Hard and soft landscaping
 - Formation of car parking spaces to rear
 - Boundary Treatment

The above list is not exhaustive but nonetheless summarises the scale of operations. The order of the list is indicative of the logical order of works, however many can be carried out simultaneously in order to reduce the length of time required for completion.

5. LOCATION OF CONSTRUCTION MATERIALS, AND PLANT STORAGE AREAS USED DURING DEMOLITION AND CONSTRUCTION
 - 5.1. Whilst work is underway, construction material will be stored within the properties where appropriate, otherwise within a fenced compound to the rear of the site.
6. THE ARRANGEMENTS FOR DELIVERIES ASSOCIATED WITH ALL CONSTRUCTION WORKS, LOADING/ UNLOADING OF PLANT & MATERIALS AND RESTORATION OF ANY DAMAGE TO THE HIGHWAY [INCLUDING VEHICLE CROSSEOVERS AND GRASS VERGES]
 - 6.1. All deliveries to be restricted to the rear of the site in the spacious existing car park area, which will also contain compound for additional storage needs.
 - 6.2. Vehicular crossover is existing to allow access to both car park and access road.
 - 6.3. No damage to highway is anticipated, and no grass verges are present.
 - 6.4. As per condition 8 of the planning permission, no deliveries to the site shall take place during the construction period except between the hours of 0800 to 1800 Mondays to Fridays or 0900 to 1300 on Saturdays and not at all on Sundays or Public Holidays.
7. THE PARKING OF VEHICLES OF SITE OPERATIVES AND VISITORS
 - 7.1. Site has existing car park suitable for a number of site operatives.
 - 7.2. 2 hour on street parking zone present in vicinity for visitors between 8am and 8pm.
8. A SCHEME FOR CONTROLLING NOISE AND VIBRATION FROM DEMOLITION AND CONSTRUCTION ACTIVITIES
 - 8.1. The properties are detached from other buildings so there is no anticipated disruption to neighbouring properties.
 - 8.2. As per condition 8 of the application, all works will take place between 0800 and 1800 Monday to Friday, 0900 to 1300 on Saturdays, and not at all on Sundays or public holidays.
 - 8.3. The British Standard code for control of noise and vibration (BS 5228-1:2009 +A1: 2014 and BS 5228-2:2009) will be strictly adhered to.
9. PROVISION FOR STORAGE, COLLECTION, AND DISPOSAL OF RUBBISH FROM THE DEVELOPMENT DURING CONSTRUCTION PERIOD
 - 9.1. Where possible, materials may be reused or recycled.
 - 9.2. All storage, collections and disposal to be facilitated from rear of property by specialist waste removers.
 - 9.3. Front to remain clear due to proximity to main road, and for purposes relating to tree protection.
 - 9.4. Please see drawing PG.9066.24.07 Rev A, for proposed layout.
 - 9.5. As per condition 9 of the planning permission, there shall be no burning of materials on site.

10. THE ERECTION AND MAINTENANCE OF SECURITY HOARDING INCLUDING DECORATIVE DISPLAYS AND FACILITIES FOR PUBLIC VIEWING, WHERE APPROPRIATE.
 - 10.1. Decorative displays not appropriate for such a minor operation.
 - 10.2. Security hoarding to be installed at rear, and also to protect the tree at the front of the property.
 - 10.3. Details of the contractor, and emergency contact details, to be displayed on hoarding.
11. PROTECTION OF PEDESTRIAN ROUTES
 - 11.1. No pedestrian routes to be impeded.
 - 11.2. All construction, hoarding, scaffolding etc to be contained within curtilage of site.
12. As per subsequent condition 8, the following restrictions shall also be observed:
No construction, demolition or deliveries to the site shall take place during the construction period except between the hours of 0800 to 1800 Mondays to Fridays or 0900 to 1300 on Saturdays and not at all on Sundays or Public Holidays.