

■ A R C H I T E C T S ■ D E S I G N & M A N A G E M E N T

Planning Department
Arun District Council

Date – 18th May 2021
Project number – 1594
ADM file ref. CEMP
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Planning Application: Reference No. P/58/19/PL (Appeal ref W/4001476).

The development proposed is the erection of 9 dwellings with associated access, parking, cycle and refuse storage and landscape design.

Inglenook Hotel, 253-255 Pagham Road, Pagham, PO21 3QB

Conditions requiring Local Planning Authority written approval or to be complied with prior to commencement of development:

5) No development shall take place, including any works of demolition, until a Construction and Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved CEMP shall be implemented and adhered to throughout the entire construction period.

This CEMP shall provide details of the following:

- (a) the phased programme of demolition and construction works;*
- (b) the anticipated number, frequency and types of vehicles used during construction,*
- (c) the location and specification for vehicular access during construction,*
- (d) the provision made for the parking of vehicles by contractors, site operatives and visitors,*
- (e) the loading and unloading of plant, materials and waste,*
- (f) the storage of plant and materials used in construction of the development,*
- (g) the erection and maintenance of security hoarding,*
- (h) the location of any site huts/cabins/offices,*
- (i) the provision of road sweepers, wheel washing facilities and the type, details of operation and location of other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders),*
- (j) details of public engagement both prior to and during construction works, including a named person to be appointed by the applicant to deal with complaints who shall be available on site and contact details made known to all relevant parties,*

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- (k) measures to control the emission of dust and dirt during construction, to include where relevant sheeting of loads, covering and dampening down stockpiles and restriction of vehicle speeds on haul roads. A dust management plan should form part of the CEMP which includes routine dust monitoring at the site boundary with actions to be taken when conducting dust generating activities if weather conditions are adverse,*
- (l) measures to control the emission of noise during construction,*
- (m) details of all proposed external lighting to be used during construction and measures used to limit the disturbance of any lighting required. Lighting shall be used only for security and safety,*
- (n) appropriate storage of fuel and chemicals, in bunded tanks or suitably paved areas,*
- (o) measures to reduce air pollution during construction including turning off vehicle engines when not in use and plant servicing, and*
- (p) waste management including prohibiting burning,*
- (q) provision of temporary domestic waste and recycling bin collection point(s) during construction.*

Reason: These details are necessary pre-commencement to ensure the development proceeds in the interests of highway safety and in the interests of protecting nearby residents from nuisance during all stages of development and to ensure the use of the site does not have a harmful environmental effect.

(a) The phased programme of demolition and construction works,

There are no demolition works associated with this project.

The site will be made secure.

The construction of the residential development, with the associated access and car-parking will be programmed in such a way to minimise excessive vehicle movements.

Phase one of the programme; This will involve the careful construction, installation and laying of the vehicular access, pathways and car parking areas on the site. Any fertile topsoil removed will be carefully stored on site for future use on the retained land. The newly created car park areas will then become the area for the storage of materials and any associated vehicle parking associated with the project. The development of the new access from the main road will be installed by an approved WSCC Highways sub-contractor. All work will be carried out strictly in accordance with WSCC Highways recognised guidelines, regulations and licensing requirements. The required visibility splays will be provided. All work will be carried out strictly in accordance with WSCC Highways recognised guidelines, regulations and licensing requirements.

Also, the required work to the Inglenook Hotel to permit the access with programmed.

Phase two of the programme; The associated infrastructure services will be installed. Please see the various services layouts such as the attached surface water and foul water drainage plans.

Phase three of the programme; The construction of the actual residential units will begin. The setting out of all the foundation trenches and associated ground works. It may be decided to develop all of the ground works under one phase to minimise disruption. This

way all of the heavy plant work associated with ground works can be dealt with efficiently.

Phase four of the programme; The construction of the actual residential units will continue. This will be programmed efficiently. The precise programme will be agreed when the contractor is appointed.

Phase five of the programme; Finishing works for the residential units. The precise programme will be agreed when the contractor is appointed.

Phase six of the programme; Landscaping works. The precise programme will be agreed when the contractor is appointed.

Phase seven of the programme; All areas will be left completely clean, tidy and safe.

(b) The anticipated number, frequency and types of vehicles used during construction,

Please note the information contained in the Transport Statement by Transport Consultants.

To be confirmed when the main contractor organizes the programme.

There are no demolition works associated with this project.

Where possible, generally smaller delivery and collection vehicles will be used. Care will be taken to avoid any dangerous vehicle situations.

The loading and unloading of materials will be carried out with great care with site operatives checking on public safety. If required, public will be directed away from vehicles.

Care will be taken to maneuverer from the contractor's compound to the construction area.

(c) The location and specification for vehicular access during construction,

Please note the information contained in the Transport Statement by GTA Civils and Transport Consultants.

Also see ADM drawing 1594/16, which clearly illustrates the vehicular access route.

(d) The provision made for the parking of vehicles by contractors, site operatives and visitors,

The parking of vehicles of site operatives will be in the designated space of the new car-park area as illustrated on ADM drawing 1594/16.

Car sharing will be made to limit vehicles.

There will be no public on site.

(e) The loading and unloading of plant, materials and waste,

The loading and unloading of goods will be in the designated space of the new car-park area as illustrated on ADM drawing 1594/16.

The loading and unloading of materials will be carried out with great care, with site operatives checking on public safety.

There will be no public on site.

Care will be taken regarding any manoeuvring of vehicles on site.

The development of the new access will be installed by an approved WSCC Highways sub-contractor. All work will be carried out strictly in accordance with WSCC Highways recognised guidelines, regulations and licensing requirements.

(f) The storage of plant and materials used in construction of the development,

This will be carefully managed in the designated space of the new carpark area as illustrated on ADM drawing 1594/16.

(g) The erection and maintenance of security hoarding,

The entire site will be enclosed by a Heras type fence and a lockable high entrance gate facility. Screen with opaque if required.

There will be a designated space for the contractor's lockable secure compound as illustrated on drawing 1594/16.

Note a clear buffer will be considered between the adjacent Mill Farm development and this site.

(h) The location of any site huts/cabins/offices,

As illustrated on drawing 1594/16. Proper welfare facilities will be provided.

(i) The provision of road sweepers and/or wheel washing facilities to mitigate the impact of construction upon the public highway,

If required, this will be provided. The nature of the project will not involve the requirement for movement of significant amounts soil and waste.

Also, the ground is extremely firm of flint and gravel requiring a minimal dig. Any loose earth etc. will be very minimal. If any trench works are required associated with the utility services, they will be minimal.

The development of the new access will be installed by an approved WSCC Highways sub-contractor. All work will be carried out strictly in accordance with WSCC Highways recognised guidelines, regulations and licensing requirements.

(j) Details of public engagement both prior to and during construction works, including a named person to be appointed by the applicant to deal with complaints who shall be available on site and contact details made known to all relevant parties,

The local neighbours will be notified of the work. If any issues are raised by any member of the public, they will be invited to contact Michael Bish (michael@admarchitects.co.uk).

There will be no public on site.

(k) Measures to control the emission of dust and dirt during construction, to include where relevant sheeting of loads, covering and dampening down stockpiles and restriction of vehicle speeds on haul roads. A dust management plan should form part of the CEMP which includes routine dust monitoring at the site boundary with actions to be taken when conducting dust generating activities if weather conditions are adverse,

There are no demolition works associated with this project.

Only during the initial ground works programme will this be a potential issue. Care will be taken to avoid the movement of dusty material on windy days. If required stock piles will be damped down or covered.

The development of the new access will be installed by an approved WSCC Highways sub-contractor. All work will be carried out strictly in accordance with WSCC Highways recognised guidelines and regulation.

The ground is extremely firm of flint and gravel requiring a minimal dig. Any loose earth etc. will be very minimal.

Waste will be controlled by certified collections.

The site is away from the public highway. Any loose earth etc. will be very minimal.

If required, the new construction works will be protected by an enclosed reinforced poly-fabric.

(l) Measures to control the emission of noise during construction,

There are no demolition works associated with this project.

Construction work will only be carried out during normal working daylight hours.

Any neighbours are some distance away.

The new construction works will be protected by an enclosed reinforced poly-fabric if required.

(m) Details of all proposed external lighting to be used during construction and measures used to limit the disturbance of any lighting required. Lighting shall be used only for security and safety,

External lighting will be minimal and generally only for security and safety.

(n) Appropriate storage of fuel and chemicals, in bunded tanks or suitably paved areas,

If required, fuel and chemicals will be stored in bunded tanks or suitably paved areas within the contractor's compound.

(o) Measures to reduce air pollution during construction including turning off vehicle engines when not in use and plant servicing,

There are no demolition works associated with this project.

Plant and machines will be used efficiently. At no time will any plant be left unattended or running unnecessarily.

Engines will be switched off when not in use.

The development of the new access will be installed by an approved WSCC Highways sub-contractor. All work will be carried out strictly in accordance with WSCC Highways recognised guidelines, regulations and licensing requirements.

(p) Waste management including prohibiting burning,

Waste will be controlled by certified collections. There will be no burning on site.

(q) provision of temporary domestic waste and recycling bin collection point(s) during construction,

Waste will be controlled by certified collections.

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