



CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN

Condition No 3

Planning Reference No: F/23/96419

Site Address: West End Cottage, Swaythling Rd, West End, Southampton, SO18 3HT

Supplied By: Jaytrend Ltd, 5 Holmesland Drive, Botley, Southampton, SO30 2SH

Contact: Alan Phillips 07720 418718 Email: alan@dutchcatering.co.uk

INTRODUCTION

This construction plan has been prepared to support the Condition No 3 attached to the planning reference Number F/23/96419 for the construction of a New Detached dwelling with associated parking. The property/site has been granted development for erection of 1.no 3-bedroom dwelling with parking, bin/bike storage & boundary treatments.

This construction management plan (CEMP) is purely for the redevelopment of the site, as there is no demolishing of any existing property. Jaytrend Ltd will be purchasing the site as a fully prepared cleared site ready for redevelopment pending conditions attached to the planning application which we will adhere to as the project progresses.

This CEMP sets out the standards of 'construction practice' that are utilised to minimise the impact of construction on the local environment and the local community. This is in the interest of local amenity and public safety.

This CEMP is based on the information available at this time, should any information come to light during initial construction works, and or additional planning conditions, then this document will be reviewed and updated.

PUBLIC ENGAGEMENT

- A telephone number will be provided to local residents and businesses which will be maintained at all times whilst the development works are taking place to mitigate and respond to any enquiries and complaints.
- Regular communication with neighbouring residents and any community groups shall be maintained throughout the duration of the works to provide updates on the scheduled works and any changes that may occur as a result of unforeseen circumstances.

- 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.
- A responsible person shall undertake regular site inspections to monitor compliance with the construction management plan and to ensure that nuisance is not caused to surrounding areas. Where non-compliance is identified, the responsible person shall ensure that corrective action is taken.

CONSTRUCTION MANAGEMENT

Project Manager:

Mr Stephen Hatfield, 14 Severn Way, West End, Southampton, SO30 3FZ
Tel ; 07721 995553 stevehatfield@sky.com

Community Liaison :

Mr Stephen Hatfield, 14 Severn Way, West End, Southampton, SO30 3FZ
Tel; 07721 995553 stevehatfield@sky.com

Head Office:

Jaytrend Ltd: 5 Holmesland Drive, Botley, Southampton, SO30 2SH
Alan Phillips Tel; 07720 418718 alan@dutchcatering.co.uk

CONSTRUCTION PROGRAMME

Construction is anticipated to commence following receipt of the discharge of any pre-commencement conditions, with the main works taking place over a 4-5-month period, with a further 2-4 weeks for completion of any snagging matters and relevant paperwork awaiting sign off.

WORKING TIMES

The working hours for the development site shall be:

- 08:00 to 18:00 on Monday to Friday
- 08:00 to 13:00 on Saturdays
- No working on Sundays or Public Holidays

These working hours cover operations and work which are audible at the site boundary. Any noisy operations outside these hours shall not be undertaken without prior written approval from the local planning authority.

Please note weekend work will only take place where completely necessary.

DELIVERIES INCLUDING TRANSPORT OF MATERIALS, PLANT, & EQUIPMENT

Shall only take place during the following hours:

- 08:00 to 16:30 on Monday to Friday
- 08:00 to 13:00 on Saturdays
- No deliveries on Sundays or Public Holidays

If a school is located in the vicinity of the development site or on the proposed access and/or egress routes, deliveries shall be restricted between 8:00-9:30 and 14:15-15:45 on Monday to Friday during term time. Delivery vehicles shall not be permitted to wait, queue, or circulate on the public highway when the development site is not open for deliveries.

DELIVERY ACCESS & CONTRACTORS PARKING

The delivery vehicles and site personnel will utilise the implemented improved access into the site. The access has been constructed in accordance with CEMP drawing attached. Areas where there is regular vehicular movement should have a consolidated surface which shall be kept in good repair, a third-party supervisor will always assist delivery vehicles for entry & exit to & from the site to ensure the safety of any pedestrians, and highway users.

The main deliveries, utilising larger vehicles, it is proposed to install a temporary wheel wash facility on site for all vehicles exiting the site (if required) onto the public highway to avoid depositing mud onto the road. Similarly, in excessively dry periods the area would be swept if there is excessive dust, also water suppression can be supplied to eliminate excessive dust.

The existing compound has sufficient space to accommodate, loading/unloading of all vehicles within the site. (See Attached CEMP Site Plan)

The compound area will have sufficient space allocated for parking for construction workers vehicles during the construction period. (See Attached CEMP Site Plan)

During the construction phase there will be vehicular movements to the site associated with the delivery of construction components and materials, together with the arrival and departure of construction staff. The delivery of construction components and materials would largely be by Small HGVs, while staff trips are assumed to be undertaken by car or van. The proposed vehicles for construction are as follows:

- Fixed wheel 7.5/18 tonne delivery vehicles.
- Cars/ light vans

There are currently no abnormal loads proposed as part of the proposed development. Should access for abnormal/ wide loads be confirmed, prior notification will be given to the highway authority.

Given the scale of construction activity proposed it is considered that the local road network will be readily able to accommodate the small number of additional vehicles during the construction of the site.

The ground works contractor will be responsible for maintaining the existing highway free from any soil spillage and causing mud on the road during the wet period. The Project Manager will be instructed to ensure and take all necessary steps to control mud or dust from all their operations associated with this project, also to rectify/restoration of any damage to the highway/vehicle crossovers and grass verges.

SITE COMPOUND

The development will require the storage of construction materials, plant, machinery. It is therefore proposed that storage container will be used for the storage of materials and plant during the construction period. A welfare cabin will also be supplied for contractors on site. (See Attached Site Plan)

Security Fencing:

Temporary Heras fencing will be erected around the site (**where needed**) during the construction phase to ensure all plant and materials are secure when stored on site. This will be periodically checked by site staff to ensure that the area is securely contained.

Temporary Lighting:

NO lighting will be required during construction of external areas.

Waste management:

There shall be no burning of waste at any time on development sites.

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 local planning authority on request.

The appointed contractor(s) 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 public areas (streets, laneways, footpaths and reserves).

Other Hazardous Material:

No other hazardous material will be stored on site.

NOISE & VIBRATION

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 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 inhabited buildings or other noise sensitive locations.

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.

All generators used on site should not be audible at or beyond the site boundary outside of approved working hours.

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 at the site boundary.

Prepared By

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Alan Phillips

On Behalf of Jaytrend Ltd 18/09/2024

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Condition 3 CEMP Amendment 1

The following information is supplied as requested by Eastleigh Planning to gain discharge of the above condition.

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

Sequence of construction, Foundations/Superstructure/Roof/Interiors/External Works, to include Bike store/Driveway/& Landscaping.

b) Provision of long-term facilities for contractor parking and parking of vehicles of site operatives and visitors;

Limited Parking on Site. See Plan. If Parking is required the next-door neighbour is allowing parking, which does not infringe on access or the highway.

c) Access and egress for plant and machinery;

No plant or machinery only hand tools small digger required a later stage can be delivered through main entrance with plenty of space for unloading as the gate entrance is 6 metres away from the highway as agreed with the highways department.

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

No temporary buildings/compounds. Materials are used immediately as delivered. Plant storage None as per c) Public WC on site

e) 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];

No Crossovers/grass verges, vehicles can reverse into site for unloading. All movement on & off the Highway is controlled by manned guidance. If any damage occurs this will be rectified immediately.

f) The arrangements for the routing/ turning of lorries and details for construction traffic access to the site;

Manned guidance is supplied to access site both on Entrance & Exit. (See Plan)

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

6-yard skip within site for regular collection & disposal of rubbish, skip positioned approx. 7/8 metres from highway. Again, the vehicle has manned guidance when entering/exiting site.

i) Methods and phasing of construction works;

Due to space available within the site, materials will only be delivered to the sequence of construction as per a) above. This will restrict the site from becoming overloaded with materials, thus keeping the site clear and safe to work.

m) Protection of pedestrian routes during construction

The pedestrian path runs along the highway to the front of the site. This is very quiet, as there is another pedestrian path to the rear of the site which is a lot safer to use. However, if work was to be commence near the pedestrian path, we would screen and use barriers with caution signs to protect any pedestrians passing.

Date 22/01/2025

Signed Alan Phillips

