

CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN

Address:

Development at
Directors Cottage
Toddington Lane
Littlehampton
West Sussex
BN17 7PP

Works:

Demolition of existing bungalow &
Redevelopment of the site with 5 no.
detached houses

Compiled by:
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On behalf of:
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INTRODUCTION

The following Construction Method Plan has been compiled in respect of Planning Application No. LU/249/17/PL for

“Demolition of existing bungalow and redevelopment of the site with 5 no. detached houses”

This Plan should be read in conjunction with the following Appendices:

- Appendix 1 – Site Plan

This Plan should not be construed as either the Pre-Construction Information, or the Construction Phase Plan as required by the Construction (Design & Management) Regulations 2015, although it may form part of either or both of these documents, and the contents of this Plan must be considered and incorporated into plans for the construction phase of the project for the compliance with the CDM Regulations.

Health & Safety, Environment and Waste Management Approach

The applicant will commission competent and trained persons at all times and is committed to management of the site and construction works being in compliance with the Construction (Design & Management) Regulations 2015, encompassing supplementary regulations as applicable to the activities on the site.

The applicant realises the objectives set by environmental legislation and aims to be considerate of the impact the construction site may have on the surrounding environment. The applicant will ensure that all reasonable steps are taken, so far as it is able, to prevent any form of damage, pollution, harm or danger to the environment, and will, where possible, contribute to the protection and enhancement of the environment. All reasonable measures will be taken to correctly plan, co-ordinate and control all site activities to prevent potentially injurious material and equipment from contaminating any land, water or air. The applicant will use his best endeavours to ensure operations on site have minimal impact on the environment. It is aimed to carefully monitor and review site activities to ensure any matter likely to adversely affect the environment is eliminated or controlled.

The applicant is committed to efficient Waste Management and Site Managers will be required to minimise waste and boost levels of re-use and recycling of goods and materials. Licensed Waste Removal contractors who are dedicated and set up for recycling will be employed on the site. Waste will be removed from site by skip or muck-away lorries.

OVERVIEW

The Existing Site: The site contains an existing bungalow which will be demolished, in Phase 2 of the project (see below), by competent specialist demolition contractors. The redundant materials from the bungalow will either be crushed and used as site hardcore, or will be removed from the site by licenced waste management company.

Description of the Work/Proposed Site:

Provide foundations, drainage, hard and soft landscaping, utility services to serve the new buildings. Demolish existing building. Build 5 new build detached dwellings.

Programme:

The site will be built out as follows:

Phase 1 – Build Plots 1 and 2

Start date – June 2018

Duration – 6 to 8 months

Phase 2 – Demolish existing bungalow and Build Plots 3, 4 and 5

Start date – unknown. Likely to be within 1-2 years of completion of Phase 1

Construction Method:

It is proposed to use traditional brick and block cavity construction under traditional trussed and tiled pitched roofs. Foundation type is to be strip or trench fill to a minimum depth of 1M and is not likely to be considerably deeper. Ground conditions will be checked and structural engineer calculations will be obtained for foundations, if necessary.

Sequence of works:

Phase 1 – Plots 1 and 2

- Site barriers to be erected. Heras fencing to South with lockable gates to the driveway. The West, North and Easterly barriers to be existing 1.8M high close boarded fencing. This fencing will be protected from damage during construction by site induction, instructions and information to workers. Materials will be kept away from the fencing where it may damage.
- Set up welfare facilities.
- Clear the site.
- Form temporary MOT hardstanding in driveway for construction traffic and some parking
- Excavate for foundations and fill foundations. (No piling is anticipated on the site)

- Build up Plots 1 and 2
- Complete landscaping and carparking areas, etc. for Plots 1 and 2

Phase 2 – Plots 3, 4 and 5

- Demolish bungalow by licenced contractor
- Excavate foundations
- Build up Plots 2, 3 and 4
- Complete landscaping and carparking areas etc. for Plots 3, 4 and 5

Working hours:

8am-4.30pm Monday to Friday. Saturday 8am-1pm (if necessary and sanctioned by Site Manager). No Sunday or Bank Holiday working will be permitted.

Regulatory Compliance:

The following will apply (may not be an exhaustive list).

- Planning Consent
- Building Regulations
- Construction (Design & Management) Regulations 2015
 - o Appointment of Principal Designer
 - o Appointment of Principal Contractor
 - o Pre-Construction Information
 - o Construction Phase Plan
 - o Health & Safety File and Operation & Maintenance Manuals
- Other Regulatory compliance or approvals required
 - o Health & Safety at Work Act 1974
 - o Noise at Work
 - o Environmental legislation
 - o Others as appropriate to site activities

MANAGEMENT OF THE WORKS

The works will be managed by the appointment of a Principal Contractor, to be LC Nicholas Ltd. who also act as Client. There will be a full time Site Manager during the construction works. The Principal Designer will continue to monitor the site and construction

Access to Site:

The site will be accessed via Toddington Lane. Vehicles accessing and leaving the site will be controlled by banksmen. All traffic to site will be arranged, managed and monitored by the Site Manager.

Site Boundaries & Security:

The site has boundaries as follows:

South: access on Toddington Lane. The existing drive will form the access to the construction site at the beginning of the works. The new driveways will be formed with

temporary surface and will be used for ongoing access to the site. The front of the site will have heras fencing with lockable gates at the entrance.

West, North and East: newly built, and still in construction, residential developments of new dwellings. A new boundary fence will be erected to divide Phase 1 plots from the bungalow and Phase 2 plots. See Site Plans

Neighbouring Properties & Protection of amenity and continuance of enjoyment:

Close liaison will be maintained throughout the construction phases with neighbouring residents. The site will be run by a Principal Contractor who will be responsible for ensuring all operatives and visitors to the site adhere to site rules, parking and access restrictions. Other possible site issues such as noise and dust, etc. will be dealt with in the Construction Phase Plan and applied on site in accordance with best practice. See under 'Control of Noise' and 'Control of Dust'.

Protection and Safety of General Public:

Site boundaries will be erected and kept in good condition and regularly checked and repaired.

Lighting for the Site:

It is not expected, due to the timing of the works that flood lighting will be required for Phase 1 on the site. Should this become necessary a full assessment will be done by the Site Manager and Client to ensure that adequate lighting be provided, placed on site with minimum effect on the neighbouring properties. Floodlighting will be kept to a minimum by careful planning of works.

Control of Noise:

Operations involving equipment or activities which may cause a noise nuisance to neighbouring residents and general public will be kept to a minimum by careful planning of work. Noise control and monitoring will be continuous and working on noisy activities will be coordinated with the Site Manager who will assess the impact on neighbours.

Close liaison will be maintained with neighbouring property owners when such work is unavoidable and mitigating measures undertaken. Such mitigating measures may include:

- Segregating the noise by erecting barriers, or closing doors where possible.
- Dampening machines or tools to reduce noise
- Ensuring silencers are fitted where appropriate to the machinery/tools.

All operatives working on site will be advised of the policies in regard to noise avoidance and the mitigating measures which are appropriate in regard to their own health & safety. Appropriate PPE will be worn by operatives at all times, including ear protection as and when necessary.

Control of Vibration:

Operations involving equipment or activities which may cause risk of vibration injury to operatives will be kept to a minimum by careful planning of work. The Principal Contractor and Site Manager will be required to monitor working methods on such activities and will coordinate safe working methods. Any heavy duty machinery, such as excavation diggers, causing vibration near boundaries, will be controlled and hand digging implemented, if necessary to avoid nuisance or damage to the neighbouring property.

Mitigating measures may include:

- Use of hand held tools instead of heavy machinery if necessary
- Well maintained equipment will be used at all times
- Machinery and tools fit for purpose to avoid over-working machinery or operatives on the task, will be used.
- Activities causing vibration will be kept to short bursts rather than long continuous periods
- Operatives will be competent and trained in the use of machinery and tools in order that the machinery/tools are used in an effective, efficient way.

All operatives working on site will be advised in regard to vibration avoidance steps and the mitigating measures which are appropriate in regard to their own health & safety.

Appropriate PPE will be worn, and mitigating measures taken as necessary.

Control of Dust:

External works, excavations and brickwork cutting operations may all give rise to dust in the atmosphere. This will be kept to a minimum by undertaking the following measures and precautions:

- Apply water or binding agents to those areas / activities that are likely to produce dust wherever practical to do so.
- Maintain good levels of housekeeping on site during the construction process. This will also include regular reviews of the adjacent public highway / footpaths and cleaning will be undertaken if found necessary.
- Ensure that materials that may generate dust are correctly stored and covered in practical locations.
- Ensure that vehicles entering or leaving the site are covered correctly and that any spillage that occurs is promptly cleaned up.
- Ensure that Sub-contractor Risk Assessments and Method Statements give due consideration to the possibility of creating dust or causing other nuisances. Such Method Statements will be required to address such issues and incorporate the use of appropriate plant and / or tools to minimise any dust arising. Sub-contractor's Risk Assessments and Method Statements will be reviewed by the Principal Contractor and any appropriate amendments deemed necessary during this review will be made.
- Suitable covers will be applied to skips to ensure that emissions of dust and debris from general day to day waste arising from the works will be kept to a minimum.
- Bonfires will not be allowed on site, thus avoiding any dust, soot or other wind transported debris arising from burning of materials.
- Suitable screening to be applied where activities likely to cause dust.

- Close liaison with neighbours when activities or conditions where dust may be unavoidable. Discuss timings and additional screening, and any additional cleaning with neighbours.
- Avoid work likely to cause dust during windy weather.

Site Welfare:

Welfare will be provided by either taking over the existing bungalow if tenants have vacated, or, by providing a cabin for site office, wash and refreshments, and a fully serviced portaloo. Electrical power for hot water and heating will be connected in the cabin and tables and chairs provided. First Aid facilities will be available on site, and Emergency Procedures clearly relayed to all operatives.

If the bungalow is used for welfare this will have dedicated areas for refreshments and site office, and the existing WC will be used for the site operatives/visitors. These facilities will be maintained in a clean and usable state.

Communications within the site:

All operatives will be encouraged to report to the Site Manager any occurrence, near miss, or hazardous situation or activity which they observe on the site.

Site Drainage, Storm Water and Sediment Control:

Measures will be put in place to prevent the pollution of storm water drainage systems. These will include:

- Minimise excavation and movement of loose materials on site during inclement weather
- Materials will be stored well away from existing drainage systems and in areas designated by Site Manager
- Stock piles will be protected by Silt Fences where there is danger that they will spill into drainage systems.
- Existing storm water drainage systems to be retained on site and kept clear of debris and pollutants
- New drainage runs which are to connect to existing will be cleared of debris prior to connection and commissioning
- Re-fuelling of plant will be carried out away from drainage systems. Any spillages will be immediately covered with sand and removed to appropriate skip
- Good Housekeeping on site monitored by the Site Manager

Prevention of Mud on Road:

The time of year, weather conditions and site activities will determine the potential for mud on adjacent roads. The Principal Contractor will monitor the situation daily and any dust,

debris or mud will be cleaned off the roadways before close of site for the day. In inclement weather a wheel wash system will be employed if necessary.

Traffic Management – Deliveries

Site traffic will be controlled and the guidelines listed below followed for all site traffic and activities. All below to be managed by Principal Contractor

- Manage both vehicle movements and pedestrian movements on site
- Eliminate the need for reversing where possible. Always use at least one banksman when reversing from site and manoeuvring on adjacent roads
- Ensure public are informed and protected by signage, notices, letters, barriers.
- Maintain adequate vision and site lines
- Erect signage and barriers appropriately
- Strictly control and monitor parking and offloading/storage.
- Keep offloading from the roadside to an absolute minimum. Any unavoidable offloading from the road will be conducted with close liaison with neighbours to ensure no unacceptable disruption. The time for vehicles on the roadside will be kept to a minimum. Banksmen will be used to direct traffic around the temporary obstruction. The offloading from the highway will be used only as a last resort and only when all other options for offloading on site are exhausted.
- Pedestrian access will be through the main site gates as indicated on the Site Plan
- Deliveries to Site:
 - Deliveries will be made during normal site working hours, but will be restricted to avoid peak hours of public road usage, as follows:
 - No deliveries or collections from site before 9am or between 3-4pm
 - Due to the limited site access, and surrounding residential properties, the use of articulated lorries for deliveries should be restricted as much as possible. In instances where their use is absolutely essential, clear access to/from the site will be secured in advance
- Operative/visitor/client parking
 - Limited parking will be available on site on direction of the Site Manager
 - Other parking will be on the highway but not obstructing neighbouring properties
- Movement of traffic on Site
 - Movement of traffic on site will be controlled by Site Manager. See Site Plans for general site set up.
- Movement of traffic onto and off Site

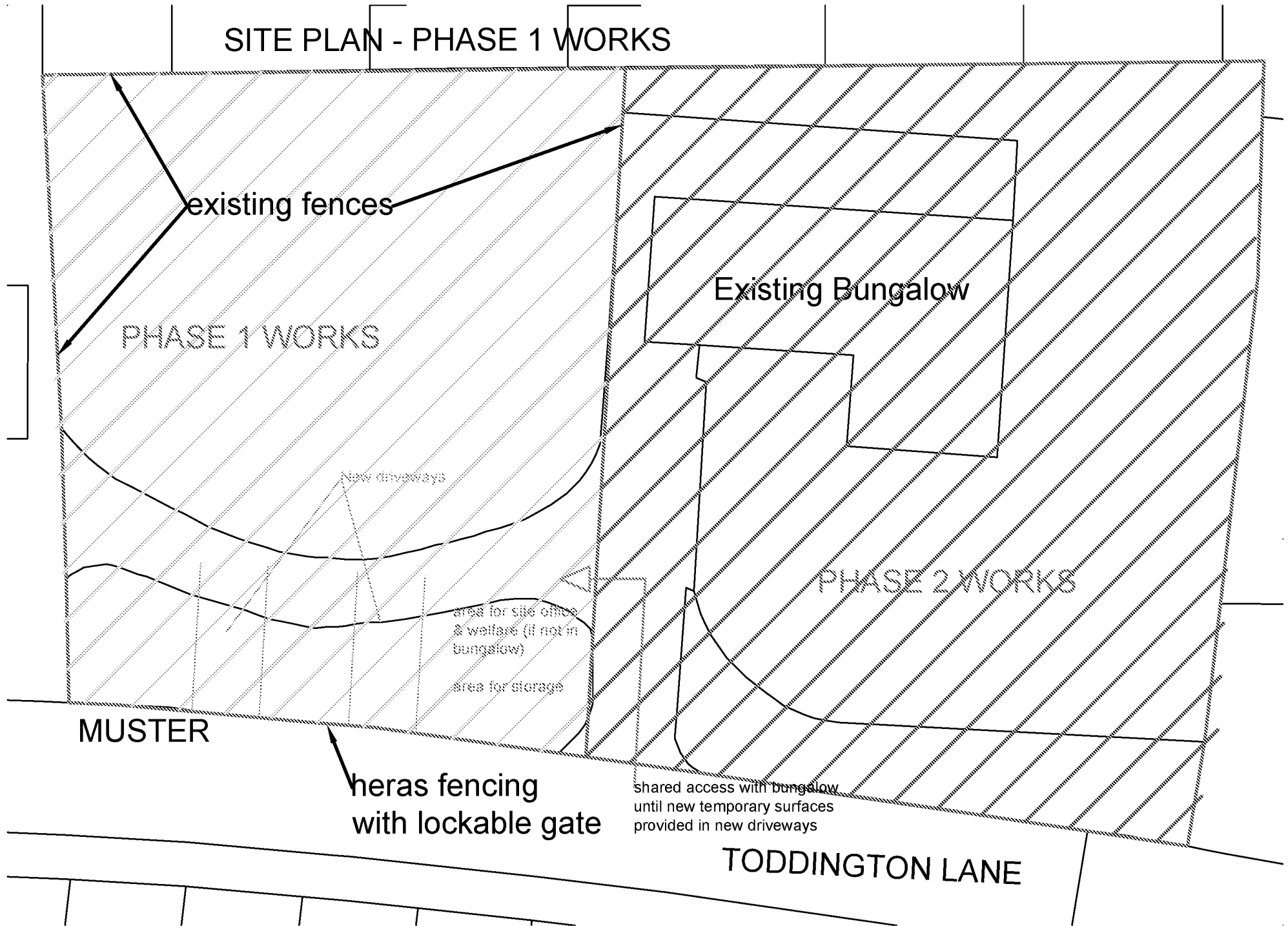
- Vehicles will be encouraged to enter and leave the site by forward gear wherever possible.
- Where appropriate, banksmen will be employed to see vehicles off the site to protect general public and public highway traffic.
- Vision Splay. It is envisaged that entrance and driveway will allow sufficient vision splay from the site. See Site Plans.

Storage:

Storage of materials on site will be managed by the Site Manager. All materials will be stored within the site compound at the Site Manager's direction. Stock piles will be kept as tidy as possible throughout. If the bungalow is vacant during Phase 1 then this may be used for storage of smaller items as directed by the Site Manager.

APPENDIX 1 - SITE PLANS - NOT TO SCALE

SITE PLAN - PHASE 1 WORKS



SITE PLAN - PHASE 2 WORKS

PHASE 1 WORKS

New driveways

PHASE 2 WORKS

area for site office
& welfare (if not in
bungalow)

area for storage

Access to Site

MUSTER

TODDINGTON LANE

heras fencing
with lockable gate

existing fences

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