

Application N°: AW/130/18/OUT

**CONSTRUCTION ENVIRONMENTAL
MANAGEMENT PLAN**

**Site Address:
34-44 Carlton Avenue
Bognor Regis
West Sussex
PO21 3LR**

Ref: COUNT/CarltonAve

**CONSTRUCTION ENVIRONMENTAL
MANAGEMENT PLAN**



COUNTERPOINT
P R O P E R T I E S L I M I T E D

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Hours Of Operation

Due to the suburban environment works relating to site preparation, demolition and development shall take place between 8am and 5pm Monday to Friday and 8am and 1pm on Saturdays. No works shall take place on Sundays or Public holidays unless agreed in advance with the Planning Officer.

Tree Protection Measures

Tree protection measures shall be installed as per the tree protection plan as part of the approved Arboricultural plan. Importantly tree protection barriers shall be erected as indicated (annotated 'O') on the CEMP plan. These barriers shall be maintained and not moved unless previously agreed with the Planning Officer or Tree Officer.

Site Planning

Pedestrian and vehicle routes have been positioned to try and maintain separation. Please see position 'K' on the CEMP plan showing operative protected corridor. Parking areas for operatives and visitors prioritise H&S factors and the specified loading/unloading areas assist with keeping general operatives and loading/unloading activities well separated. Pedestrian routes and vehicle routes will be clearly signed.

Material Storage

Heavy side materials will be stored in position 'C' allowing delivery vehicles to unload directly into position from the unloading/loading zone in position 'D'. COSH substances/materials will be stored in a lockable unit in position 'G'.

Waste Storage

Inert waste will be stored at location 'M' on the CEMP plan to enable safe access and loading of the waste. General waste skips will be located in position 'J' on the plan to allow safe access and egress from the site for the waste removal vehicle. Space has been left to allow for two 12-yard skips to be situated on site permanently. Depending on the stage of the development different skip requirements will be needed. But it is assumed a 12-yard general waste skip will be required throughout the majority of the development with a 12-yard plasterboard skip required at other stages. Having space for multiple skips will enable the development to recycle more waste materials.

Plant and Machinery

When not in operation plant and machinery will be located in position 'L' on the CEMP plan. This position is well hidden from external view off site and is away from the drainage and watercourse locations. All plant will be fitted with drip trays to avoid soil contamination and an oil spillage kit will be kept in the welfare unit. Refuelling will only take place in plant and machinery parking area at the beginning of each day to minimise accidents and spillages. Plant and machinery will only be operated by operatives with the correct knowledge and experience.

Site Security

The perimeter to the east of the site has the largest public frontage. On this frontage a two layer fencing system will be used. The perimeter fence will be close boarded timber panels 2m high. Inside

this fence will sit a 2m high heras fence. To the west at the front of the site there is a small public frontage that will be largely taken up by the site security gate. The gate will be 2.4m high and made of heavy gauge galvanised steel and secured by a heavy gauge steel padlock. All perimeter fencing will be checked regularly to make sure it is in good order and fit for purpose.

CCTV cameras will be used around the main entrance and main welfare unit and appropriate security signage will be displayed.

Parking

Parking spaces for site operatives will be located in position 'I' to minimise transit over the site and to allow safe passage into the main welfare unit and protected corridor. Large parking spaces have been provided to allow for larger commercial vehicles with a further additional temporary visitor parking space provided at the front of the site in position 'H' so that they can access the site office without entering the working areas of the site.

Environmental Impact (Noise, Light, Dust,)

Good practice will be followed for environmental impact factors with activities minimised where possible.

Noise – activities generating large amounts of noise will be kept to Monday to Friday weekdays. Operatives will be required to wear appropriate PPE. Noise control measures will be in accordance with BS 5228-1:2009.

Dust – dust control measures shall be in accordance with IAQM document Guidance on the Assessment of Dust from Demolition and Construction. An initial screening assessment (Step 1) has been carried out and has ascertained that Steps 2-5 will be required. Steps 2-5 will be carried out by a competent assessor.

Light – due to the scale of the site it is not necessary to use heavy plant in low natural light levels and so strong floodlights are not necessary on site. Low level lighting will be used to light key pedestrian areas but not on a scale that will cause a nuisance to the wider environment.

Public Contact

Direct mail contact will be made with the residential properties located on Carlton Avenue as well as the Rose Green Primary School located on Raleigh Road. Recipients will receive an email and telephone point of contact for the development project and any further important information. Contact signage will be provided at the site entrance in position 'P' on Carlton Avenue for any further public enquiries.

Welfare Facilities

The bungalow located to the front of the site (36 Carlton Avenue) will act as the site office and primary welfare facility for site operatives (annotated 'E' on the CEMP plan). This will provide PPE and clothes drying room (with dual access points to allow for direct access/egress from site), a kitchen facility, a dining facility, an office facility and a toilet facility. Additional toilet facilities will be located to the rear of 36 Carlton Avenue (annotated 'F' on the CEMP Plan) along with any additional dining/drying/kitchen units which may be required at times through the duration of the build.

Signage

Perimeter site signage and on-site signage will form an important part of the H&S plan. Perimeter signage will be erected to the east on the tree protection barriers and to the west on and around the site entrance gates. The First Aid station in the welfare unit will be signed along with fire/emergency exit plans. The fire assembly point will be to the front of the site but off public land at point 'N' on the CEMP plan. Dangerous materials will be marked accordingly and stored in the COSH substance area.

Transport/Deliveries

Due to the proximity of the Rose Green Primary School deliveries will be restricted to 9am to 2.30pm during Monday to Friday to minimise traffic congestion on the surrounding roads during drop-off and collection times. A vehicle turning head and parking area in position 'D' will allow large vehicles to enter and leave the site in forward gear to minimise safety risk to both on site operatives and the off site public. A qualified banksman will be employed with all unloading/loading of heavy vehicles and assisting the heavy vehicles to leave the site in a safe manner. A wheel-wash facility will be located at position 'B' close to the site exit, water source and drain connection. Measures will be put in place to deal with the grey water run-off from these facilities and any mud that makes it onto the public road will be cleared immediately. Vehicle activity will be minimised on a daily basis to limit congestion on and off site. It is anticipated that during the majority of the build there will be 2 deliveries per day and during the groundworks stage there could be up to 6 heavy vehicle visits to remove waste materials (if strip foundations are used). The large hedge located between the road and 36 Carlton Avenue will be removed to allow for a minimum visibility splay of 2m x 2m.

Indicative Works Programme

Description	Start Month	Period
Facilitating Works	1	3 Months
Site Clearance		
Tree Protection Fences		
Perimeter Security Fencing		
Site Security Gates		
Mains Foul Sewer Connection		
Wheel Wash Facility		
Welfare Units		
Groundworks & Foundations	4	3 Months
Temporary Works Road Base		
Piled or Strip Foundations		
Substructure Blockwork		
Beam & Block Floors		
Superstructure	7	12 Months
Scaffold		
Superstructure External		
Ground Floor Structure (incl. ext block/brick cavity, steel work & int. block partitions)		
Cavity Wall Insulation		
Floor Insulation		
Floor Screed		
1st Floor Timber Frame (incl. Ext. Wall & Int. Partitions)		
1st Floor Ext Wall Insulation		
1st Floor External Cladding		
Roof Structure/insulation/coverings/drainage		
Superstructure Internal		
Electrical 1st Fix		
Plumbing 1st Fix		
Internal Wall Finish (inc. int. skin of external walls e.g. the drylining, plaster skim)		
Ceiling Finishes (incl. plasterboard linings, plaster skim)		
Carpentry - door lining, skirting, architrave, windowboards		
Floor Finishes - Engineered Timber Floor		
Stairs		
Internal doors (inc. ironmongery)		
Windows and External doors (inc. ironmongery)		
Groundworks, Drainage & Hard Landscaping	19	3 Months
SuDs Drainage		
Finished Road Surface		
Internal finishes	22	3 Months
Wall & Floor Finishes - Tiling incl. bathrooms & kitchen		
Wall Finishes - Decorating - including ceiling, coving walls & woodwork		
Floor Finishes - Carpet		
Kitchens (incl. appliances & worktops)		
Plumbing & Bathrooms		
Electrical installations – all lighting, power, main supply works, earth & bonding etc.		
Landscaping	22	3 Months
Planting		
Boundary Walls & Fencing		
Paving		
Turfing		
Outbuildings	22	1 Month
Carport		
Garages		
Works Completion	24	